

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs

Project Costs

Enter total project costs:

Value

Local Construction Spending*

% of locally sourced materials and labor

In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,199,964
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$1,199,964

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	4	\$62,000	\$248,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		4		\$248,000

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	4	\$62,000	\$248,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		4		\$248,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	4	\$62,000	\$248,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		4		\$248,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		<input type="text" value="\$77,600"/>	PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$38,800"/>	Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$38,800"/>	Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption				
Local	<input type="text" value="0.50%"/>	<input type="text" value="\$0"/>		
State	<input type="text" value="0.50%"/>	<input type="text" value="\$0"/>		
Total Costs		<input type="text" value="\$345,328"/>	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		\$8,924	\$44,621	\$8,924	-\$35,697	
2	2027		\$8,924	\$44,621	\$8,924	-\$35,697	
3	2028		\$8,924	\$44,621	\$8,924	-\$35,697	
4	2029		\$13,386	\$44,621	\$13,386	-\$31,235	
5	2030		\$13,386	\$44,621	\$13,386	-\$31,235	
6	2031		\$13,386	\$44,621	\$13,386	-\$31,235	
7	2032		\$22,310	\$44,621	\$22,310	-\$22,311	
8	2033		\$22,310	\$44,621	\$22,310	-\$22,311	
9	2034		\$31,235	\$44,621	\$31,235	-\$13,386	
10	2035		\$35,697	\$44,621	\$35,697	-\$8,924	
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[illegible]

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Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 30, 2024
Project Title 9 Lent Avenue LLC (Rochester Davis Fetch Corp.)
Project Location LeRoy, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$3,800,000

Temporary (Construction)

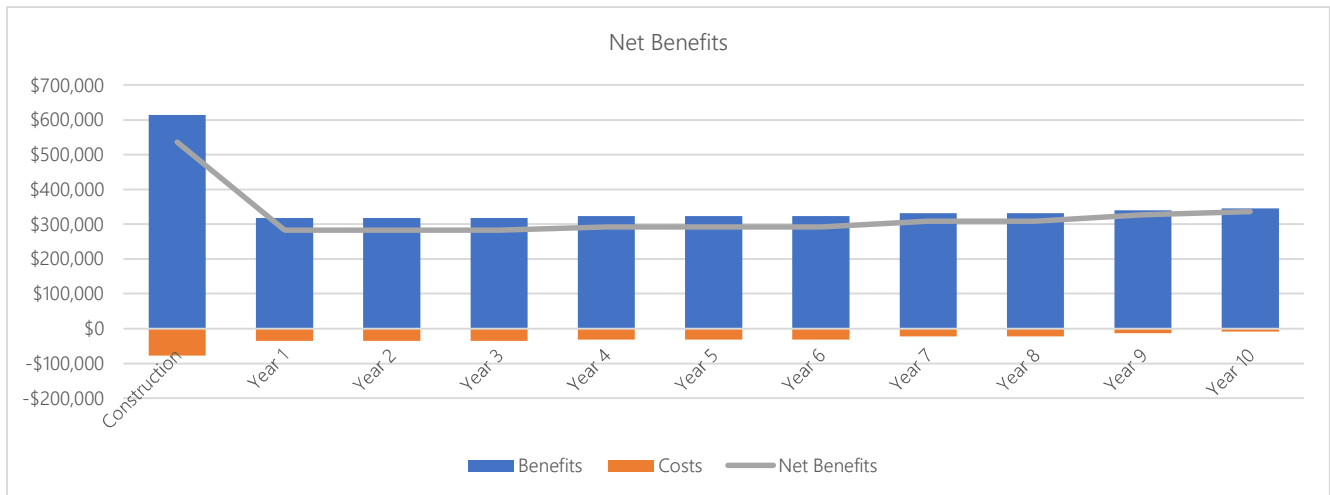
	Direct	Indirect	Total
Jobs	6	2	8
Earnings	\$496,229	\$83,267	\$579,496
Local Spend	\$1,199,964	\$298,812	\$1,498,776

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$2,480,000	\$419,981	\$2,899,981

Figure 1



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

Figure 2

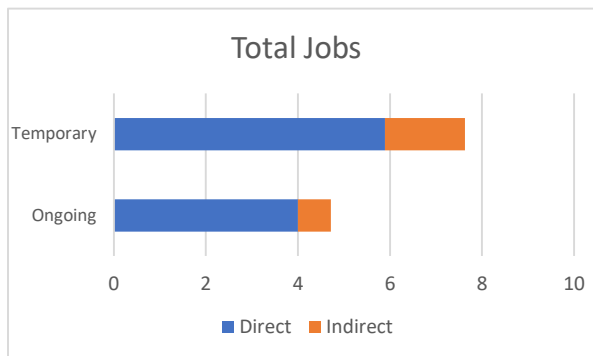
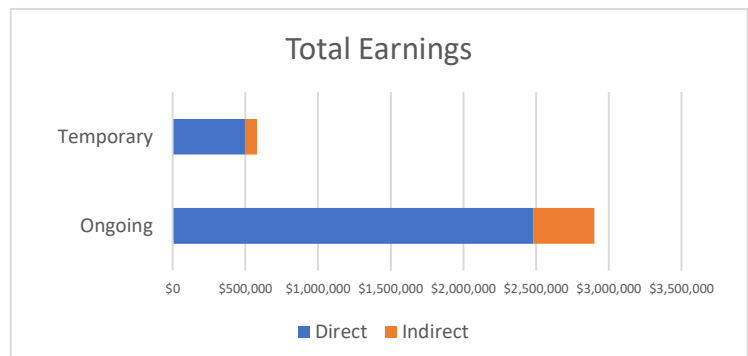


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$267,728	\$244,815
Sales Tax Exemption	\$77,600	\$77,600
Local Sales Tax Exemption	\$38,800	\$38,800
State Sales Tax Exemption	\$38,800	\$38,800
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$345,328	\$322,415

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,704,606	\$3,382,738
To Private Individuals	\$3,479,477	\$3,184,429
Temporary Payroll	\$579,496	\$579,496
Ongoing Payroll	\$2,899,981	\$2,604,933
Other Payments to Private Individuals	\$0	\$0
To the Public	\$225,128	\$198,310
Increase in Property Tax Revenue	\$178,482	\$155,996
Temporary Jobs - Sales Tax Revenue	\$4,056	\$4,056
Ongoing Jobs - Sales Tax Revenue	\$20,300	\$18,235
Other Local Municipal Revenue	\$22,290	\$20,022
State Benefits	\$180,933	\$165,590
To the Public	\$180,933	\$165,590
Temporary Income Tax Revenue	\$26,077	\$26,077
Ongoing Income Tax Revenue	\$130,499	\$117,222
Temporary Jobs - Sales Tax Revenue	\$4,056	\$4,056
Ongoing Jobs - Sales Tax Revenue	\$20,300	\$18,235
Total Benefits to State & Region	\$3,885,538	\$3,548,329

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,382,738	\$283,615	12:1
State	\$165,590	\$38,800	4:1
Grand Total	\$3,548,329	\$322,415	11:1

*Discounted at 2%

Additional Comments from IDA

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Does the IDA believe that the project can be accomplished in a timely fashion? Yes