



# Internal Report: Shevlin Land and Cattle Co. - Shevlin Land and Cattle Co.

Table 1: Basic Information

Project Name	Shevlin Land and Cattle Co.
Project Industry	(531) Real Estate
Municipality	West Seneca Town
School District	West Seneca
Project Cost	\$1,700,000
Construction Budget	\$1,500,000
Direct Employment Expected	10
Direct Labor Income	\$500,000
Direct Construction Jobs	11
Direct Construction Labor Income	\$576,487
Total Labor Income	\$1,076,487

Table 2: Estimated State & Regional Benefits\*

Region	
New Property Tax Revenue (PILOT or Improvements)	\$51,065
Sales Tax Revenue	\$128,676
State	
Income Tax Revenue	\$341,436
Sales Tax Revenue	\$108,359
<b>TOTAL Estimated Revenue</b>	<b>\$629,535</b>

Table 3: Estimated Project Incentives\*

Property Tax Savings	\$193,410
Sales Tax Savings	\$52,500
<b>TOTAL Estimated Incentives</b>	<b>\$245,910</b>



# Internal Report: Shevlin Land and Cattle Co. - Shevlin Land and Cattle Co.

Table 1: Basic Information

Project Name	Shevlin Land and Cattle Co.
Project Applicant	Shevlin Land and Cattle Co.
Project Industry	Real Estate
Municipality	West Seneca Town
School District	West Seneca
Type of Transaction	Lease
Project Cost	\$1,700,000

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

	State	Region
<b>Total Employment</b>	<b>43</b>	<b>43</b>
Direct**	10	10
Indirect***	12	12
Induced****	7	7
Temporary Construction (Direct and Indirect)	15	15

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

	State Labor Income	Region Labor Income	Average Salary
<b>Total</b>	<b>\$2,182,244</b>	<b>\$2,182,244</b>	<b>\$50,268</b>
Direct**	\$500,000	\$500,000	\$50,000
Indirect***	\$644,461	\$644,461	\$54,136
Induced****	\$261,210	\$261,210	\$39,751
Temporary Construction (Direct and Indirect)	\$776,573	\$776,573	\$51,991

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

	State Labor Income	Region Labor Income
<b>Total</b>	<b>\$9,674,893</b>	<b>\$9,674,893</b>
Direct**	\$3,165,152	\$3,165,152
Indirect***	\$4,079,631	\$4,079,631

Induced****	\$1,653,537	\$1,653,537
Temporary Construction (Direct and Indirect)	\$776,573	\$776,573

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

<b>Total Costs to State and Region</b>	<b>\$245,910</b>
Property Tax Revenue Forgone	\$193,410
485-B Property Tax Abatement	\$37,939
Above 485-B	\$155,471
Sales Tax Revenue Forgone	\$52,500
Construction Materials	\$52,500
Other Items	\$0
<b>Total Benefits to State and Region</b>	<b>\$10,304,429</b>
<b>Total State Benefits</b>	<b>\$10,124,688</b>
Income Tax Revenue	\$341,436
Direct**	\$117,111
Indirect***	\$150,946
Induced****	\$44,646
Construction (Direct and Indirect, over 0 years)	\$28,733
Sales Tax Revenue	\$108,359
Direct**	\$35,450
Indirect***	\$45,692
Induced****	\$18,520
Construction (Direct and Indirect, over 0 years)	\$8,698
Labor Income	\$9,674,893
<b>Total Regional Benefits</b>	<b>\$179,741</b>
Property Tax/PILOT Revenue	\$51,065
Sales Tax Revenue	\$128,676
Direct**	\$42,097
Indirect***	\$54,259
Induced****	\$21,992
Construction (Direct and Indirect, over 0 years)	\$10,328
<b>Benefit to Cost Ratio</b>	<b>10304389.2:1</b>
<b>Overall ROI</b>	<b>41.9:1</b>

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

Total Local Client Incentives	\$217,836
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$179,741
Net Local Revenue	\$-38,095
Benefit to Cost Ratio	0.8:1
Overall ROI	45.2:1

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

<b>Total Property Tax</b>	<b>\$51,065</b>
<b>County Property Tax</b>	<b>\$8,970</b>
<b>Town Property Tax</b>	<b>\$13,236</b>
<b>School District Property Tax</b>	<b>\$28,858</b>

\* 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.

© Center for Governmental Research 2021. All rights reserved.

Powered by **informANALYTICS** 

## Table 4: Employment Breakdown

Project	
Direct**	10
Indirect***	12
Induced****	7
Construction	
Direct	11
Indirect	4

## Table 5: Ratios

Benefit to Cost Ratio	<b>2.6:1</b>
Overall ROI	<b>41.9:1</b>

\* 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.

© Center for Governmental Research 2021. All rights reserved.

Powered by **informANALYTICS** 