

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location



Construction Phase - Project Assumptions

	Project Costs
Project Costs	Value
Enter total construction project costs:	<input type="text" value="\$10,486,000"/> <- as defined by NYS Labor Law 224-a
Local Construction Spending	
In-region construction spending	<input type="text" value="\$10,486,000"/>

Construction Economic Impacts			
Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$10,486,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$10,486,000

Most projects will only have one line related to construction type.

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1	
Description	<input type="text"/>
Unit Count	<input type="text"/>
Target Income (HH)	<input type="text" value="[Not Applicable]"/>
Unit Type 2	
Description	<input type="text"/>
Unit Count	<input type="text"/>
Target Income (HH)	<input type="text" value="[Not Applicable]"/>
% Net New (See Instructions)	<input type="text" value="100%"/>
Total Units	<input type="text" value="-"/>
Total Local Household Spending	<input type="text"/>

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	6	\$50,000	\$300,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		6		\$300,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	16	\$52,000	\$832,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		16		\$832,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	28	\$55,000	\$1,540,000
	0	0		\$0
	0	0		\$0
	0	0		\$0
	0	0		\$0
	0	0		\$0
	Total	28		\$1,540,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$523,328	PILOT Term (Years)	10
Local Sales Tax Rate	4.00%	\$261,664	Escalation Factor	0%
State Sales Tax Rate	4.00%	\$261,664	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$80,000		
Local	0.50%	\$40,000		
State	0.50%	\$40,000		
Total Costs		\$2,107,930	<i>Includes PILOT exemption, calculated below.</i>	

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 7, 2025
 Project Title Mega Properties, Inc at Gateway II
 Project Location Gateway II Call Parkway , Batavia, NY



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

\$10,486,000

Temporary (Construction)

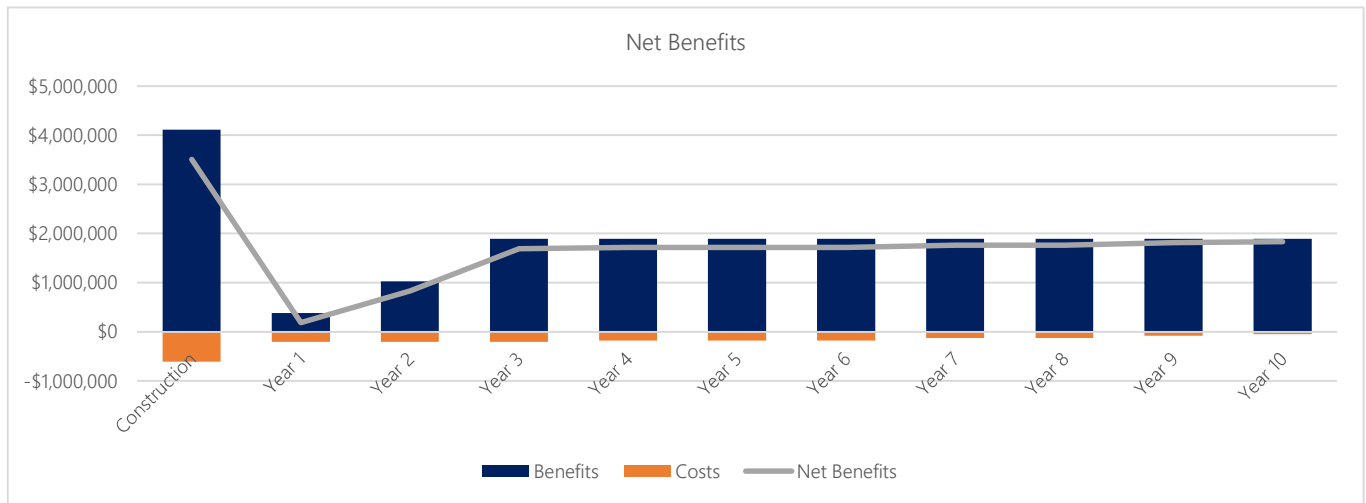
	Direct	Indirect	Total
Jobs	41	12	53
Earnings	\$3,236,114	\$647,679	\$3,883,792
Local Spend	\$10,486,000	\$2,783,364	\$13,269,364

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	28	5	33
Earnings	\$13,452,000	\$1,942,426	\$15,394,426

Figure 1



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

Figure 2

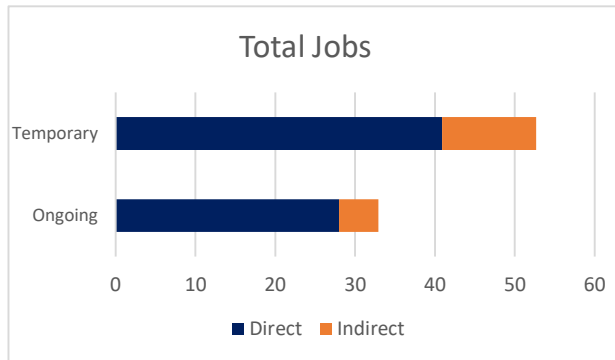
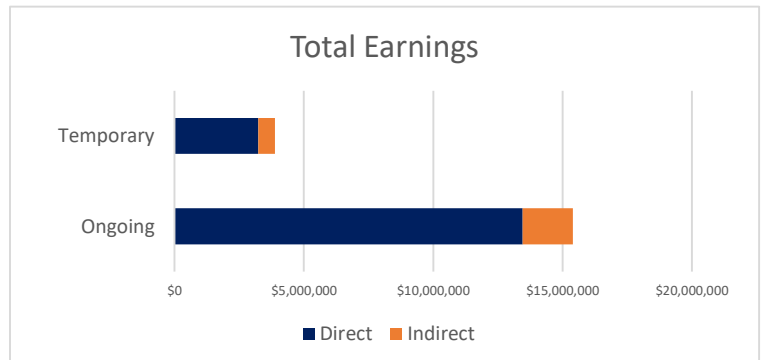


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,504,602	\$1,375,836
Sales Tax Exemption	\$523,328	\$523,328
Local Sales Tax Exemption	\$261,664	\$261,664
State Sales Tax Exemption	\$261,664	\$261,664
Mortgage Recording Tax Exemption	\$80,000	\$80,000
Local Mortgage Recording Tax Exemption	\$40,000	\$40,000
State Mortgage Recording Tax Exemption	\$40,000	\$40,000
Total Costs	\$2,107,930	\$1,979,164

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$20,647,894	\$18,752,044
To Private Individuals	\$19,278,218	\$17,544,442
Temporary Payroll	\$3,883,792	\$3,883,792
Ongoing Payroll	\$15,394,426	\$13,660,650
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,369,676	\$1,207,602
Increase in Property Tax Revenue	\$1,003,068	\$876,700
Temporary Jobs - Sales Tax Revenue	\$27,187	\$27,187
Ongoing Jobs - Sales Tax Revenue	\$107,761	\$95,625
Other Local Municipal Revenue	\$231,660	\$208,091
State Benefits	\$1,002,467	\$912,311
To the Public	\$1,002,467	\$912,311
Temporary Income Tax Revenue	\$174,771	\$174,771
Ongoing Income Tax Revenue	\$692,749	\$614,729
Temporary Jobs - Sales Tax Revenue	\$27,187	\$27,187
Ongoing Jobs - Sales Tax Revenue	\$107,761	\$95,625
Total Benefits to State & Region	\$21,650,361	\$19,664,355

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$18,752,044	\$1,677,500	11:1
State	\$912,311	\$301,664	3:1
Grand Total	\$19,664,355	\$1,979,164	10:1

*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