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3/18/20

## Cost-Benefit Analysis for DePaul

Prepared by Genesee County Economic Development Center using Inform Analytics

# Executive Summary

### INVESTOR

DePaul Special Needs  
Apartments, LP

### TOTAL INVESTED

\$3.8 Million

### LOCATION

555 East Main Street  
Batavia, NY 14020

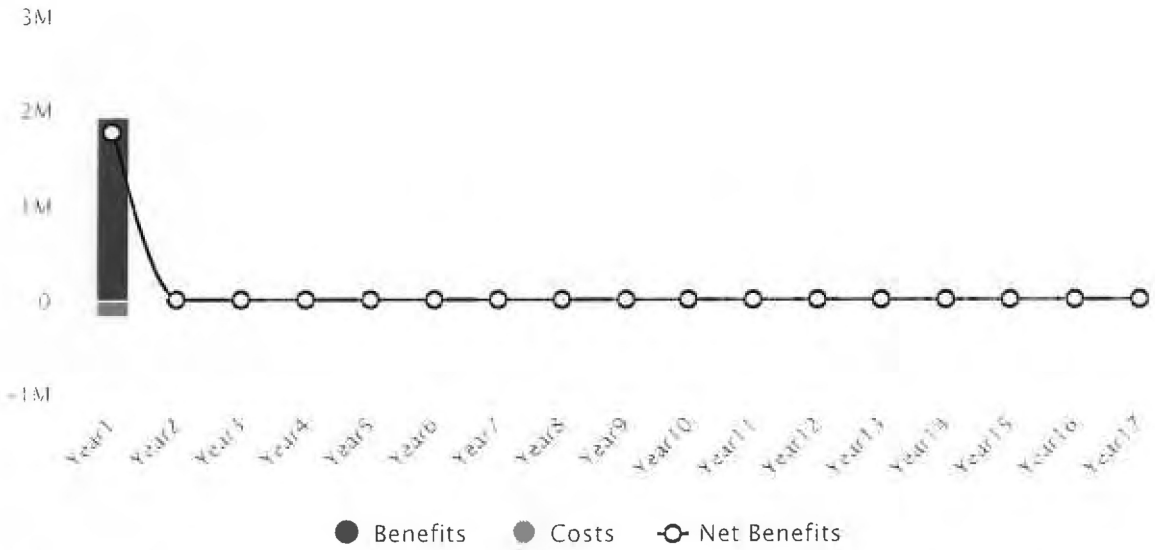
### TIMELINE

17 Years

FIGURE 1

Discounted\* Net Benefits for DePaul by Year

Total Net Benefits: \$1,771,000



Discounted at 2%

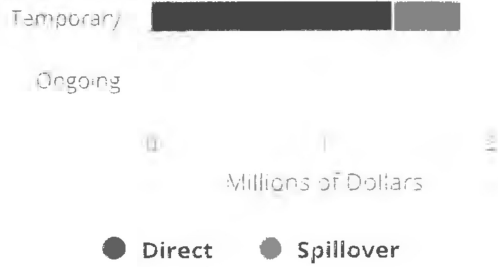
FIGURE 2

Total Jobs



FIGURE 3

Total Payroll



# Proposed Investment

DePaul Special Needs Apartments , LP proposes to invest \$3.8 million at 555 East Main Street Batavia, NY 14020 over 17 years. Genesee County Economic Development Center staff summarize the proposed with the following: Expansion project for existing 42 unit special needs apartments 49,800 sf. The expansion will add 20 units or 20,100 sf for a total 62 units or 70,000 sf facility when completed

T1 TABLE 1

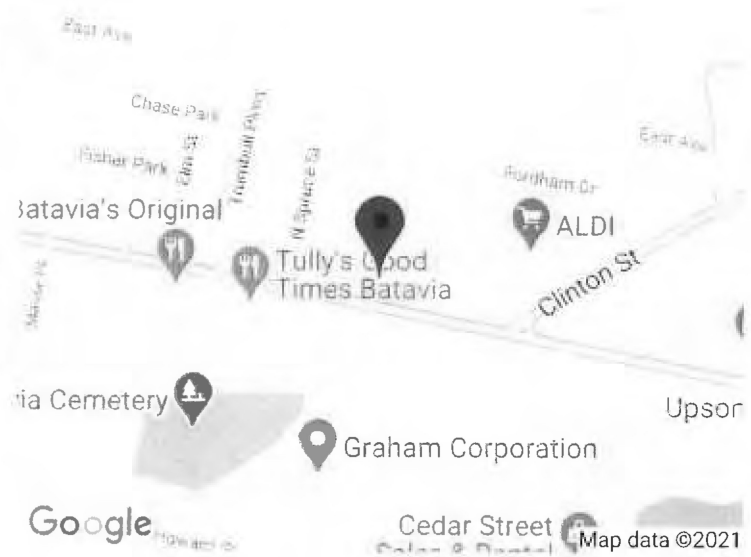
## Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
20,100 sq ft addition	\$0
	\$3,750,000
<b>Total Investments</b>	<b>\$3,750,000</b>
Discounted Total (2%)	\$3,750,000

May not sum to total due to rounding.

F4 FIGURE 4

## Location of Investment



# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Genesee County Economic Development Center. The report calculates the costs and benefits for specified local taxing districts over the first 17 years, with future returns discounted at a 2% rate.

**T2** TABLE 2

### Estimated Costs or Incentives

Genesee County Economic Development Center is considering the following incentive package for DePaul Special Needs Apartments, LP.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$178,000	\$178,000
<b>Total Costs</b>	<b>\$178,000</b>	<b>\$178,000</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

**T3** TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$1,400,000</b>	<b>\$443,000</b>	<b>\$1,843,000</b>
To Private Individuals	\$1,383,000	\$438,000	\$1,821,000
Temporary Payroll	\$1,383,000	\$438,000	\$1,821,000
To the Public	\$17,000	\$5,000	\$23,000
Temporary Sales Tax Revenue	\$17,000	\$5,000	\$23,000
<b>STATE BENEFITS</b>	<b>\$79,000</b>	<b>\$27,000</b>	<b>\$106,000</b>
To the Public	\$79,000	\$27,000	\$106,000
Temporary Income Tax Revenue	\$62,000	\$21,000	\$83,000
Temporary Sales Tax Revenue	\$18,000	\$6,000	\$23,000
<b>Total Benefits to State &amp; Region</b>	<b>\$1,480,000</b>	<b>\$470,000</b>	<b>\$1,949,000</b>
Discounted Total Benefits (2%)	\$1,480,000	\$470,000	\$1,949,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$1,843,000	\$88,000	21:1
State	\$106,000	\$90,000	1:1
Grand Total	\$1,949,000	\$178,000	11:1

May not sum to total due to rounding.

\* Discounted at 2%

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