

## **WCIDA Project Application Summary**

### **Applicant Information:**

December 12, 2024

Elitsac, Inc  
103 South Main St.  
Castile, New York 14427

### **Request:**

The Company requests abatement of sales tax on construction materials and non-production equipment, a mortgage tax exemption and a 10-year PILOT agreement for temporary abatement of property tax using the standard UTEP project schedule. Approximate value of these incentives is expected to be more than \$100,000; therefore, a public hearing was required. Minutes from the hearing are included in this packet.

### **Company History:**

Elitsac, Inc. has been serving Western New York with lumber, building materials, rental equipment, and hardware since 1870. Elitsac (Castile spelled backwards), has been a Women Owned Small Business (State WBE and Federal WOSB) since 1996 and is an independently-owned member of Do it Best Corp., the only US-based, member-owned comprehensive and fully integrated hardware, lumber and building materials buying cooperative in the home improvement industry. Elitsac's online catalog features 67,000 items available for purchase with fast and free delivery to their store. Elitsac serves the local community and the Buffalo and Rochester areas with rental equipment, offering anything from mid-large size construction equipment rentals to tool rentals.

### **Project Description:**

Elitsac has plans for the construction of a 12,000 sq. ft. post frame building to replace the 100 year old building, to serve as office space and allow for better efficiencies, improve customer experience and business expansion. The total capital investment of \$1,691,800 is planned.

### **Employment Impact:**

Elitsac, Inc. currently employs 21 people and expects to create 8 new jobs over the next 3 years.

### **IDA Matrix Criteria:**

The project meets the criteria as a Qualified UTEP Project. The project will create new jobs and employ local labor during the construction phase. The expansion to the facility is critical in allowing the business to better serve the local community with wholesale lumber, building supplies and equipment rentals which would only be available outside of the county otherwise.

### **Attached Information:**

Application and project costs provided by the project applicant to back up its request for WCIDA assistance. Completed proposed cost benefit analysis and inducement resolution.