

Project Olive



STATE-OF-THE-ART
3.8 MILLION SQ. FT.
FACILITY



AT LEAST \$3.1
BILLION OVERALL
ECONOMIC IMPACT



SUBSTANTIAL
JOB CREATION



\$50 MILLION IN
DIRECT PAYMENTS
TO GRAND ISLAND,
SCHOOL DISTRICT
AND COUNTY OVER
INITIAL 15 YEARS

FACT SHEET

Regional and Local Economic Impact

- \$150 million-\$200 million total wages and benefits during project construction
 - 370+ direct construction phase jobs, with a large majority sourced locally
 - \$30.5+ million projected wage earnings during build-out
 - \$75+ million in construction labor/materials spending
 - Total construction-period impacts generating 719 direct and indirect jobs, \$47.8 million in wage earnings, and \$126 million in total sales activity
- 1,000 permanent facility operations jobs, with direct yearly wages of \$32.6 million—including management positions and \$15/hour wages, with full benefits
 - 570 indirect jobs connected to operations, with \$20.6 million in wage earnings
- \$300 million in real estate improvements and operational equipment purchases
- At least \$3.1 billion in total impact within the Town and County economies during the initial 15-years of project construction and facility activation
 - Without project, current site will yield roughly \$375,000+ in economic impact over the same 15-year period

Community Benefits

- Over 15-year PILOT term, the Project will result in \$60+ million in new direct revenue and amenities for the community, including:
 - \$25.4 million in payments to Grand Island Central Schools
 - \$9.5 million in tax revenue to Town of Grand Island, and \$2.1 million and \$1.3 million to Town Fire Protection District and Consolidated Water District, respectively
 - \$15.5 million in PILOT/sales tax revenue to Erie County
 - \$10 million toward construction of a new community center, infrastructure upgrades and other enhancements
- The Project will include the creation of a public pedestrian/bike path between Long Road and Bedell Road, as well as funding for the Town to connect it to the Grand Island Bike Trail System
- Majority of facility visibility will be along the NYS I-190, with limited visibility from other areas due to size of site and setbacks proposed

Project Olive



STATE-OF-THE-ART
3.8 MILLION SQ. FT.
FACILITY



AT LEAST \$3.1
BILLION OVERALL
ECONOMIC IMPACT



SUBSTANTIAL
JOB CREATION



\$50 MILLION IN
DIRECT PAYMENTS
TO GRAND ISLAND,
SCHOOL DISTRICT
AND COUNTY OVER
INITIAL 15 YEARS

Facility Details

- Proposed building will be five stories tall (87-89 ft.) with an exterior footprint of 800,000+ sq. ft.—approx. $\frac{1}{3}$ of the permitted size
- Interior space will be approx. 3.8 million sq. ft., with 52,000 sq. ft. designated for offices
- 60% of the site will remain undeveloped—in addition to a 62-acre west parcel that will be designated for permanent conservation
 - 90 acres of public/private open space
 - 31 acres of industrial space
 - 5.7 acres of streets and 19 acres for staff parking—50% less than total allowance that could be utilized

Traffic and Infrastructure Analysis

- Speculation surrounding traffic congestion has been wildly inflated
- Peak site traffic hours will largely occur between 6:30-7:30am and 5:30-6:30pm to avoid Grand Island commuter peak traffic times, with very limited exit traffic during the morning timeframe
- 484 total trucks trips daily (242 in, 242 out)
- North Grand Island Bridge traffic expected to increase only 2.4%
- South Grand Island Bridge traffic expected to increase just 3.8%
- The estimated 2021 volumes will remain well below historic peak levels on the Grand Island bridges (2004-2007)
- The recent installation of cashless tolling on Grand Island Bridges will further mitigate potential traffic impacts
- The Project will assume financial responsibility for installation and ongoing maintenance of a new traffic signal at the intersection of Long Rd. and the NYS I-190 South ramp during the lease term

Environmental Considerations

- The project includes a proposed 4MW solar roof system to reduce carbon emissions and contribute to the sustainability of the Town
- A 62-acre parcel west of the development area will be designated as a permanent conservation area, ensuring further buffering between residents and the site
- No disturbance to NYSDEC jurisdictional wetlands or adjacent area—.82 acres of USACE jurisdictional wetlands will be impacted and approx. 3,000 linear ft. of stream will be relocated
- Significant investments in landscaping/tree planting, to include: 816 evergreens, 415 shade trees, 230 ornamental trees, along with perennials, shrubs, ornamental grasses, and conifers in compliance with Town landscaping requirements