



## Garrett Relocation Project

### Section I: Applicant Background Information

#### Applicant Information - Company Receiving Benefit

<b>Applicant Name</b>	Garrett Holding, LLC
<b>Applicant Address</b>	1360 Niagara Street
<b>Phone</b>	7168829301
<b>Fax</b>	7168829358
<b>E-mail</b>	gwilliams@garrettleather.com
<b>Website</b>	
<b>Federal ID#</b>	
<b>NAICS Code</b>	
<b>Will a Real Estate Holding Company be utilized to own the Project property/facility</b>	Yes
<b>What is the name of the Real Estate Holding Company</b>	Garrett Holding, LLC
<b>Federal ID#</b>	
<b>State and Year of Incorporation/Organization</b>	2002 New York
<b>List of stockholders, members, or partners of Real Estate Holding Company</b>	Cameron Brown

#### Individual Completing Application

<b>Name</b>	Gary Williams
<b>Title</b>	President
<b>Address</b>	1360 Niagara Street
<b>Phone</b>	7168829301
<b>Fax</b>	7168829358
<b>E-Mail</b>	gwilliams@garrettleather.com

Company Contact (if different from individual completing application)

**Name**

**Title**

**Address**

**Phone**

**Fax**

**E-Mail**

Company Counsel

**Name of Attorney** Richard Krieger  
**Firm Name** Barclay & Damon  
**Address** 200 Delaware Avenue, Suite 1200  
**Phone** (716) 856-5500  
**Fax** (716) 856-5510  
**E-Mail**

Identify the assistance being requested of the Agency

**Exemption from Sales Tax** Yes  
**Exemption from Mortgage Tax** No  
**Exemption from Real Property Tax** No  
**Tax Exempt Financing\*** No

\* (typically for not-for-profits & small qualified manufacturers)

Business Organization

**Type of Business** Limited Liability Company  
**Type of Ownership**  
**Year Established** 2002  
**State of Organization** New York

List all stockholders, members, or partners with % of ownership greater than 20%

**Please include name and % of ownership.**

Cameron Brown - 99%

### Applicant Business Description

**Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility**

High end supplier/manufacturer of Italian leather/goods for the design community.

<b>Estimated % of sales within Erie County</b>	0
<b>Estimated % of sales outside Erie County but within New York State</b>	7
<b>Estimated % of sales outside New York State but within the U.S.</b>	87
<b>Estimated % of sales outside the U.S.</b>	6

(\*Percentage to equal 100%)

**What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases**

All raw materials are purchased from Europe. Attached is the sheet for other vendors and their % based on the total purchases in this area.

## **Section II: Eligibility Questionnaire - Project Description & Details**

### Project Location

#### **Municipality or Municipalities of current operations**

Buffalo

#### **Will the Proposed Project be located within the Municipality, or within a Municipality, identified above?**

No

#### **In which Municipality will the proposed project be located**

Cheektowaga

#### **Address**

75 Boxwood Lane

#### **If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?**

Yes

(If Yes, you will need to complete Section V of this Application

#### **SBL Number for Property upon which proposed Project will be located**

143089 124.02-3-12.11

#### **What are the current real estate taxes on the proposed Project Site**

\$88,062 for 2014

#### **Assessed value of land**

394,900

#### **Assessed value of building(s)**

1,001,300

#### **Are Real Property Taxes current?**

Yes

#### **If no please explain**

#### **Town/City/Village of Project Site**

Cheektowaga

#### **School District of Project Site**

Cheektowaga

#### **Does the Applicant or any related entity currently hold fee title to the Project site?**

Yes

#### **If No, indicate name of present owner of the Project Site**

#### **Does Applicant or related entity have an option/contract to purchase the Project site?**

Yes

#### **Describe the present use of the Proposed Project site**

The proposed site was used as a distribution center for Metro Community News.

**Please provide narrative of project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)**

Garrett Leather will be the sole tenant of the new facility which is 80,000 sq. ft. single floor building. The new site will allow Garrett Leather to create a world class headquarters that will allow for international sales meetings, industry events and customer visits. In addition, the ability to perform operations on a single level will create the efficiency to allow Garrett to grow the business. The building will be transformed by demolishing the current office to create a warm, inviting feel for employees and visitors. The entrance of the building will significantly upgraded and the warehouse are will be completely updated by using Radio Frequency Technology for inventory management.

**Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc.... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)**

Garrett Leather has an international client base, as well as competition from around the world. We distribute leather for the aviation, residential, auto, and yacht industries. We are in need of support for this major undertaking. The development of a new global headquarters will increase the company's profile in the industry, but it will be a considerable cost to renovate a building that has been underutilized and outdated for many years. Our company maintains an enormous and expensive inventory to meet the immediate needs of our customers. Our new facility will support our new focus of bringing customers and sales representatives from around the world for meetings, product presentations, and training. Further, the costs of shipping product to and from our facility into a world market is a very high cost. Garrett Leather will add 15 new employees with an average salary of \$41,000 over the next three years. We will retain 40 employees.

**Will project include leasing any equipment?**

No

**If yes, please describe equipment and lease terms.**

#### Site Characteristics

**Will the Project meet zoning/land use requirements at the proposed location?**

Yes

**Describe the present zoning/land use**

Commercial/Light Manufacturing

**Describe required zoning/land use, if different**

**If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements**

**Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?**

No

**If yes, please explain**

**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?**

Yes

If yes, please provide a copy.

**Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?**

Yes

If yes, please provide copies of the study.

**If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?**

Yes. Replacing outdated HVAC with new energy efficient units.

You may also attach additional information about the machinery and equipment at the end of the application.

**Does or will the company or project occupant perform research and development activities on new products/services at the project location?**

Yes

If yes, please explain.

Garrett will perform R&D regarding new products and or services that could potentially be incorporated into our new facility since we will now have more space to conduct this research.

**What percentage of annual operating expenses are attributed to the above referenced research and development activities?**

5%

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

**Retail Sales**      No                              **Services**      No

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b) (4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

<b>Yes Manufacturing</b>	<b>No Multi-Tenant</b>	<b>No Mixed Use</b>
<b>No Acquisition of Existing Facility</b>	<b>No Commercial</b>	<b>No Facility for the Aging</b>
<b>No Housing</b>	<b>Yes Back Office</b>	<b>No Civic Facility (not for profit)</b>
<b>No Equipment Purchase</b>	<b>No Retail</b>	<b>No Other</b>

Project Information

**Estimated costs in connection with project**

**Land and/or Building Acquisition**

\$ 2,150,000 80,000 square feet 6 acres

**New Building Construction**

\$ 0 square feet

**New Building addition(s)**

\$ 0 square feet

**Infrastructure Work**

\$ 0

**Renovation**

\$ 1,400,000 65,000 square feet

**Manufacturing Equipment**

\$ 50,000

**Non-Manufacturing Equipment: (furniture, fixtures, etc.)**

\$ 250,000

**Soft Costs: (professional services, etc.)**

\$ 250,000

**Other Cost**

\$ 0

**Explain Other Costs**

**Total Cost**

\$ 4,100,000

**Project Refinancing; estimated amount (for refinancing of existing debt only)**

\$ 0

Sources of Funds for Project Costs:

**Estimated Mortgage Amount (Sum total of all financing – construction and bridge)**

\$ 0

**Lender Name, if Known**

**Equity**

0

**Have any of the above costs been paid or incurred as of the date of this Application?**

Yes

**If Yes, describe particulars:**

It was imperative that a roof be put on the building so that work has been completed. (\$160,000)

Construction Cost Breakdown:

**Total Cost of Construction**

\$ 1,400,000 (sum of 2,3,4,5, and/or 7 in Question K, above)

**Cost for materials**

\$ 800,000

**% sourced in Erie County**

50%

**% sourced in State**

50% (including Erie County)

**Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit**

\$ 800,000

**Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):**

\$ 70,000

For proposed facility please include # of sq ft for each of the uses outlined below

		<b>Cost</b>	<b>% of Total Cost</b>
<b>Manufacturing/Processing</b>	20,000 square feet	\$ 1,025,000	25
<b>Warehouse</b>	50,000 square feet	\$ 2,560,000	63
<b>Research &amp; Development</b>	4,000 square feet	\$ 205,000	5
<b>Commercial</b>	square feet	\$ 0	0
<b>Retail</b>	square feet	\$ 0	0
<b>Office</b>	6,000 square feet	\$ 307,500	7
<b>Specify Other</b>	square feet	\$ 0	0

**If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?**

No

**If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)**

<BLANK>

**Provide estimate of additional construction cost as a result of LEED certification you are seeking**

**Will project result in significant utility infrastructure cost or uses**

Yes

What is your project timetable (Provide dates)

**Start date : acquisition of equipment or construction of facilities**

1/1/2016

**End date : Estimated completion date of project**

3/31/2016

**Project occupancy : estimated starting date of operations**

4/15/2016

**Have construction contracts been signed?**

No

**Have site plans been submitted to the appropriate planning department for approval?**



No

**Has the Project received site plan approval from the appropriate planning department?**

No

**Is project necessary to expand project employment?**

Yes

**Is project necessary to retain existing employment?**

Yes

Employment Plan (Specific to the proposed project location):

	<b>Current # of jobs at proposed project location or to be relocated at project location</b>	<b>If project is to retain jobs, number of jobs to be retained</b>	<b>Total # of jobs 2 years after project completion</b>	<b>Net total new jobs</b>
<b>Full time</b>	32	0	42	10
<b>Part time</b>	3	0	0	0
<b>Total</b>	35	0	42	

Employment at other locations in Erie County: (provide address and number of employees at each location):

<b>Address</b>			
<b>Full time</b>	0	0	0
<b>Part time</b>	0	0	0
<b>Total</b>	0	0	0

**Will any of the facilities described above be closed or subject to reduced activity?**

No

Payroll Information

**Annual Payroll at Proposed Project Site**

\$ 1,800,000

**Estimated average annual salary of jobs to be retained**

\$ 45,000

**Estimated average annual salary of jobs to be created**

\$ 42,500

**Estimated salary range of jobs to be created**

**From**

\$ 29,000

**To** \$ 52,000

**Is the project reasonably necessary to prevent the project occupant from moving out of New York State?**

No

**If yes, please explain and identify out-of-state locations investigated**

**What competitive factors led you to inquire about sites outside of New York State?**

**Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?**

No

**If yes, please indicate the Agency and nature of inquiry below**

**Do you anticipate applying for any other assistance for this project?**

Yes

**If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)**

Energy Assistance

### Section III: Adaptive Reuse Projects

Are you applying for tax incentives under the Adaptive Reuse Program?	<BLANK>
What is the age of the structure (in years)?	0
Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended)	<BLANK>
If yes, number of years vacant?	0
Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)	<BLANK>
If yes, please provide dollar amount of income being generated, if any	\$
Does the site have historical significance?	<BLANK>
Are you applying for either State/Federal Historical Tax Credit Programs?	Yes
If yes, provide estimated value of tax credits	\$
Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)	
Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide ECIDA with documentation of this support in the form of signed letters from these entities	
Please indicate other factors that you would like ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments	

## Section IV: Retail Determination

**Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?** No

If yes, complete the Retail Questionnaire Supplement below.

**What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?** 0 %

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

**Will the project be operated by a not-for-profit corporation?** <BLANK>

**Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?** <BLANK>

If yes, please provide a third party market analysis or other documentation supporting your response.

**Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?** <BLANK>

If yes, please provide a market analysis supporting your response.

**Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?** <BLANK>

**If yes, explain**

**Is the project located in a Highly Distressed Area?** <BLANK>

## Section V: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

**Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?** Yes

**Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?** No

**If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:**

Garrett Leather has an international client base, as well as competition from around the world. We distribute/produce leather and leather products for the aviation, home decor, auto, and yacht industries, among others. We are in need of support for this major undertaking. The development of a new global headquarters will increase the company's profile in the industry, but it will be considerable cost to renovate a building that has been underutilized and outdated for many years. Our company maintains an enormous and expensive inventory to meet the immediate needs of our customers. Our new facility will support our new focus of bringing customers and sales representatives from around the world for meetings, product presentations, and training. Further, the costs of shipping product to and from our facility into a world market is a very high cost.

**Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?**

**Within New York State** Yes

**Within Erie County** Yes

**If Yes to either question, please, explain** The project will involve relocation from Buffalo to Cheektowaga

**Will the project result in a relocation of an existing business operation from the City of Buffalo?**

Yes

**If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)**

The present site is not large enough the multi-floor footprint is not ideal for efficiencies for Garrett to grow its business and there were not any buildings within the City of Buffalo that satisfied the needs of Garrett.

**What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)**

A single level warehouse with at least 80,000 square foot of space along with the ability to expand the facility if needed in the future.

**If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?**

Yes

**What factors have lead the project occupant to consider remaining or locating in Erie County?**

Employee tenure at Garrett Leather is the number one reason why we want to remain within Erie County. Many employees have been with Garrett for 15-25 years and are well rooted within the community.

**If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?**

The current facility will be turned into a residential development.

**Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.**

345 Land Blvd, Grand Island - Not large enough 673 Ontario St, Buffalo - Former Niagara Blower - Not large enough

## Section VI: Facility Type - Single or Multi Tenant

**Is this a Single Use Facility or a Multi-Tenant Facility?**

Single Use Facility

For Single Use Facility

<b>Occupant Name</b>	Garrett Leather, Inc.
<b>Address</b>	1360 Niagara Street
<b>Contact Person</b>	Gary Williams
<b>Phone</b>	7168829301
<b>Fax</b>	7168829301
<b>E-Mail</b>	gwilliams@garrettleather.com
<b>Federal ID #</b>	
<b>SIC/NAICS Code</b>	424990

Multi-Tenant Facility

**Please explain what market conditions support the construction of this multi-tenant facility**

**Have any tenant leases been entered into for this project?**

<BLANK>

**If yes, please fill out a tenant form in section VII, for each tenant.**

<b>Tenant Name</b>	<b>Current Address (city, state, zip)</b>	<b># of sq ft and % of total to be occupied at new projet site</b>	<b>SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.</b>
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## Section VII: Environmental Questionnaire

### General Background Information

**Address of Premises** 75 Boxwood Lane, Cheektowaga, NY

**Name and Address of Owner  
of Premises**

**Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)**

Commercial property on 6 acres.

**Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises**

**Describe all known former uses of the Premises**

Miken Metro News Distribution

**Does any person, firm or corporation other than the owner occupy the Premises or any part of it?**

No

**If yes, please identify them and describe their use of the property**

**Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?**

No

**If yes, describe and attach any incident reports and the results of any investigations**

**Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?**

No

**If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances**

**Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?**

No

**If yes, describe in full detail**

### Solid And Hazardous Wastes And Hazardous Substances

**Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?**

No

**If yes, provide the Premises' applicable EPA (or State) identification number**

**Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?**

No

**If yes, please provide copies of the permits.**

**Identify the transporter of any hazardous and/or solid wastes to or from the Premises**

**Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years**

**Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?**

No

**If yes, please identify the substance, the quantity and describe how it is stored**

#### Discharge Into Waterbodies

**Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges**

**Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site**

**Is any waste discharged into or near surface water or groundwaters?**

No

**If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste**

#### Air Pollution

**Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?**

No

**If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source**

**Are any of the air emission sources permitted?**

<BLANK>

**If yes, attach a copy of each permit.**

#### Storage Tanks

**List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks**

**Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?**

No

**If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved**

#### Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

**Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.**

**Have there been any PCB spills, discharges or other accidents at the Premises?**

No

**If yes, relate all the circumstances**

**Do the Premises have any asbestos containing materials?**

No

**If yes, please identify the materials**



## **PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)**

**Tenant Name** Garrett Leather, Inc.  
**Property Address:** 75 Boxwood Lane  
**City/Town/Village** Cheektowaga, NY

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

**Amount of space to be leased (square feet)** 80,000

**What percentage of the building does this represent?** 100

**Are terms of lease:** GROSS

**If GROSS lease, please explain how Agency benefits are passed to the tenant**

**Estimated date of occupancy** 4/15/2016

## **PART 2 TO BE COMPLETED BY PROPOSED TENANT**

**Company Name:** Garrett Leather  
**Local Contact Person:** Gary Williams  
**Title:** President  
**Current Address:** 1360 Niagara Street  
**Phone:** 7168829301  
**Fax:**  
**E-Mail:** gwilliams@garrettleather.com  
**Website:**

**Company President/General Manager:** Gary Williams

**Number of employees moving to new project location:**

**Full-Time:** 32

**Part-Time:** 3

**Total:** 35

**Do you anticipate increasing employment within the next two years?**

If yes, how many additional employees moving to new project location?

**Full-Time:** 10

**Part-Time:** 0

**Total:** 10

**Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:**

424990 -

Attach additional information as necessary.

**History of Company (i.e. start-up, recent acquisition, publicly traded)**

**Please list the square footage which the proposed tenant will lease at the Project location** 80,000

**Please list the square footage which the proposed tenant leases at its present location(s)** 70,000

**Describe the economic reason for either the increase or decrease in leased space.**

Garrett Leather's sales have increased by 65% over the past three years including an increase of 34% in 2014.

**Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?** Yes

**Where is company relocating from?**

**Address:** 1360 Niagara Street

**City/Town/Village:** Buffalo

**State:** New York

**Zip:** 14213

**If yes, please provide reason for move; i.e. larger/smaller facility required, competitive position, lease expiration, etc.**

Garrett currently works out of a four floor building that is completely filled. By increasing the square footage by 10,000 and moving to a single floor, we will gain a huge efficiency in production/distribution.

**If owned, what will happen to the existing facility once vacated?**

The current facility will be converted into residences.

**If leased, when does lease expire?** 6/1/2016

**Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?** No

**If yes, please provide details as to location, and amount of leased space, how long leased?**

**Is location necessary to:**

**Discourage your company from moving out of New York State** Yes

**Maintain your company's competitiveness within the industry:** Yes

( if yes is checked on one or both please provide specific explanation as an attachment on company letterhead )

**Will tenant/user's use of the project involve the sales of goods OR services to customers who personally visit the facility** No

**If the answer is YES, are sales taxes collectible under Article 28 of the Tax Law of the State of New York on sales of these goods** Yes

**Were local economic development officials contacted about the availability of alternative sites within the community you are leaving?** No

**If yes, who was contacted and what was the outcome?**

**If no, why not?**

We did not contract with a consultant in this area until after the building was purchased.

**Will present location be your company's headquarters?** Yes

**If No, Where is the location of HQ:**

**City:**

**State:**

**Form Completed By:**

**Relationship to Company:**