



Internal Report: SCP Pool - Expansion

Table 1: Basic Information

Project Name	Expansion
Project Applicant	SCP Pool
Project Description	SCP expanding its 25,000 sq.ft. distribution center on Saile Drive by 13,000 sq. ft. The facility total after project will be 38,000 sq.ft.
Project Industry	Wholesale Trade
Municipality	Batavia Town
School District	Elba
Type of Transaction	Lease
Project Cost	\$1,194,249
Mortgage Amount	\$1,155,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

	State	Region
Total Employment	10	10
Direct**	0	0
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	10	10

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total	\$511,287	\$511,287	\$49,104
Direct**	\$0	\$0	\$0
Indirect***	\$0	\$0	\$0
Induced****	\$0	\$0	\$0
Temporary Construction (Direct and Indirect)	\$511,287	\$511,287	\$49,104

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Table 4: Cost/Benefit Analysis (Discounted Present Value*)

Total Costs to State and Region	\$141,384
Mortgage Tax Revenue Forgone	\$11,550
State	\$8,663
County	\$2,888
Local	\$0
Property Tax Revenue Forgone	\$86,774
485-B Property Tax Abatement	\$11,864
Above 485-B	\$74,911
Sales Tax Revenue Forgone	\$57,988
Construction Materials	\$50,328
Other Items	\$7,660
Other State Incentives	\$0
Other Local Incentives	\$0
Less IDA Fee	-\$14,928
Total Benefits to State and Region	\$594,122
Total State Benefits	\$534,264
Income Tax Revenue	\$17,250
Direct**	\$0
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, over 0 years)	\$17,250
Sales Tax Revenue	\$5,726
Direct**	\$0
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, over 0 years)	\$5,726
Labor Income	\$511,287
Total Regional Benefits	\$59,858
Property Tax/PILOT Revenue	\$54,132
Sales Tax Revenue	\$5,726
Direct**	\$0
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect,	\$5,726

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over Array years)

Benefit to Cost Ratio

4.2:1

3.5

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Table 5: Regional Fiscal Impact (Discounted Present Value*)

Total Local Client Incentives	\$103,728
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$59,858
Net Local Revenue	\$-43,870
Total Anticipated Labor Income	\$511,287
Benefit to Cost Ratio	5.5:1

Table 6: Property Tax Revenue (Discounted Present Value*)

Total Property Tax	\$54,132
County Property Tax	\$16,095
Town Property Tax	\$4,212
School District Property Tax	\$33,824

* Figures over 10 years and discounted by 2%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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Board Report

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Project Industry	Wholesale Trade
Municipality	Batavia Town
School District	Elba
Type of Transaction	Lease
Project Cost	\$1,194,249
Mortgage Amount	\$1,155,000
Direct Employment Expected to Result from Project (Annual FTEs)	0

Figure 1: Estimated State & Regional Benefits / Estimated Project Incentives (Discounted Present Value*)

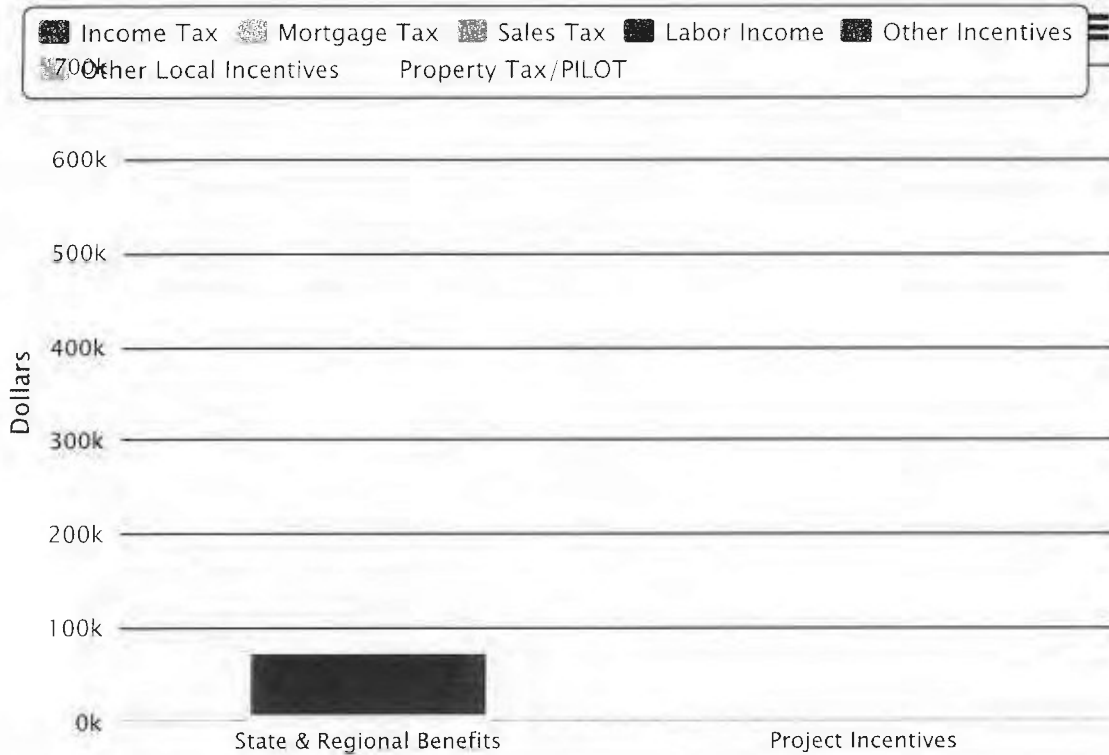


Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

Total State and Regional Benefits	\$594,122	
Total Project Incentives	\$141,384	
Benefit to Cost Ratio	4.2:1	
Projected Employment	State	Region
Total Employment	10	10
Direct**	0	0
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	10	10

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Table 3: Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$594,122
Income Tax Revenue	\$17,250
Property Tax/PILOT Revenue	\$54,132
Sales Tax Revenue	\$11,453
Labor Income	\$511,287

Table 4: Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$141,384
Mortgage Tax	\$11,550
Property Tax	\$86,774
Sales Tax	\$57,988
Other State Incentives	\$0
Other Local Incentives	\$0
Less IDA Fee	-\$14,928

* Figures over 10 years and discounted by 2%

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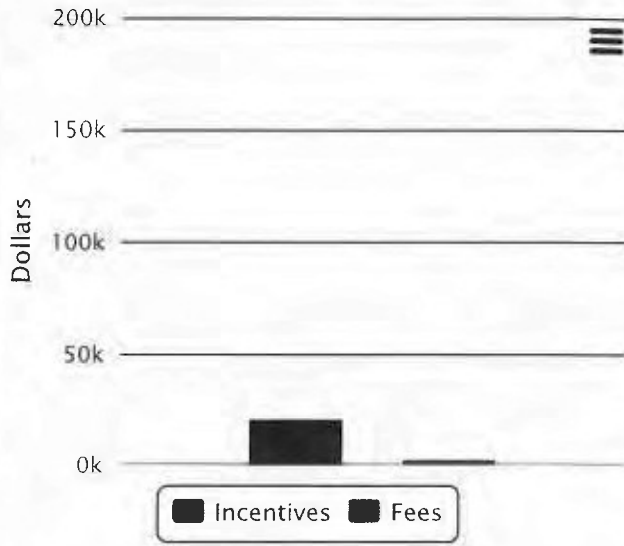
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Incentives for the SCP Pool Expansion Project

Table 1: Estimated Incentives & Fees*

Total Project Incentives	\$156,312
Mortgage Tax	\$11,550
Property Tax	\$86,774
Sales Tax	\$57,988
Other State Incentives	\$0
Other Local Incentives	\$0
Total Project Fees	\$19,928
Fixed Fee	\$14,928
Legal Fees	\$5,000
Net Project Incentives	\$136,384



* Figures over 10 years and discounted by 2%.

Table 2: Estimated Property Tax Paid**

Year	Total
1	\$0
2	\$0
3	\$3,076
4	\$3,076
5	\$6,152
6	\$6,152
7	\$9,227
8	\$9,227
9	\$12,303
10	\$12,303
Total	\$61,516

** Figures assume constant property tax rates. Figures are not discounted.

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