



Internal Report: Mega Properties - Mega Properties (Last 2 years)

Table 1: Basic Information

Project Name	Mega Properties (Last 2 years)
Project Applicant	Mega Properties
Project Description	Mega Properties provides distribution services to the United States for Koolatron Corporation, a Canadian company. This distribution center has been operating in Batavia, NY since 1979. Initially, the warehouse rented space on Harvester Ave and graduated from the incubator space to purchasing 3 acres at Gateway I in Batavia and building a 25,000 sq. ft. facility in 2000. Two years ago, the company expanded the building from 25,000 sq. ft. to 45,000 sq. ft. The company rented out 10,000 sq. ft. to another distribution company and utilized the balance for their growth. The company has experienced more growth and is planning on adding an additional 25,000 sq. ft. that will maximize their footprint on the 3 acre parcel. Thus, the building will increase to 70,000 sq. ft.
Project Industry	Wholesale Trade
Municipality	Batavia Town
School District	Batavia City
Type of Transaction	Tax Exemptions
Project Cost	\$1,725,000
Mortgage Amount	\$1,400,000

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

	State	Region
Total Employment	21	21
Direct**	6	6
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	15	15

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

	State Labor Income	Region Labor Income	Average Salary
Total	\$881,456	\$881,456	\$42,183

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Direct**	\$150,000	\$150,000	\$25,000
Indirect***	\$0	\$0	\$0
Induced****	\$0	\$0	\$0
Temporary Construction (Direct and Indirect)	\$731,456	\$731,456	\$49,104

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

Total Costs to State and Region	\$350,296
Mortgage Tax Revenue Forgone	\$17,500
State	\$10,500
County	\$7,000
Local	\$0
Property Tax Revenue Forgone	\$276,421
485-B Property Tax Abatement	\$127,100
Above 485-B	\$149,321
Sales Tax Revenue Forgone	\$76,000
Construction Materials	\$72,000
Other Items	\$4,000
Other State Incentives	\$0
Other Local Incentives	\$0
Less IDA Fee	-\$19,625
Total Benefits to State and Region	\$2,361,072
Total State Benefits	\$2,165,050
Income Tax Revenue	\$35,673
Direct**	\$10,995
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, over 0 years)	\$24,679
Sales Tax Revenue	\$23,585
Direct**	\$15,393
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, over 0 years)	\$8,192
Labor Income	\$2,105,791
Total Regional Benefits	\$196,022
Property Tax/PILOT Revenue	\$172,437
Sales Tax Revenue	\$23,585
Direct**	\$15,393
Indirect***	\$0
Induced****	\$0

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Benefit to Cost Ratio

6.7:1

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

Total Local Client Incentives	\$301,796
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$196,022
Net Local Revenue	\$-105,774
Total Anticipated Labor Income	\$2,105,791
Benefit to Cost Ratio	7.6:1

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

Total Property Tax	\$402,851
County Property Tax	\$121,497
Property Tax on Existing Property	\$69,491
Property Tax on Improvement to Property	\$52,006
School District Property Tax	\$281,354
Property Tax on Existing Property	\$160,923
Property Tax on Improvement to Property	\$120,431

* 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.

Board Report

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Project Industry	Wholesale Trade
Municipality	Batavia Town
School District	Batavia City
Type of Transaction	Tax Exemptions
Project Cost	\$1,725,000
Mortgage Amount	\$1,400,000
Direct Employment Expected to Result from Project (Annual FTEs)	6

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

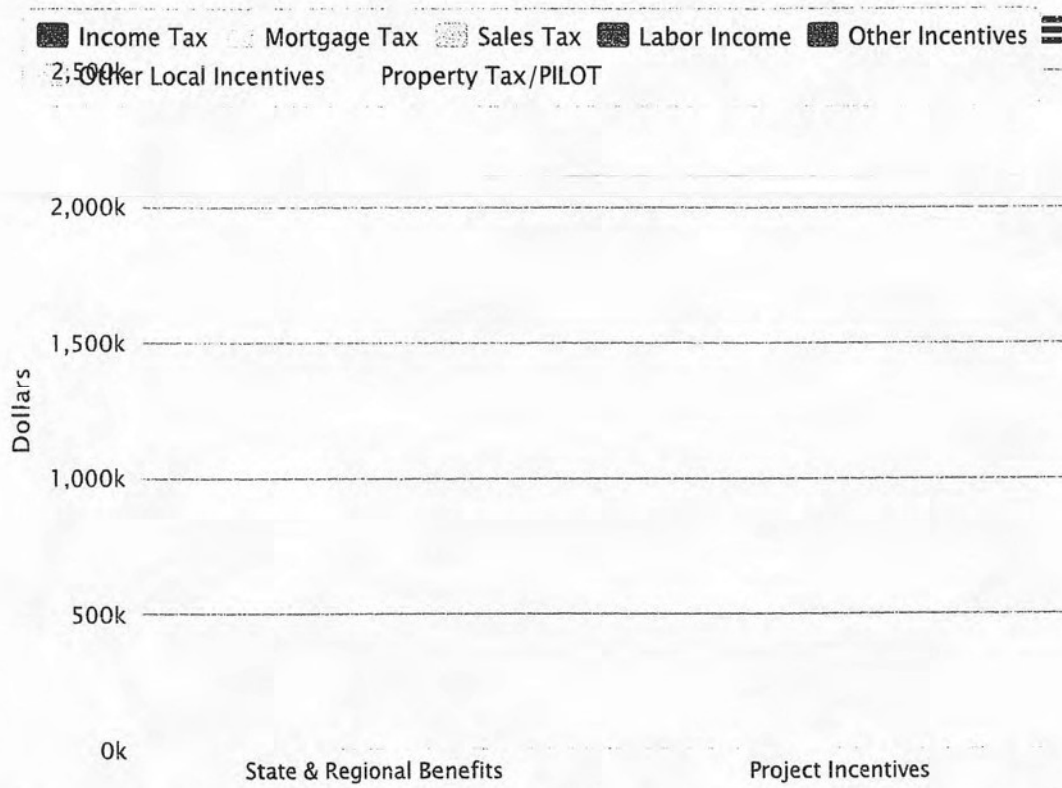


Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

Total State and Regional Benefits	\$2,361,072	
Total Project Incentives	\$350,296	
Benefit to Cost Ratio	6.7:1	
Projected Employment	State	Region
Total Employment	21	21
Direct**	6	6
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	15	15

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

Total State and Regional Benefits	\$2,361,072
Income Tax Revenue	\$35,673
Property Tax/PILOT Revenue	\$172,437
Sales Tax Revenue	\$47,170
Labor Income	\$2,105,791

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

Total Project Incentives	\$350,296
Mortgage Tax	\$17,500
Property Tax	\$276,421
Sales Tax	\$76,000
Other State Incentives	\$0
Other Local Incentives	\$0
Less IDA Fee	-\$19,625

* Figures over 10 years and discounted by 2%

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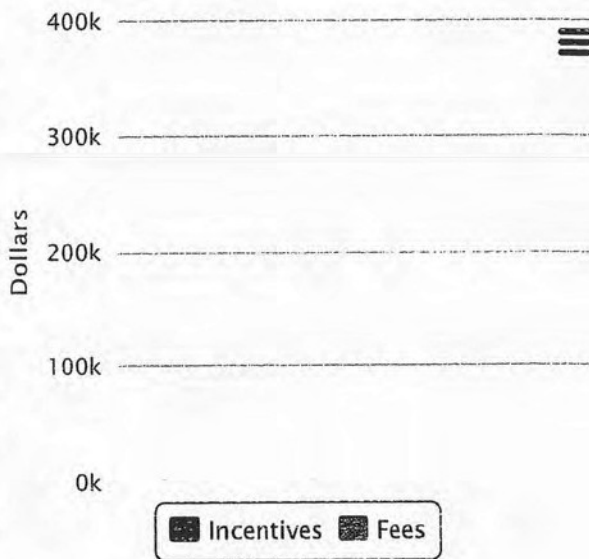
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Incentives for the Mega Properties Mega Properties (Last 2 years) Project

Table 1: Estimated Incentives & Fees*

Total Project Incentives	\$369,921
Mortgage Tax	\$17,500
Property Tax	\$276,421
Sales Tax	\$76,000
Other State Incentives	\$0
Other Local Incentives	\$0
Total Project Fees	\$31,625
Fixed Fee	\$19,625
Legal Fees	\$12,000
Net Project Incentives	\$338,296



* Figures over 10 years and discounted by 2%.

Table 2: Estimated Property Tax Paid**

Year	Existing Property	Improvement	Total
1	\$25,148	\$0	\$25,148
2	\$25,148	\$0	\$25,148
3	\$25,148	\$9,798	\$34,946
4	\$25,148	\$9,798	\$34,946
5	\$25,148	\$19,596	\$44,744
6	\$25,148	\$19,596	\$44,744
7	\$25,148	\$29,394	\$54,542
8	\$25,148	\$29,394	\$54,542
9	\$25,148	\$39,192	\$64,340
10	\$25,148	\$39,192	\$64,340
Total	\$251,482	\$195,960	\$447,442

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

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