



Internal Report: DNC 250, LLC, Office - Copy of DNC 250, LLC

Table 1: Basic Information

| | |
|----------------------------------|---|
| Project Name | Copy of DNC 250, LLC |
| Project Industry | (551) Management of Companies and Enterprises |
| Municipality | Buffalo City |
| School District | Buffalo |
| Project Cost | \$34,611,017 |
| Construction Budget | \$30,732,763 |
| Direct Employment Expected | 65 |
| Direct Labor Income | \$4,550,000 |
| Direct Construction Jobs | 225 |
| Direct Construction Labor Income | \$11,811,359 |
| Total Labor Income | \$16,361,359 |

Table 2: Estimated State & Regional Benefits*

| | |
|--|--------------------|
| Region | |
| New Property Tax Revenue (PILOT or Improvements) | \$1,367,911 |
| Sales Tax Revenue | \$1,191,965 |
| State | |
| Income Tax Revenue | \$3,261,846 |
| Sales Tax Revenue | \$1,003,760 |
| TOTAL Estimated Revenue | \$6,825,483 |

Table 3: Estimated Project Incentives*

| | |
|-----------------------------------|--------------------|
| Property Tax Savings | \$5,395,111 |
| Sales Tax Savings | \$1,075,647 |
| TOTAL Estimated Incentives | \$6,470,758 |



Internal Report: DNC 250, LLC Retail - Copy of DNC 250, LLC

Table 1: Basic Information

| | |
|----------------------------------|---|
| Project Name | Copy of DNC 250, LLC |
| Project Industry | (551) Management of Companies and Enterprises |
| Municipality | Buffalo City |
| School District | Buffalo |
| Project Cost | \$15,684,598 |
| Construction Budget | \$11,806,344 |
| Direct Employment Expected | 0 |
| Direct Labor Income | \$0 |
| Direct Construction Jobs | 86 |
| Direct Construction Labor Income | \$4,537,469 |
| Total Labor Income | \$4,537,469 |

Table 2: Estimated State & Regional Benefits*

| | |
|--|------------------|
| Region | |
| New Property Tax Revenue (PILOT or Improvements) | \$398,936 |
| Sales Tax Revenue | \$81,294 |
| State | |
| Income Tax Revenue | \$226,156 |
| Sales Tax Revenue | \$68,458 |
| TOTAL Estimated Revenue | \$774,844 |

Table 3: Estimated Project Incentives*

| | |
|-----------------------------------|--------------------|
| Property Tax Savings | \$1,510,986 |
| Sales Tax Savings | \$413,222 |
| Mortgage Tax Savings | \$400,000 |
| TOTAL Estimated Incentives | \$2,324,208 |



Internal Report: DNC 250, LLC Retail - Copy of DNC 250, LLC

Table 1: Basic Information

| | |
|---------------------|---|
| Project Name | Copy of DNC 250, LLC |
| Project Applicant | DNC 250, LLC Retail |
| Project Industry | Management of Companies and Enterprises |
| Municipality | Buffalo City |
| School District | Buffalo |
| Type of Transaction | Lease |
| Project Cost | \$15,684,598 |
| Mortgage Amount | \$40,000,000 |

Table 2: Permanent New/Retained Employment (Annual FTEs)

| | State | Region |
|--|------------|------------|
| Total Employment | 118 | 118 |
| Direct** | 0 | 0 |
| Indirect*** | 0 | 0 |
| Induced**** | 0 | 0 |
| Temporary Construction (Direct and Indirect) | 118 | 118 |

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

| | State Labor Income | Region Labor Income | Average Salary |
|--|--------------------|---------------------|-----------------|
| Total | \$6,112,327 | \$6,112,327 | \$51,991 |
| Direct** | \$0 | \$0 | \$0 |
| Indirect*** | \$0 | \$0 | \$0 |
| Induced**** | \$0 | \$0 | \$0 |
| Temporary Construction (Direct and Indirect) | \$6,112,327 | \$6,112,327 | \$51,991 |

Table 4: Permanent New/Retained Labor Income (Discounted Present Value*)

| | State Labor Income | Region Labor Income |
|--------------|--------------------|---------------------|
| Total | \$6,112,327 | \$6,112,327 |
| Direct** | \$0 | \$0 |

| | | |
|--|-------------|-------------|
| Indirect*** | \$0 | \$0 |
| Induced**** | \$0 | \$0 |
| Temporary Construction (Direct and Indirect) | \$6,112,327 | \$6,112,327 |

Table 5: Cost/Benefit Analysis (Discounted Present Value*)

| | |
|--|--------------------|
| Total Costs to State and Region | \$2,324,208 |
| Mortgage Tax Revenue Forgone | \$400,000 |
| State | \$300,000 |
| County | \$100,000 |
| Local | \$0 |
| Property Tax Revenue Forgone | \$1,510,986 |
| 485-B Property Tax Abatement | \$681,564 |
| Above 485-B | \$829,422 |
| Sales Tax Revenue Forgone | \$413,222 |
| Construction Materials | \$413,222 |
| Other Items | \$0 |
| Total Benefits to State and Region | \$6,887,172 |
| Total State Benefits | \$6,406,942 |
| Income Tax Revenue | \$226,156 |
| Direct** | \$0 |
| Indirect*** | \$0 |
| Induced**** | \$0 |
| Construction (Direct and Indirect, over 0 years) | \$226,156 |
| Sales Tax Revenue | \$68,458 |
| Direct** | \$0 |
| Indirect*** | \$0 |
| Induced**** | \$0 |
| Construction (Direct and Indirect, over 0 years) | \$68,458 |
| Labor Income | \$6,112,327 |
| Total Regional Benefits | \$480,230 |
| Property Tax/PILOT Revenue | \$398,936 |
| Sales Tax Revenue | \$81,294 |
| Direct** | \$0 |
| Indirect*** | \$0 |
| Induced**** | \$0 |
| Construction (Direct and Indirect, over 0 years) | \$81,294 |
| Benefit to Cost Ratio | 6887169.2:1 |
| Overall ROI | 3:1 |

Table 6: Regional Fiscal Impact (Discounted Present Value*)

| | |
|---|--------------|
| Total Local Client Incentives | \$1,805,254 |
| Total Anticipated Local Revenue (Property Tax plus Local Sales Tax) | \$480,230 |
| Net Local Revenue | \$-1,325,024 |
| Benefit to Cost Ratio | 0.3:1 |
| Overall ROI | 3.7:1 |

Table 7: Property Tax Revenue (Discounted Present Value*)

| | |
|-------------------------------------|------------------|
| Total Property Tax | \$398,936 |
| County Property Tax | \$63,171 |
| City/Village Property Tax | \$165,492 |
| School District Property Tax | \$170,273 |

* Figures over 7 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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Table 4: Employment Breakdown

| | |
|--------------|----|
| Project | |
| Direct** | 0 |
| Indirect*** | 0 |
| Induced**** | 0 |
| Construction | |
| Direct | 86 |
| Indirect | 31 |

Table 5: Ratios

| | |
|-----------------------|--------------|
| Benefit to Cost Ratio | 0.3:1 |
| Overall ROI | 3:1 |

* Figures over 7 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

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Table 1: Basic Information

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|---------------------|---|
| Project Name | Copy of DNC 250, LLC |
| Project Applicant | DNC 250, LLC, Office |
| Project Industry | Management of Companies and Enterprises |
| Municipality | Buffalo City |
| School District | Buffalo |
| Type of Transaction | Lease |
| Project Cost | \$34,611,017 |

Table 2: Permanent New/Retained Employment (Annual FTEs)

| | State | Region |
|--|------------|------------|
| Total Employment | 457 | 457 |
| Direct** | 65 | 65 |
| Indirect*** | 36 | 36 |
| Induced**** | 50 | 50 |
| Temporary Construction (Direct and Indirect) | 306 | 306 |

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

| | State Labor Income | Region Labor Income | Average Salary |
|--|---------------------|---------------------|-----------------|
| Total | \$24,470,688 | \$24,470,688 | \$53,519 |
| Direct** | \$4,550,000 | \$4,550,000 | \$70,000 |
| Indirect*** | \$2,016,056 | \$2,016,056 | \$55,820 |
| Induced**** | \$1,993,804 | \$1,993,804 | \$39,804 |
| Temporary Construction (Direct and Indirect) | \$15,910,828 | \$15,910,828 | \$51,991 |

Table 4: Permanent New/Retained Labor Income (Discounted Present Value*)

| | State Labor Income | Region Labor Income |
|--------------|---------------------|---------------------|
| Total | \$89,621,449 | \$89,621,449 |
| Direct** | \$39,180,936 | \$39,180,936 |
| Indirect*** | \$17,360,650 | \$17,360,650 |

| | | |
|--|--------------|--------------|
| Induced**** | \$17,169,035 | \$17,169,035 |
| Temporary Construction (Direct and Indirect) | \$15,910,828 | \$15,910,828 |

Table 5: Cost/Benefit Analysis (Discounted Present Value*)

| | |
|--|---------------------|
| Total Costs to State and Region | \$6,470,758 |
| Property Tax Revenue Forgone | \$5,395,111 |
| 485-B Property Tax Abatement | \$1,955,344 |
| Above 485-B | \$3,439,767 |
| Sales Tax Revenue Forgone | \$1,075,647 |
| Construction Materials | \$1,075,647 |
| Other Items | \$0 |
| Total Benefits to State and Region | \$96,446,931 |
| Total State Benefits | \$93,887,055 |
| Income Tax Revenue | \$3,261,846 |
| Direct** | \$1,567,237 |
| Indirect*** | \$642,344 |
| Induced**** | \$463,564 |
| Construction (Direct and Indirect, over 0 years) | \$588,701 |
| Sales Tax Revenue | \$1,003,760 |
| Direct** | \$438,826 |
| Indirect*** | \$194,439 |
| Induced**** | \$192,293 |
| Construction (Direct and Indirect, over 0 years) | \$178,201 |
| Labor Income | \$89,621,449 |
| Total Regional Benefits | \$2,559,876 |
| Property Tax/PILOT Revenue | \$1,367,911 |
| Sales Tax Revenue | \$1,191,965 |
| Direct** | \$521,106 |
| Indirect*** | \$230,897 |
| Induced**** | \$228,348 |
| Construction (Direct and Indirect, over 0 years) | \$211,614 |
| Benefit to Cost Ratio | 96446917.5:1 |
| Overall ROI | 14.9:1 |

Table 6: Regional Fiscal Impact (Discounted Present Value*)

| | |
|---|--------------|
| Total Local Client Incentives | \$5,897,149 |
| Total Anticipated Local Revenue (Property Tax plus Local Sales Tax) | \$2,559,876 |
| Net Local Revenue | \$-3,337,273 |
| Benefit to Cost Ratio | 0.4:1 |
| Overall ROI | 15.6:1 |

Table 7: Property Tax Revenue (Discounted Present Value*)

| | |
|-------------------------------------|--------------------|
| Total Property Tax | \$1,367,911 |
| County Property Tax | \$216,608 |
| City/Village Property Tax | \$567,454 |
| School District Property Tax | \$583,849 |

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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Table 4: Employment Breakdown

| | |
|--------------|-----|
| Project | |
| Direct** | 65 |
| Indirect*** | 36 |
| Induced**** | 50 |
| Construction | |
| Direct | 225 |
| Indirect | 81 |

Table 5: Ratios

| | |
|-----------------------|---------------|
| Benefit to Cost Ratio | 1.1:1 |
| Overall ROI | 14.9:1 |

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

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