

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency



Cost-Benefit Analysis Tool powered by MRB Group

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs

Project Costs Value
 Enter total construction project costs: <- as defined by NYS Labor Law 224-a
 Local Construction Spending
 In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$2,900,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$2,900,000

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
 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
Hotels (except Casino Hotels) and Motels	721110	5	\$30,000	\$150,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	Total	5		\$150,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Hotels (except Casino Hotels) and Motels	721110	10	\$35,000	\$350,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	Total	10		\$350,000

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date: September 18, 2025
 Project Title: 8250 Park Rd
 Project Location: Town of Batavia



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Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

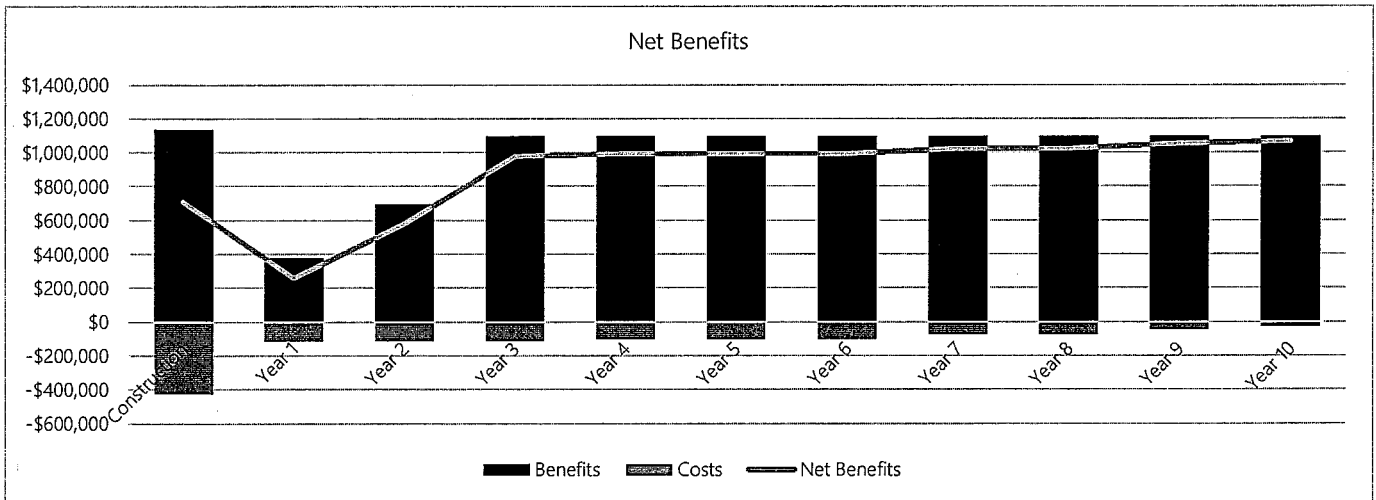
Construction Project Costs

\$2,900,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		11	3	15
Earnings		\$894,977	\$179,121	\$1,074,099
Local Spend		\$2,900,000	\$769,765	\$3,669,765

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		15	4	19
Earnings		\$5,300,000	\$2,711,286	\$8,011,286

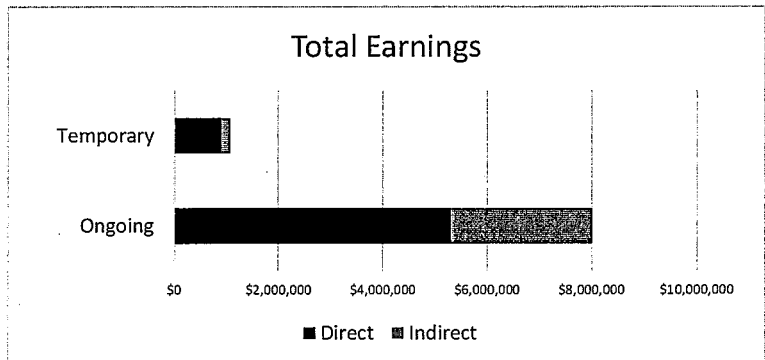
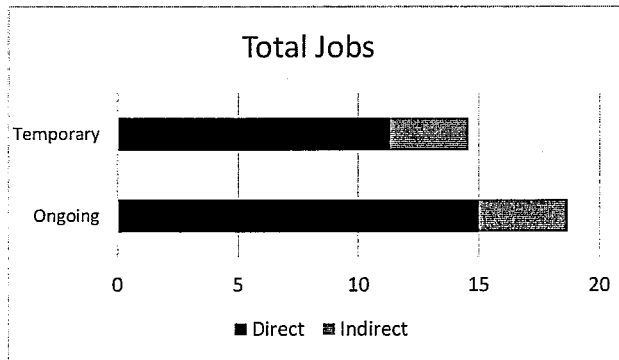
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts



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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$884,472	\$808,778
Sales Tax Exemption	\$379,200	\$379,200
Local Sales Tax Exemption	\$189,600	\$189,600
State Sales Tax Exemption	\$189,600	\$189,600
Mortgage Recording Tax Exemption	\$50,000	\$50,000
Local Mortgage Recording Tax Exemption	\$25,000	\$25,000
State Mortgage Recording Tax Exemption	\$25,000	\$25,000
Total Costs	\$1,313,672	\$1,237,978

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$11,108,701	\$9,994,039
To Private Individuals	\$9,085,385	\$8,190,664
Temporary Payroll	\$1,074,099	\$1,074,099
Ongoing Payroll	\$8,011,286	\$7,116,565
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,023,316	\$1,803,375
Increase in Property Tax Revenue	\$589,648	\$515,363
Temporary Jobs - Sales Tax Revenue	\$7,519	\$7,519
Ongoing Jobs - Sales Tax Revenue	\$56,079	\$49,816
Other Local Municipal Revenue	\$1,370,070	\$1,230,677
State Benefits	\$472,440	\$425,915
To the Public	\$472,440	\$425,915
Temporary Income Tax Revenue	\$48,334	\$48,334
Ongoing Income Tax Revenue	\$360,508	\$320,245
Temporary Jobs - Sales Tax Revenue	\$7,519	\$7,519
Ongoing Jobs - Sales Tax Revenue	\$56,079	\$49,816
Total Benefits to State & Region	\$11,581,141	\$10,419,953

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,994,039	\$1,023,378	10:1
State	\$425,915	\$214,600	2:1
Grand Total	\$10,419,953	\$1,237,978	8:1

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

Additional Comments from IDA

Bed tax at \$123,704 annually, plus fire district fee \$13,303 annually

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