

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:

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%	\$249,100
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
<i>Most projects will only have one line related to construction type.</i>		100%	\$249,100

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	2	\$62,000	\$124,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		2		\$124,000

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	2	\$62,000	\$124,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		2		\$124,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	2	\$62,000	\$124,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		2		\$124,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		<input type="text" value="\$13,200"/>	PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$6,600"/>	Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$6,600"/>	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="\$99,216"/>	<i>Includes PILOT exemption, calculated below.</i>	

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		\$2,867	\$14,336	\$2,867	-\$11,469	
2	2027		\$2,867	\$14,336	\$2,867	-\$11,469	
3	2028		\$2,867	\$14,336	\$2,867	-\$11,469	
4	2029		\$4,301	\$14,336	\$4,301	-\$10,035	
5	2030		\$4,301	\$14,336	\$4,301	-\$10,035	
6	2031		\$4,301	\$14,336	\$4,301	-\$10,035	
7	2032		\$7,168	\$14,336	\$7,168	-\$7,168	
8	2033		\$7,168	\$14,336	\$7,168	-\$7,168	
9	2034		\$10,035	\$14,336	\$10,035	-\$4,301	
10	2035		\$11,469	\$14,336	\$11,469	-\$2,867	
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[illegible]

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Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date December 12, 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

\$265,000

Temporary (Construction)

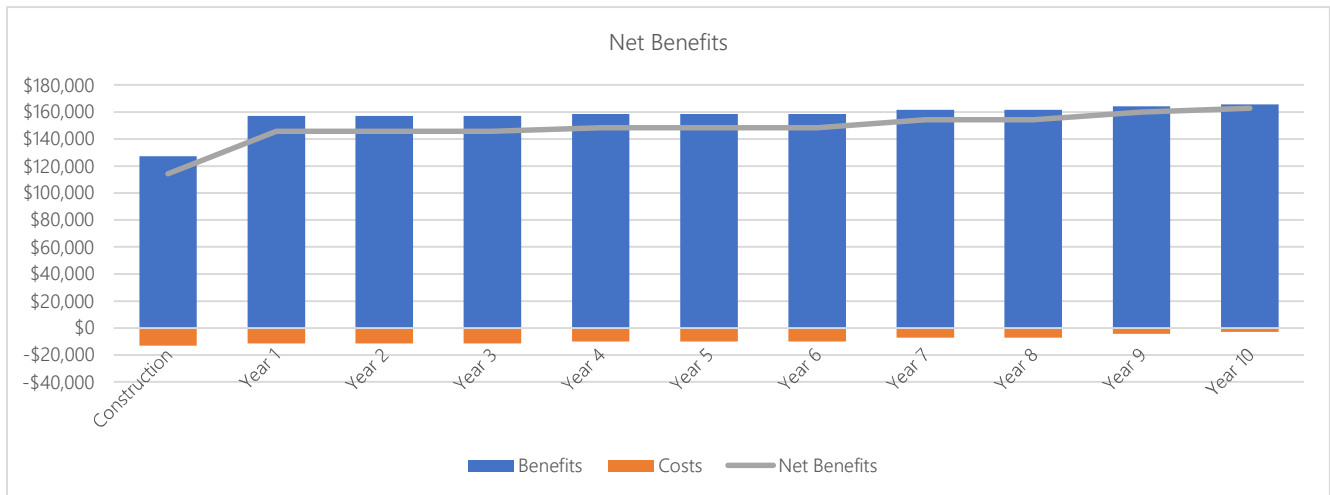
	Direct	Indirect	Total
Jobs	1	0	2
Earnings	\$103,012	\$17,285	\$120,297
Local Spend	\$249,100	\$62,030	\$311,130

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$1,240,000	\$209,991	\$1,449,991

Figure 1



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

Figure 2

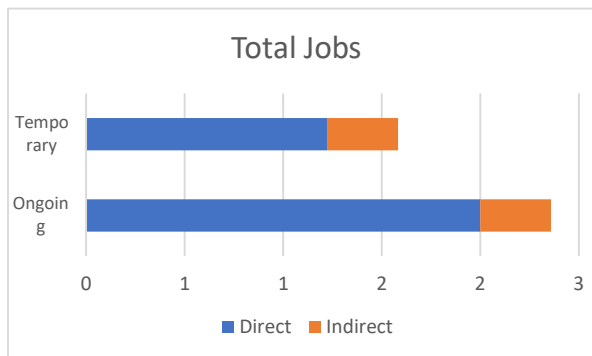
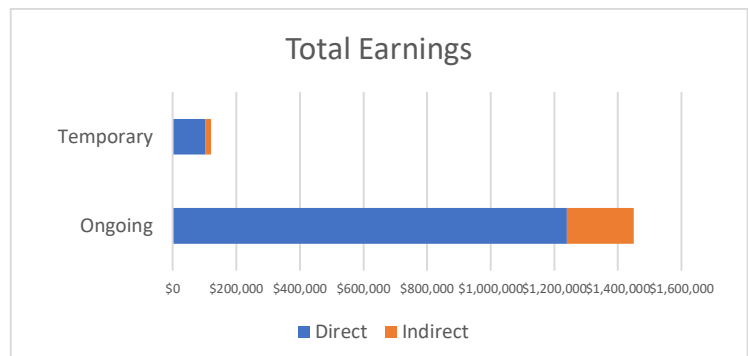


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$86,016	\$78,655
Sales Tax Exemption	\$13,200	\$13,200
Local Sales Tax Exemption	\$6,600	\$6,600
State Sales Tax Exemption	\$6,600	\$6,600
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$99,216	\$91,855

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,645,784	\$1,489,274
To Private Individuals	\$1,570,288	\$1,422,764
Temporary Payroll	\$120,297	\$120,297
Ongoing Payroll	\$1,449,991	\$1,302,466
Other Payments to Private Individuals	\$0	\$0
To the Public	\$75,496	\$66,511
Increase in Property Tax Revenue	\$57,344	\$50,120
Temporary Jobs - Sales Tax Revenue	\$842	\$842
Ongoing Jobs - Sales Tax Revenue	\$10,150	\$9,117
Other Local Municipal Revenue	\$7,160	\$6,432
State Benefits	\$81,655	\$73,984
To the Public	\$81,655	\$73,984
Temporary Income Tax Revenue	\$5,413	\$5,413
Ongoing Income Tax Revenue	\$65,250	\$58,611
Temporary Jobs - Sales Tax Revenue	\$842	\$842
Ongoing Jobs - Sales Tax Revenue	\$10,150	\$9,117
Total Benefits to State & Region	\$1,727,439	\$1,563,258

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,489,274	\$85,255	17:1
State	\$73,984	\$6,600	11:1
Grand Total	\$1,563,258	\$91,855	17:1

*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