

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date: December 13, 2022
 Project Title: 356 Hertel Ave, LLC
 Project Location: 356 Hertel Ave/42 Foundry, Buffalo, NY 14207

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

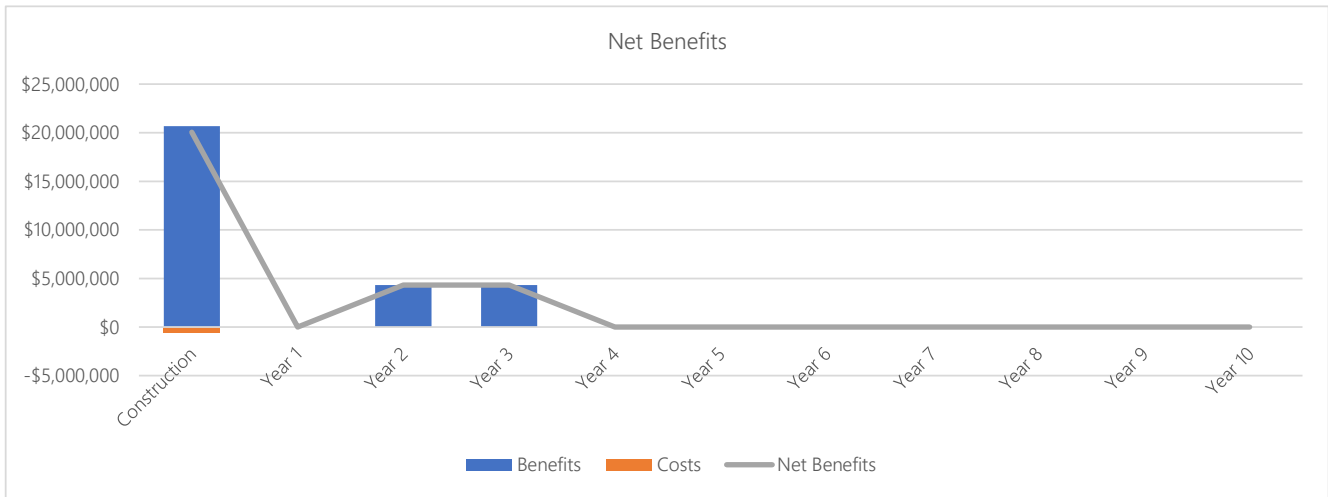
Project Total Investment

\$32,067,800

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	212	120	332
Earnings	\$12,598,863	\$6,886,491	\$19,485,354
Local Spend	\$30,143,732	\$21,333,864	\$51,477,596

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	42	30	72
Earnings	\$4,620,000	\$3,540,658	\$8,160,658

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

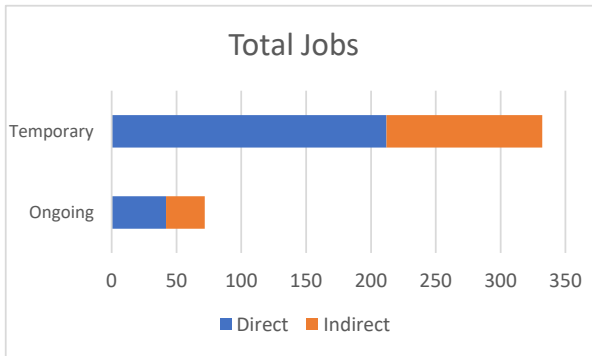
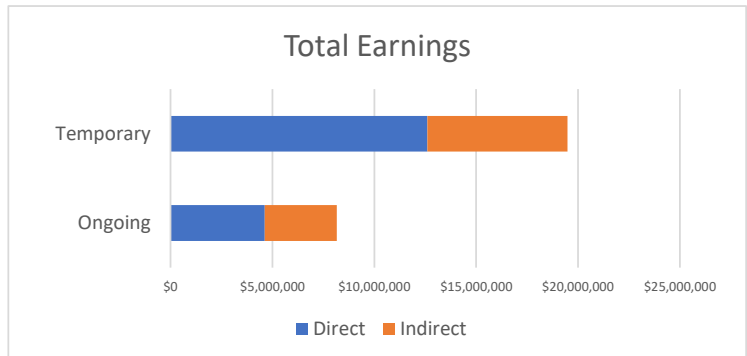


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$612,500	\$612,500
Local Sales Tax Exemption	\$332,500	\$332,500
State Sales Tax Exemption	\$280,000	\$280,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$612,500	\$612,500

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$27,875,819	\$27,478,758
To Private Individuals	\$27,646,012	\$27,252,224
Temporary Payroll	\$19,485,354	\$19,485,354
Ongoing Payroll	\$8,160,658	\$7,766,870
Other Payments to Private Individuals	\$0	\$0
To the Public	\$229,807	\$226,534
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$161,972	\$161,972
Ongoing Jobs - Sales Tax Revenue	\$67,835	\$64,562
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,437,593	\$1,417,116
To the Public	\$1,437,593	\$1,417,116
Temporary Income Tax Revenue	\$876,841	\$876,841
Ongoing Income Tax Revenue	\$367,230	\$349,509
Temporary Jobs - Sales Tax Revenue	\$136,397	\$136,397
Ongoing Jobs - Sales Tax Revenue	\$57,125	\$54,368
Total Benefits to State & Region	\$29,313,412	\$28,895,873

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$27,478,758	\$332,500	83:1
State	\$1,417,116	\$280,000	5:1
Grand Total	\$28,895,873	\$612,500	47:1

*Discounted at 2%

Additional Comments from IDA

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