

PROJECT PROFILE:
BENDERSON AMHERST OFFICE INVESTMENT
\$13,150,000
June 5, 2025



ELIGIBILITY

- Commercial Project under NYS Law
- Eligible Project under Countywide Eligibility Policy

COMPANY INCENTIVES (EST.)

- Property Tax = \$342,877
- Sales Tax = \$502,031

PROJECT BENEFITS (EST.)

- New Property Taxes = \$158,120
- Retained Property Taxes = \$1,348,943
- Income Taxes = \$15,680,235
- Sales Taxes = \$5,335,636

EMPLOYMENT

- 84 Construction and Supply Related Jobs Created
- 231 Full-Time Jobs Retained, 10 Full-Time New Jobs Created within 2-years of Project Completion
- 231 Full-Time Positions Result From Ongoing Impact of the Operation

PROJECT SCHEDULE (EST.)

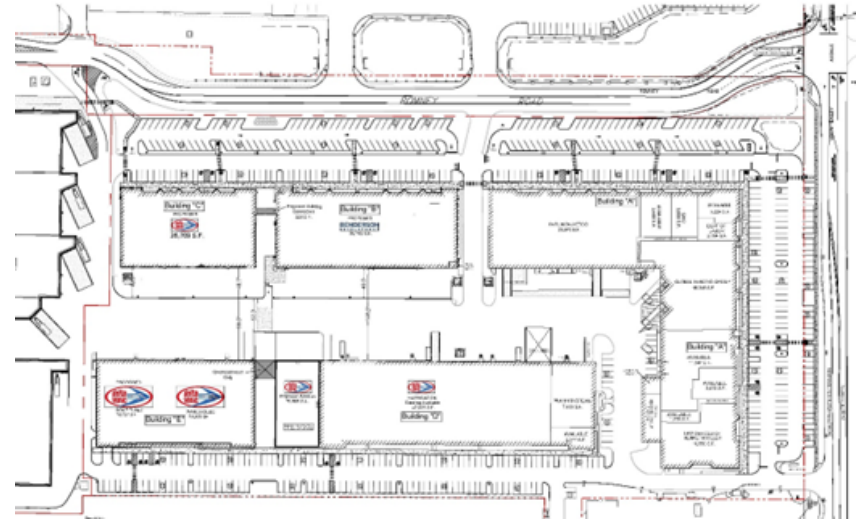
- Work begins July 2025
- Project completion July 2026

Project Address:

6000-6040 North Bailey
 Amherst, New York 14226
 (Sweet Home School District)

Investment:

Construction: \$7,750,000
 Equipment: \$5,000,000
 Soft/Other Costs: \$400,000



Project Description:

Benderson Development Company (BDC) is a commercial real estate developer with over 60 years of experience resulting in a portfolio of office, retail, warehouse, residential and hospitality holdings. It operates in 40 states throughout the country.

BDC is proposing to remodel existing property it owns on North Bailey that would consolidate its current operations to the site and make improvements including a 10,000 SF expansion that would accommodate Delta Sonic's operations, which is the subject of another application. The project includes building and site work improvements that would elevate the existing properties to modern, clean office space for its employees and customers.

BDC is headquartered in Sarasota, Florida and is seeking assistance to justify making this investment to create a campus and keep jobs in Western New York. The company is seeking to overcome challenges from financial obstacles, noting that Florida has zero income tax, to operational efficiencies such as dated mechanicals, lack of expandability and parking shortages. The Amherst location allows for current and future growth and an expansive experience for staff with onsite and nearby amenities. As per the Countywide Uniform Tax Exemption Policy, the existing communities were contacted and provided information and consideration for this investment. Correspondence from the respective Mayors indicating that these conditions were met are included in the agenda packet.

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AIDA COMPANY HISTORY:

- 6000—6040 North Baily were developed with AIDA inducement in phases starting in 1991 and ending in 2000.

MATERIAL TERMS:

1. Investment of not less than \$11,117,500 at the project location as noted in the application.
2. Achievement of 239.5 full time equivalent positions within two years of project completion and maintenance of those jobs for the PILOT term.
3. Compliance with the Agency's Local Labor Policy in connection with the construction of the Project.

AIDA Project Evaluation Criteria - Office/Headquarters

Wage Rates:	Over \$90,000 Average Annual Salary
Regional Wealth Creation:	20% of sales outside of Erie County
In Region Purchases:	Applicant indicates its sources a high percentage of products locally
Research & Development Activities:	N/A
Investments in Energy Efficiency:	Company plans to apply energy efficient equipment in building expansion (i.e. HVAC)
Locational Land Use Factors:	Own Current Property, Ability to expand on site
LEED/Renewable Resources:	None
Retention/Flight Risk:	The company is headquartered in Sarasota, Florida and could shift positions there
Workforce Access/Public Transportation:	Multiple bus stops adjacent and near the project site