

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location



Construction Phase - Project Assumptions

Project Costs	
	Value
Enter total construction project costs:	<input type="text" value="\$400,000"/> <- as defined by NYS Labor Law 224-a
Local Construction Spending	
In-region construction spending	<input type="text" value="\$400,000"/>

Construction Economic Impacts			
Industry	NAICS	% of Total Investment	Investment by Type
Residential Remodelers	236118	100%	\$400,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$400,000

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1

Description

Unit Count

Target Income (HH)

Unit Type 2

Description

Unit Count

Target Income (HH)

% Net New (See Instructions)

Total Units

Total Local Household Spending

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Landscape Architectural Services	541320	12	\$75,000	\$900,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		12		\$900,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Landscape Architectural Services	541320	12	\$75,000	\$900,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		12		\$900,000

Year 3+ (Full Employment)				
	NAICS	Count	Per Job Annual Earnings	Total Earnings
Landscape Architectural Services	541320	12	\$75,000	\$900,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		12		\$900,000

Fiscal Impact Assumptions				
Estimated Costs of Incentives				
	%	Value	PILOT Term (Years)	10
Sales Tax Exemption		\$25,600		
Local Sales Tax Rate	4.00%	\$12,800	Escalation Factor	0%
State Sales Tax Rate	4.00%	\$12,800		
			Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$4,000		
Local	0.50%	\$2,000		
State	0.50%	\$2,000		
Total Costs		\$109,493	Includes PILOT exemption, calculated below.	

Property Tax Exemption						
Year #	Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes
1	2026		\$2,663	\$13,315	\$2,663	-\$10,652
2	2027		\$2,663	\$13,315	\$2,663	-\$10,652
3	2028		\$2,663	\$13,315	\$2,663	-\$10,652
4	2029		\$3,994	\$13,315	\$3,994	-\$9,321
5	2030		\$3,994	\$13,315	\$3,994	-\$9,321
6	2031		\$3,994	\$13,315	\$3,994	-\$9,321
7	2032		\$6,657	\$13,315	\$6,657	-\$6,658
8	2033		\$6,657	\$13,315	\$6,657	-\$6,658
9	2034		\$9,320	\$13,315	\$9,320	-\$3,995
10	2035		\$10,652	\$13,315	\$10,652	-\$2,663
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Total		\$0	\$53,257	\$133,150	\$53,257	-\$79,893
				Discounted- >	\$46,548	-\$73,056

[illegible]

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Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

DateJuly 10, 2025

Project TitleSmart Design

Project Location4 Mix Place, Batavia, NY 14020

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

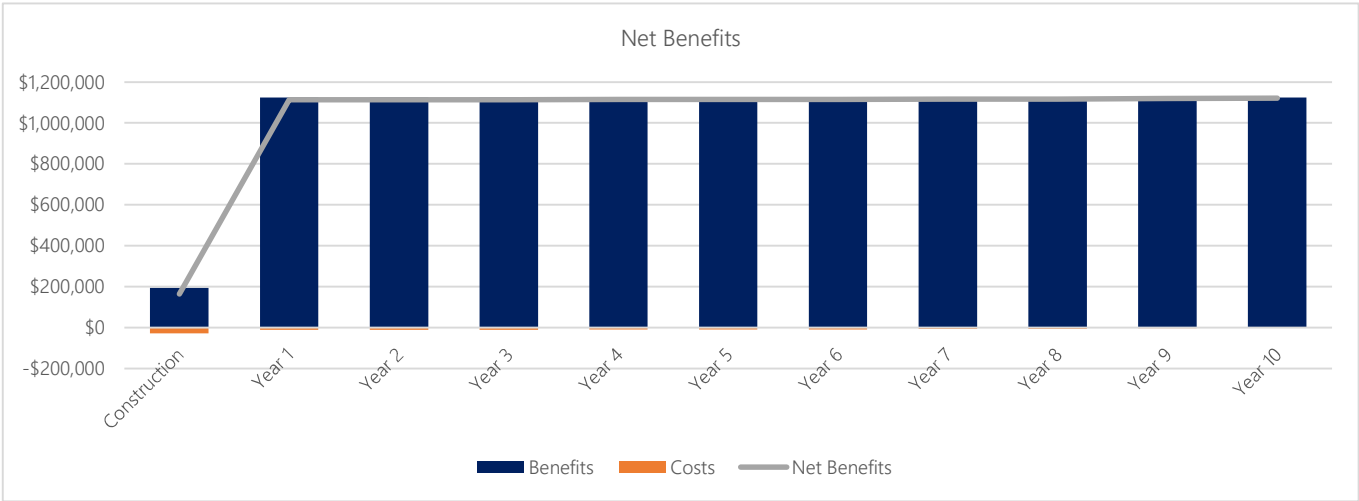
Construction Project Costs

\$400,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	3	0	4
Earnings	\$154,329	\$28,794	\$183,123
Local Spend	\$400,000	\$104,689	\$504,689

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	12	2	14
Earnings	\$9,000,000	\$1,612,425	\$10,612,425

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

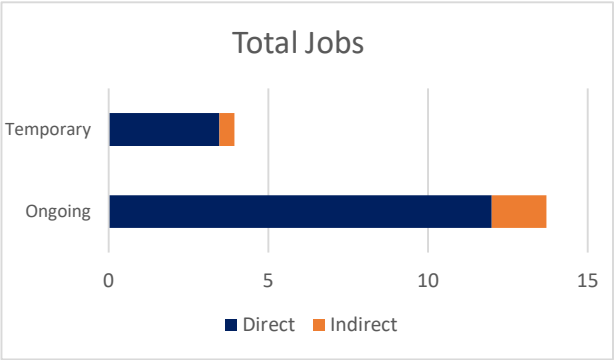
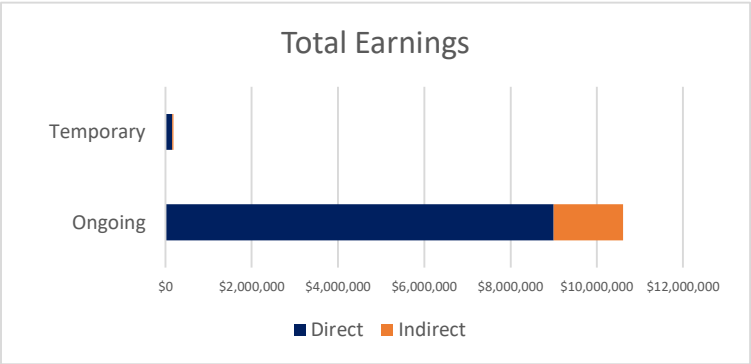


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$79,893	\$73,056
Sales Tax Exemption	\$25,600	\$25,600
Local Sales Tax Exemption	\$12,800	\$12,800
State Sales Tax Exemption	\$12,800	\$12,800
Mortgage Recording Tax Exemption	\$4,000	\$4,000
Local Mortgage Recording Tax Exemption	\$2,000	\$2,000
State Mortgage Recording Tax Exemption	\$2,000	\$2,000
Total Costs	\$109,493	\$102,656

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$10,924,374	\$9,830,382
To Private Individuals	\$10,795,548	\$9,715,824
Temporary Payroll	\$183,123	\$183,123
Ongoing Payroll	\$10,612,425	\$9,532,701
Other Payments to Private Individuals	\$0	\$0
To the Public	\$128,826	\$114,558
Increase in Property Tax Revenue	\$53,257	\$46,548
Temporary Jobs - Sales Tax Revenue	\$1,282	\$1,282
Ongoing Jobs - Sales Tax Revenue	\$74,287	\$66,729
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$561,368	\$505,223
To the Public	\$561,368	\$505,223
Temporary Income Tax Revenue	\$8,241	\$8,241
Ongoing Income Tax Revenue	\$477,559	\$428,972
Temporary Jobs - Sales Tax Revenue	\$1,282	\$1,282
Ongoing Jobs - Sales Tax Revenue	\$74,287	\$66,729
Total Benefits to State & Region	\$11,485,742	\$10,335,605

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,830,382	\$87,856	112:1
State	\$505,223	\$14,800	34:1
Grand Total	\$10,335,605	\$102,656	101:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No