

PROJECT PROFILE:

Johnson's Taphouse, Inc.—New Building

\$4,080,000

November 17, 2021



ELIGIBILITY

- Brewery and Distillery with less than 33% Retail component. Eligible for Erie County and New York sales tax exemption

COMPANY INCENTIVES (EST.)

- Property Tax = \$308,421
- Mortgage Tax = \$30,000
- Sales Tax = \$218,750

PROJECT BENEFITS (EST.)

- Property Taxes = \$185,096
- Income Taxes = \$4,600,034
- Sales Taxes = \$3,187,968

EMPLOYMENT

- 30 Full time and 40 Part time
- Average wage \$55,000 Full time and \$40,000 Part time

PROJECT SCHEDULE

- Start January 2022

Project Address:

4040 Lakeshore Road
Hamburg, New York 14075
(Frontier Central School District)

Investment:

Acquisition:	\$ 100,000
Fit Out:	\$3,200,000
Soft Costs :	\$ 130,000
Fixtures and equip.	\$ 650,000



Lake view of proposed building.

Company Description:

The owner has operated Peg's Place Restaurant in the Town of Hamburg for 18+ years and plans to build and operate a brewery and distillery adjacent to their current restaurant. The plan is to brew their own beers along with a franchise agreement that will allow them to use Steelbound's 28 products.

Project Description:

The proposed brewery and distillery will brew and serve its own beer and distill spirits while giving the community a great destination on the waterfront to enjoy their products. They will be able to serve their products with food in a venue that enables customers to watch and learn about the brewing process. The site is currently vacant. The Town Planning Board approved the construction of the brewery at their October meeting.

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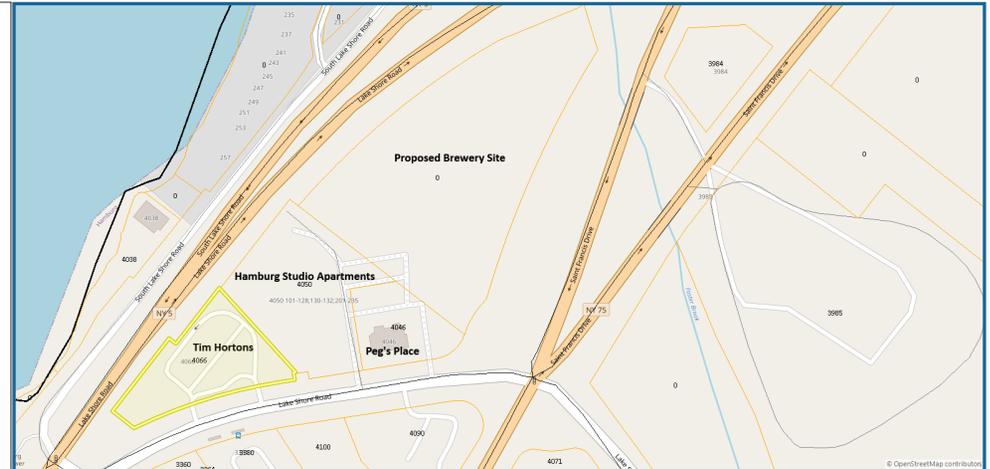
\$4,080,000

HIDA COMPANY HISTORY:

Owner Robert Johnson, has been a restaurant operator for the past 18+ years in the Town of Hamburg.



Front rendering of building, (east view).



MATERIAL TERMS:

1. Achievement of total 30 full-time and 40 part time equivalent jobs at the project location two years after project completion.
2. Investment of not less than \$4,080,000 at the project location as noted in the application.
3. Compliance with the Agency's Local Labor Policy in connection with the construction of the Project .