

# MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date   
 Project Title   
 Project Location



## Construction Phase - Project Assumptions

Project Costs	
	Value
Enter total construction project costs:	<input type="text" value="\$16,883,200"/> <- as defined by NYS Labor Law 224-a
Local Construction Spending	
In-region construction spending	<input type="text" value="\$16,883,200"/>

Construction Economic Impacts			
Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$16,883,200
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$16,883,200

## 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
Dry, Condensed, and Evaporated Dairy Prod	311514	0	\$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
Dry, Condensed, and Evaporated Dairy Prod	311514	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
Dry, Condensed, and Evaporated Dairy Prod	311514	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	PILOT Term (Years)	10
Sales Tax Exemption		\$1,122,394		
Local Sales Tax Rate	4.00%	\$561,197	Escalation Factor	0%
State Sales Tax Rate	4.00%	\$561,197		
			Public Discount Rate	0%
Mortgage Recording Tax Exemption		\$0		
Local	0.50%	\$0		
State	0.50%	\$0		
Total Costs		\$1,206,491	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	2027		\$2,803	\$14,016	\$2,803	-\$11,213
2	2028		\$2,803	\$14,016	\$2,803	-\$11,213
3	2029		\$2,803	\$14,016	\$2,803	-\$11,213
4	2030		\$4,205	\$14,016	\$4,205	-\$9,811
5	2031		\$4,205	\$14,016	\$4,205	-\$9,811
6	2032		\$4,205	\$14,016	\$4,205	-\$9,811
7	2033		\$7,008	\$14,016	\$7,008	-\$7,008
8	2034		\$7,008	\$14,016	\$7,008	-\$7,008
9	2035		\$9,811	\$14,016	\$9,811	-\$4,205
10	2036		\$11,213	\$14,016	\$11,213	-\$2,803
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Total		\$0	\$56,065	\$140,162	\$56,065	-\$84,097
				Discounted->	\$56,065	-\$84,097

[illegible]

Project is ready to go by town

Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date May 20, 2025  
Project Title HP Hood - Milk Receiving Bay 2025  
Project Location GV Ag Park

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

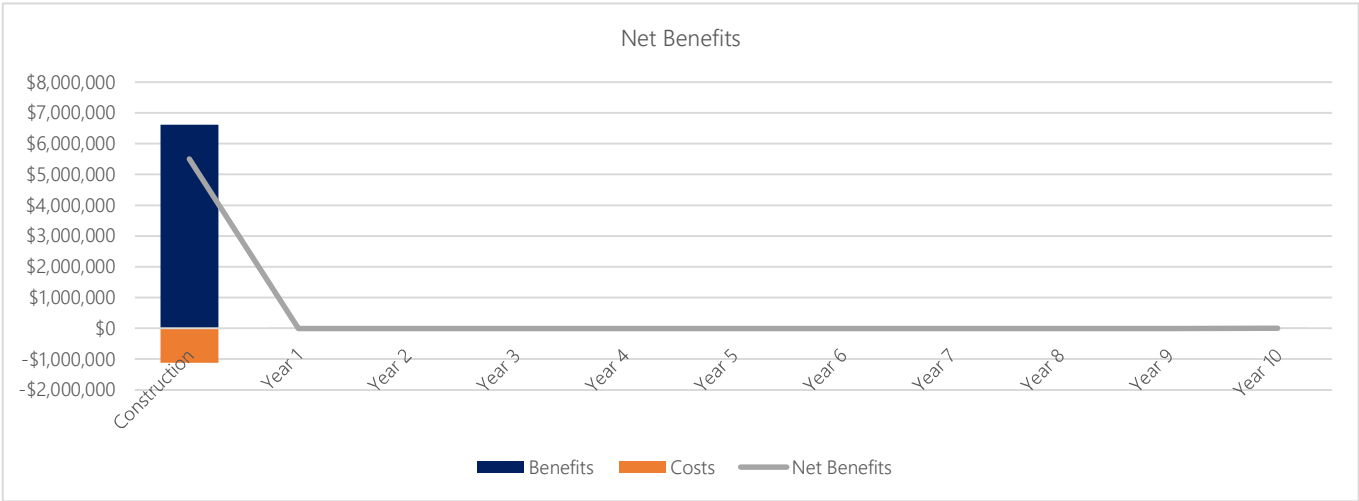
Construction Project Costs

\$16,883,200

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	66	19	85
Earnings	\$5,210,372	\$1,042,808	\$6,253,180
Local Spend	\$16,883,200	\$4,481,413	\$21,364,613

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

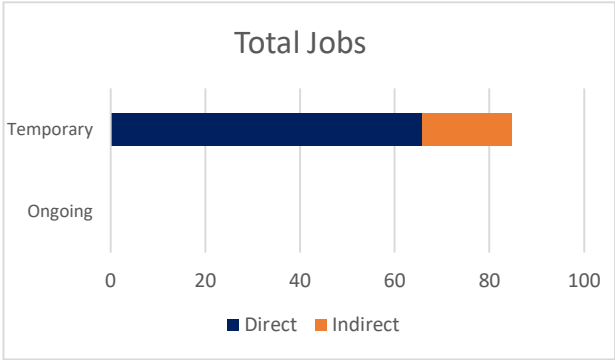
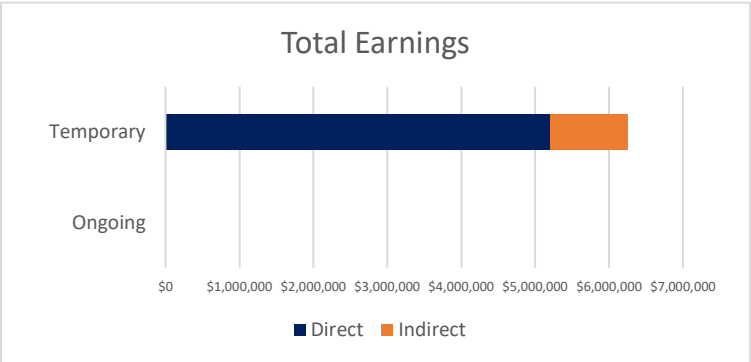


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$84,097	\$84,097
Sales Tax Exemption	\$1,122,394	\$1,122,394
Local Sales Tax Exemption	\$561,197	\$561,197
State Sales Tax Exemption	\$561,197	\$561,197
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$1,206,491</b>	<b>\$1,206,491</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$6,365,666</b>	<b>\$6,365,666</b>
To Private Individuals	<b>\$6,253,180</b>	<b>\$6,253,180</b>
Temporary Payroll	\$6,253,180	\$6,253,180
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$112,486</b>	<b>\$112,486</b>
Increase in Property Tax Revenue	\$56,065	\$56,065
Temporary Jobs - Sales Tax Revenue	\$43,772	\$43,772
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$12,649	\$12,649
<b>State Benefits</b>	<b>\$325,165</b>	<b>\$325,165</b>
To the Public	<b>\$325,165</b>	<b>\$325,165</b>
Temporary Income Tax Revenue	\$281,393	\$281,393
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$43,772	\$43,772
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$6,690,831</b>	<b>\$6,690,831</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$6,365,666	\$645,294	10:1
State	\$325,165	\$561,197	1:1
<b>Grand Total</b>	<b>\$6,690,831</b>	<b>\$1,206,491</b>	<b>6:1</b>

\*Discounted at the public sector discount rate of: 0%

## Additional Comments from IDA

Project is ready to go by town

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