



# Internal Report: Group V Real Estate, Inc. - Athenex Pharma Solutions

Table 1: Basic Information

Project Name	Athenex Pharma Solutions
Project Industry	(531) Real Estate
Municipality	Newstead Town
School District	Clarence
Project Cost	\$1,517,500
Construction Budget	\$1,100,000
Direct Employment Expected	25
Direct Labor Income	\$1,629,650
Direct Construction Jobs	8
Direct Construction Labor Income	\$422,757
Total Labor Income	\$2,052,407

Table 2: Estimated State & Regional Benefits\*

Region	
New Property Tax Revenue (PILOT or Improvements)	\$13,675
Sales Tax Revenue	\$453,530
State	
Income Tax Revenue	\$1,247,566
Sales Tax Revenue	\$381,920
<b>TOTAL Estimated Revenue</b>	<b>\$2,096,691</b>

Table 3: Estimated Project Incentives\*

Property Tax Savings	\$53,937
Sales Tax Savings	\$58,406
Mortgage Tax Savings	\$19,000
<b>TOTAL Estimated Incentives</b>	<b>\$131,343</b>



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Table 1: Basic Information

Project Name	Athenex Pharma Solutions
Project Applicant	Group V Real Estate, Inc.
Project Industry	Real Estate
Municipality	Newstead Town
School District	Clarence
Type of Transaction	Tax Exemptions
Project Cost	\$1,517,500
Mortgage Amount	\$1,900,000

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

	State	Region
<b>Total Employment</b>	<b>82</b>	<b>82</b>
Direct**	25	25
Indirect***	30	30
Induced****	16	16
Temporary Construction (Direct and Indirect)	11	11

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

	State Labor Income	Region Labor Income	Average Salary
<b>Total</b>	<b>\$4,463,313</b>	<b>\$4,463,313</b>	<b>\$54,336</b>
Direct**	\$1,629,650	\$1,629,650	\$65,186
Indirect***	\$1,611,151	\$1,611,151	\$54,136
Induced****	\$653,024	\$653,024	\$39,751
Temporary Construction (Direct and Indirect)	\$569,487	\$569,487	\$51,991

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

	State Labor Income	Region Labor Income
<b>Total</b>	<b>\$34,099,978</b>	<b>\$34,099,978</b>
Direct**	\$14,033,233	\$14,033,233

Indirect***	\$13,873,938	\$13,873,938
Induced****	\$5,623,320	\$5,623,320
Temporary Construction (Direct and Indirect)	\$569,487	\$569,487

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

<b>Total Costs to State and Region</b>	<b>\$131,343</b>
Mortgage Tax Revenue Forgone	\$19,000
State	\$14,250
County	\$4,750
Local	\$0
Property Tax Revenue Forgone	\$53,937
485-B Property Tax Abatement	\$6,273
Above 485-B	\$47,664
Sales Tax Revenue Forgone	\$58,406
Construction Materials	\$48,125
Other Items	\$10,281
<b>Total Benefits to State and Region</b>	<b>\$36,196,669</b>
<b>Total State Benefits</b>	<b>\$35,729,464</b>
Income Tax Revenue	\$1,247,566
Direct**	\$561,329
Indirect***	\$513,336
Induced****	\$151,830
Construction (Direct and Indirect, over 0 years)	\$21,071
Sales Tax Revenue	\$381,920
Direct**	\$157,172
Indirect***	\$155,388
Induced****	\$62,981
Construction (Direct and Indirect, over 0 years)	\$6,378
Labor Income	\$34,099,978
<b>Total Regional Benefits</b>	<b>\$467,205</b>
Property Tax/PILOT Revenue	\$13,675
Sales Tax Revenue	\$453,530
Direct**	\$186,642
Indirect***	\$184,523
Induced****	\$74,790
Construction (Direct and Indirect, over 0 years)	\$7,574
<b>Benefit to Cost Ratio</b>	<b>36196409.1:1</b>
<b>Overall ROI</b>	<b>275.6:1</b>

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

Total Local Client Incentives	\$87,751
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$467,205
Net Local Revenue	\$379,454
Benefit to Cost Ratio	5.3:1
Overall ROI	393.9:1

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

<b>Total Property Tax</b>	<b>\$13,675</b>
<b>County Property Tax</b>	<b>\$3,488</b>
<b>Town Property Tax</b>	<b>\$900</b>
<b>School District Property Tax</b>	<b>\$9,287</b>

\* 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**	25
Indirect***	30
Induced****	16
Construction	
Direct	8
Indirect	3

## Table 5: Ratios

Benefit to Cost Ratio	<b>16:1</b>
Overall ROI	<b>275.6:1</b>

\* 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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