MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date	August 6, 2026
Project Title	Rochester Davis Fetch Phase 3
Project Location	Leroy, NY

Construction Phase - Project Assumptions

Project Costs

Project Costs	Value
Enter total project costs:	$1,200,000
Local Construction Spending*	
% of locally sourced materials and labor	83%
In-region construction spending	$1,000,000

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	$1,000,000
[Not Applicable]	0		$0
[Not Applicable]	0		$0
Most projects will only have one line related to construction type.		100%	$1,000,000

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
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
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
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		$64,000
Local Sales Tax Rate	4.00%	$32,000
State Sales Tax Rate	4.00%	$32,000
Mortgage Recording Tax Exemption		
Local	0.50%	$0
State	0.50%	$0
Total Costs	$262,638	*Includes PILOT exemption, calculated below.*

PILOT Term (Years)	10
Escalation Factor	2%
Discount Factor	2%

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		$6,621	$33,106	$6,621	-$26,485
2	2028		$6,621	$33,106	$6,621	-$26,485
3	2029		$6,621	$33,106	$6,621	-$26,485
4	2030		$9,932	$33,106	$9,932	-$23,174
5	2031		$9,932	$33,106	$9,932	-$23,174
6	2032		$9,932	$33,106	$9,932	-$23,174
7	2033		$16,553	$33,106	$16,553	-$16,553
8	2034		$16,553	$33,106	$16,553	-$16,553
9	2035		$23,174	$33,106	$23,174	-$9,932
10	2036		$26,484	$33,106	$26,484	-$6,622
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	Total	$0	$132,422	$331,060	$132,422	-$198,638
				Discounted->	$115,740	-$181,638

Other Benefits to Public and Private Individuals - If Applicable

Year #	Year	Other Local Municipal Revenue	Other Payments to Private Individuals
1	2027	$1,564	
2	2028	$1,564	
3	2029	$1,564	
4	2030	$1,564	
5	2031	$1,564	
6	2032	$1,564	
7	2033	$1,564	
8	2034	$1,564	
9	2035	$1,564	
10	2036	$1,564	
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	Total	$15,640	$0

Notes

Fire district fee $1,564 annually

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

Genesee County Industrial Development Agency

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Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$1,200,000

Temporary (Construction)

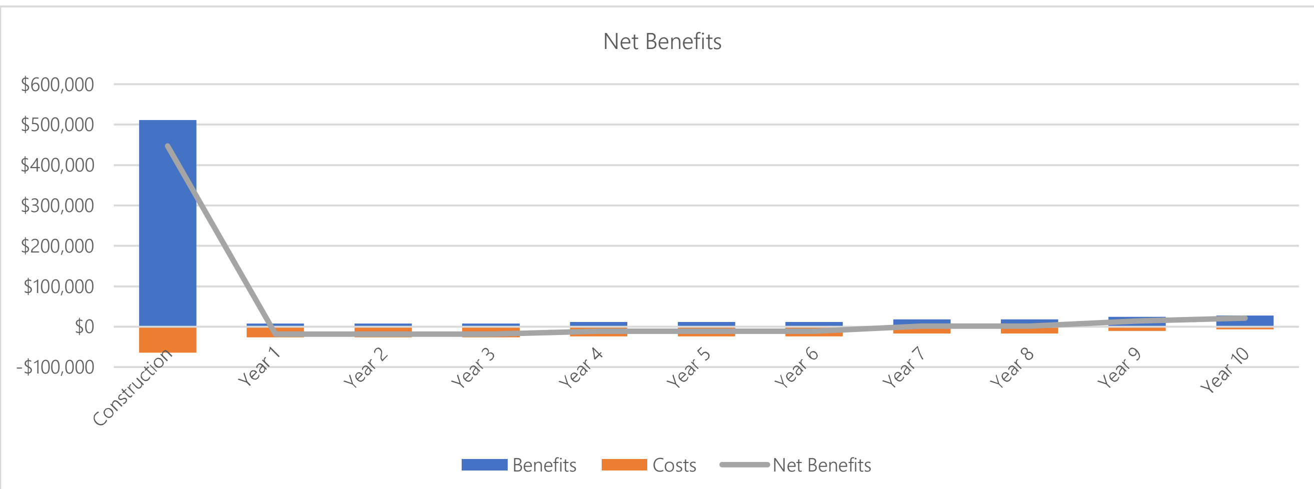
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	$413,537	$69,391	$482,928
Local Spend	$1,000,000	$249,017	$1,249,017

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

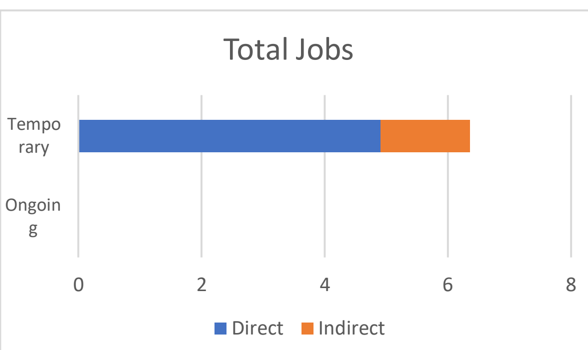
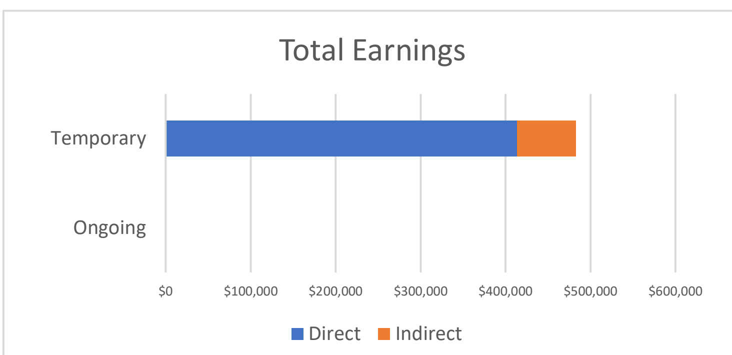


Figure 3



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

Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$198,638	$181,638
Sales Tax Exemption	$64,000	$64,000
Local Sales Tax Exemption	*$32,000*	*$32,000*
State Sales Tax Exemption	*$32,000*	*$32,000*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	$262,638	$245,638

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$634,371	$616,097
To Private Individuals	$482,928	$482,928
Temporary Payroll	*$482,928*	*$482,928*
Ongoing Payroll	*$0*	*$0*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$151,443	$133,169
Increase in Property Tax Revenue	*$132,422*	*$115,740*
Temporary Jobs - Sales Tax Revenue	*$3,380*	*$3,380*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Other Local Municipal Revenue	*$15,640*	*$14,049*
State Benefits	$25,112	$25,112
To the Public	$25,112	$25,112
Temporary Income Tax Revenue	*$21,732*	*$21,732*
Ongoing Income Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$3,380*	*$3,380*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Total Benefits to State & Region	$659,483	$641,209

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$616,097	$213,638	3:1
State	$25,112	$32,000	1:1
Grand Total	$641,209	$245,638	3:1

*Discounted at 2%

Additional Comments from IDA

Fire district fee $1,564 annually

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