



MSU 3/28/14

GENESEE GATEWAY LOCAL DEVELOPMENT CORP.
 GCEDC's Real Estate & Development Affiliate

Fiscal & Economic Impact Analysis Model

Date: 5/30/2013

Company or Project Name:
 Time Horizon of Full Analysis:

Annual \$ Value
 Timeframe (Yrs)
 Time Horizon Totals

Annual \$ Value	Timeframe (Yrs)	Time Horizon Totals	Comments
\$ 775,000	7	\$ 775,000	
\$ 1,519,020	10	\$ 1,519,020	5.5 new FTE
\$ 291,000	10	\$ 291,000	
\$ -	10	\$ -	
\$ -	10	\$ -	
\$ 215,304	10	\$ 215,304	
\$ 16,380	10	\$ 16,380	
\$ (144,648)	10	\$ (144,648)	
\$ 87,036		\$ 87,036	
\$ 1,897,056		\$ 1,897,056	

Economic Benefits from Project/Company:
 Project Capital Investment:
 Future Capital Investment - if appropriate
 Wages / Payroll
 Fringes / Benefits:
 Company Production Related Purchases (support COGS/inventory) in NYS
 Other Company Purchases (Supplies, Materials, Equipment (non-capitalized) in NYS
 Sales / Use Taxes Paid
 Property Taxes Paid
 Municipal Special District Taxes Paid (fire district fees et. al.)
 Property Tax Abatement by way of PILOT agreement

Total Direct Fiscal Impact (taxes paid):
 Total Direct Economic Impact:

Public Costs (tax incentives et.al.) related to Project/Company:
 Industrial Development Agency (IDA) provided Tax Benefits:
 Property Tax Abatements.....
 Sales Tax Exemptions
 Mortgage Tax Exemption
 s/t IDA Tax Benefits
 Empire Zone Benefits (expected to be utilized):
 Income Tax Reduction Credit (TRC)
 Real Property Tax Credit (CRPT)
 Sales Tax Exemption (NY)
 Wage Tax Credit
 Investment Tax Credit
 Employment Incentive Credit
 EZ Capital Credits
 s/t Empire Zone Benefits (expected to be utilized):
 Public Grants / PIF:
 State Grants:
 Federal Grants:
 Local Grants/PIF (county/town/village/city)
 s/t Grants/PIF:

\$ 144,648
\$ 39,200
\$ 6,250
\$ 190,096
\$ -
\$ -
\$ -
\$ -
\$ -
\$ 190,096

Total Public Costs (Public Funding, Grants or Tax Abatements/Exemptions)

Fiscal Impact Analysis:	
Fiscal Impact ROI: (Taxes Paid / Public Costs)	46%
Public Funding % Taxes Paid	218%
Direct Economic Impact Analysis:	
Benefits / Cost Ratio (Direct Ec Impact / Total Public Cost)	10.0
Public Funding % Direct Economic Impact:	#####
Private / Public Investment Ratio (Cost or Public Funding / Capital Inv)	4.1
Public Funding % Capital Investment	24.5%



Company / Project Level Economic Impact Analysis

NOTE: MAKE ENTRIES IN GRAY-SHADED COLUMNS.

Date: _____

Company or Project Name: _____

Enter if Start Year is Actual or Projected

Time Horizon.....

A) Employment & Payroll Cost Analysis (Full Time Equivalent - FTE Basis):

Full Time Equivalent Employees (FTE)

A1) Annual Wages of Total FTE employees

Average Annual Wages per FTE

Average Hourly Wage based upon standard 2088 hours per work year

A2) Total Benefit/Payroll Costs of FTE employees

Average Benefit Rate:

A3) Total Wages & Benefits - ALL FTE Employees

A4) Company/Project Revenue:

A5) Company/Project EBITDA (Earnings B4 Interest Taxes Depr & Amort)

A6) Company/Project EBT (Earning B4 Taxes)

A7) Company/Project Legal Entity Type (C Corp, S Corp, L.L.C, Partnership, Sole Prop.) Enter----->>>

B) Company / Project Investments, Purchases, Tax Payments:

B1) Current Company/Economic Development Project Capital Investment Plan:

B2) Future Capital Investment Plans - if appropriate

B3) Company Average Yrly Production Related Purchases (COGS/Inventory) in NYS

B4) Other Company Purchases (Supplies, Materials, Equipment (non-capitalized) in NYS

B5) Sales / Use Taxes Paid

Real Property Location(s)----->

Real Property Total Square Footage

Real Property Assessed Value

Real Property Tax Rate (Village/Town/County/School)

Municipal Special District Tax Rate)

Total Property Tax Rate (Village/Town/County/School)

Municipal Special District Tax Rate)

B6) Property taxes Paid

B7) Real Property Tax Abatement/Elimination - IF PILOT in Place (enter negatives for row above by yr)

B8) PILOT Payment in Lieu Of Tax) Agreement payments made

B9) Municipal Special District Taxes Paid (fire/water district fees et. al.)

B10) Total Company/Project Invests, Purchases & Tax Payments:

C1) Total Company/Project Direct Fiscal Impact (taxes paid = B5-B6+B7+B8-B9):

C2) Total Direct Economic Impact (A3+B10):

D) Public Costs (tax incentives et.al.) related to Project/Company:

Industrial Development Agency (IDA) provided Tax Benefits:

D1) Property Tax Abatements.....

D2) Sales Tax Exemptions

D3) Mortgage Tax Exemption

D4) srt IDA Tax Benefits

Empire Zone Benefits (expected to be utilized):

D5) Income Tax Reduction Credit (TRC)

D6) Real Property Tax Credit (CRPT)

D7) Sales Tax Exemption (NY)

D8) Wage Tax Credit

D9) Investment Tax Credit

D10) Employment Incentive Credit

D11) EZ Capital Credits

D12) srt Empire Zone Benefits (expected to be utilized):

Public Grants / PIF:

D13) State Grants:

D14) Federal Grants:

D15) Local Grants/PIF (county/town/village/cty)

D16) srt Grants/PIF:

Total Public Costs [Public Funding: Grants or Tax Abatements/Exemptions] (D4+D12+D16)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 Year Totals
start year	2015	2016	2017	2018	2019	2020	2021	2022	2023	
9 Years Projected										
A1 Annual Wages of Total FTE employees	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 31,320	\$ 1,519,020
Average Annual Wages per FTE	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
Average Hourly Wage based upon standard 2088 hours per work year	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18	\$ 7.18
A2 Total Benefit/Payroll Costs of FTE employees	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 37,320	\$ 1,810,020
Average Benefit Rate:	19.2%	19.2%	19.2%	19.2%	19.2%	19.2%	19.2%	19.2%	19.2%	19.2%
A3 Total Wages & Benefits - ALL FTE Employees	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 74,640	\$ 3,629,040
A4 Company/Project Revenue:										
A5 Company/Project EBITDA (Earnings B4 Interest Taxes Depr & Amort)										
A6 Company/Project EBT (Earning B4 Taxes)										
A7) Company/Project Legal Entity Type (C Corp, S Corp, L.L.C, Partnership, Sole Prop.) Enter----->>>										
B1) Current Company/Economic Development Project Capital Investment Plan:										
B2) Future Capital Investment Plans - if appropriate										
B3) Company Average Yrly Production Related Purchases (COGS/Inventory) in NYS										
B4) Other Company Purchases (Supplies, Materials, Equipment (non-capitalized) in NYS										
B5) Sales / Use Taxes Paid										
Real Property Location(s)----->										
Real Property Total Square Footage										
Real Property Assessed Value										
Real Property Tax Rate (Village/Town/County/School)										
Municipal Special District Tax Rate)										
Total Property Tax Rate (Village/Town/County/School)										
Municipal Special District Tax Rate)										
B6) Property taxes Paid										
B7) Real Property Tax Abatement/Elimination - IF PILOT in Place (enter negatives for row above by yr)										
B8) PILOT Payment in Lieu Of Tax) Agreement payments made										
B9) Municipal Special District Taxes Paid (fire/water district fees et. al.)										
B10) Total Company/Project Invests, Purchases & Tax Payments:										
C1) Total Company/Project Direct Fiscal Impact (taxes paid = B5-B6+B7+B8-B9):										
C2) Total Direct Economic Impact (A3+B10):										
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D12) srt Empire Zone Benefits (expected to be utilized):										
Public Grants / PIF:										
D13) State Grants:										
D14) Federal Grants:										
D15) Local Grants/PIF (county/town/village/cty)										
D16) srt Grants/PIF:										
Total Public Costs [Public Funding: Grants or Tax Abatements/Exemptions] (D4+D12+D16)										

	Current View	10 Year View
Fiscal Impact Analysis:		
Fiscal Impact ROI: (Taxes Paid / Public Costs)	2%	48%
Public Funding % Taxes Paid	4248%	218%
Direct Economic Impact Analysis:		
Benefits / Cost Ratio (Direct Ec Impact / Total Public Cost)	\$ 0.54	\$ 9.96
Public Funding % Direct Economic Impact	186%	10%
Private / Public Investment Ratio (Capital Inv / Public Funding)		
Public Funding % Capital Investment	#DIV/0!	#DIV/0!