

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%	\$2,500,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$2,500,000

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Plate Work Manufacturing	332313	0		\$0
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		0		\$0

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Plate Work Manufacturing	332313	0	\$0	\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		0		\$0

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Plate Work Manufacturing	332313	0	\$0	\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		0		\$0

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		<input type="text" value="\$120,000"/>	PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$60,000"/>	Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	<input type="text" value="4.00%"/>	<input type="text" value="\$60,000"/>	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="\$140,934"/>	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		\$698	\$3,489	\$698	-\$2,791
2	2027		\$698	\$3,489	\$698	-\$2,791
3	2028		\$698	\$3,489	\$698	-\$2,791
4	2029		\$1,047	\$3,489	\$1,047	-\$2,442
5	2030		\$1,047	\$3,489	\$1,047	-\$2,442
6	2031		\$1,047	\$3,489	\$1,047	-\$2,442
7	2032		\$1,745	\$3,489	\$1,745	-\$1,745
8	2033		\$1,745	\$3,489	\$1,745	-\$1,745
9	2034		\$2,442	\$3,489	\$2,442	-\$1,047
10	2035		\$2,791	\$3,489	\$2,791	-\$698
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Total		\$0	\$13,956	\$34,890	\$13,956	-\$20,934
				Discounted->	\$12,198	-\$19,142

[illegible]

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Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date January 16, 2025

Project Title Graham

Project Location Batavia, NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$3,300,000

Temporary (Construction)

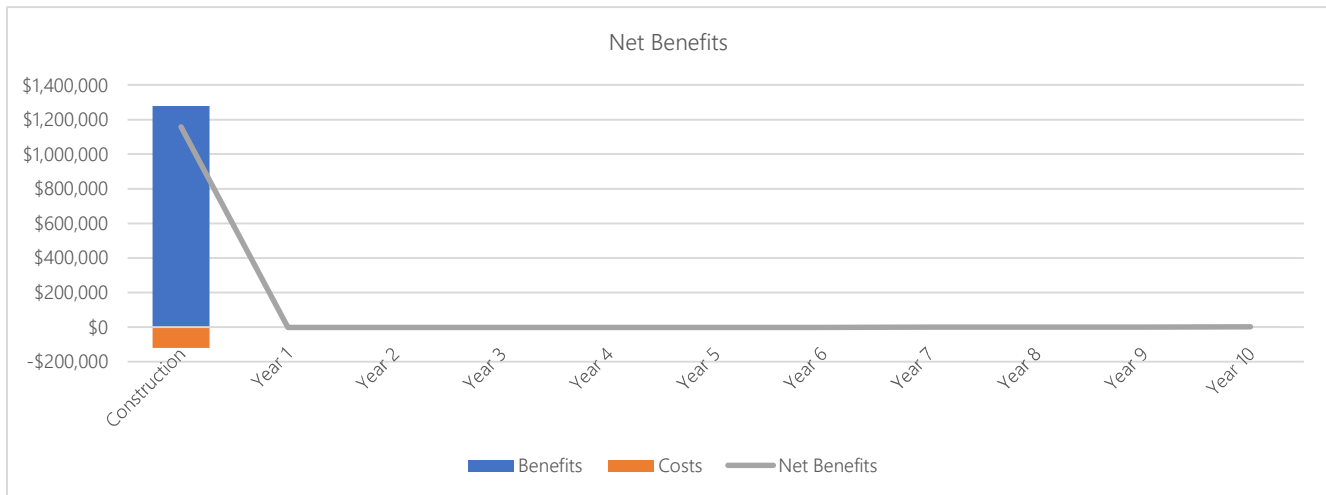
	Direct	Indirect	Total
Jobs	12	4	16
Earnings	\$1,033,842	\$173,478	\$1,207,320
Local Spend	\$2,500,000	\$622,543	\$3,122,543

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



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

Figure 2

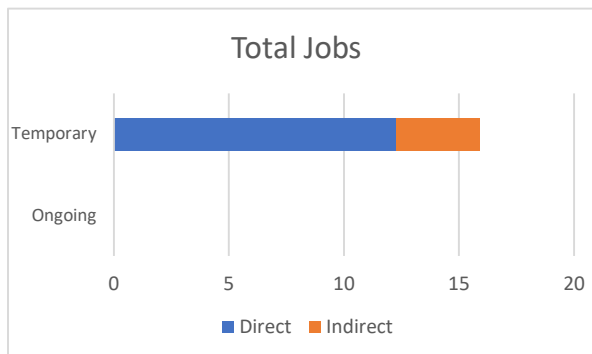
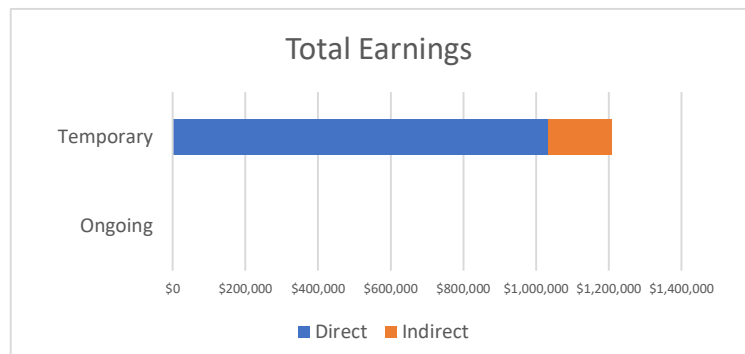


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$20,934	\$19,142
Sales Tax Exemption	\$120,000	\$120,000
Local Sales Tax Exemption	\$60,000	\$60,000
State Sales Tax Exemption	\$60,000	\$60,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$140,934	\$139,142

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,229,727	\$1,227,969
To Private Individuals	\$1,207,320	\$1,207,320
Temporary Payroll	\$1,207,320	\$1,207,320
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$22,407	\$20,649
Increase in Property Tax Revenue	\$13,956	\$12,198
Temporary Jobs - Sales Tax Revenue	\$8,451	\$8,451
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$62,781	\$62,781
To the Public	\$62,781	\$62,781
Temporary Income Tax Revenue	\$54,329	\$54,329
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$8,451	\$8,451
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$1,292,508	\$1,290,749

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,227,969	\$79,142	16:1
State	\$62,781	\$60,000	1:1
Grand Total	\$1,290,749	\$139,142	9:1

*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