

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date February 24, 2025

Project Title UFP/Deckorators, Inc.

Project Location 300 Commerce Drive, Lackawaana, NY 14218



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

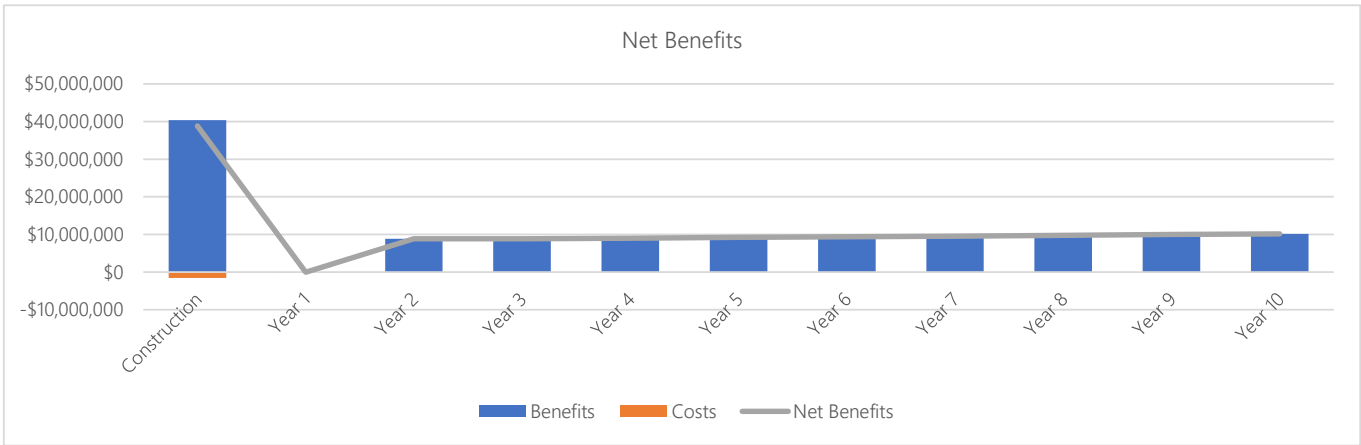
Project Total Investment

\$77,225,524

| Temporary (Construction) | | | |
|--------------------------|--------------|--------------|---------------|
| | Direct | Indirect | Total |
| Jobs | 248 | 223 | 471 |
| Earnings | \$24,051,843 | \$14,008,621 | \$38,060,465 |
| Local Spend | \$62,975,524 | \$43,499,654 | \$106,475,178 |

| Ongoing (Operations) | | | |
|----------------------------------|--------------|--------------|--------------|
| Aggregate over life of the PILOT | | | |
| | Direct | Indirect | Total |
| Jobs | 50 | 59 | 109 |
| Earnings | \$43,123,361 | \$37,007,982 | \$80,131,342 |

Figure 1



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

Figure 2

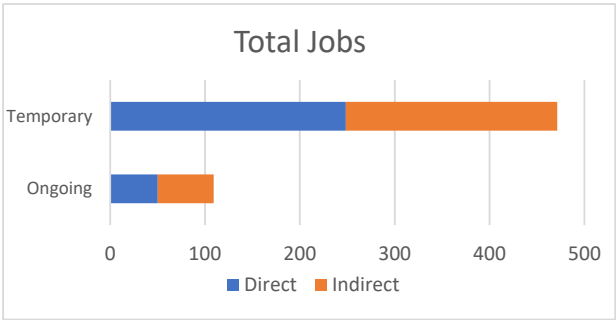
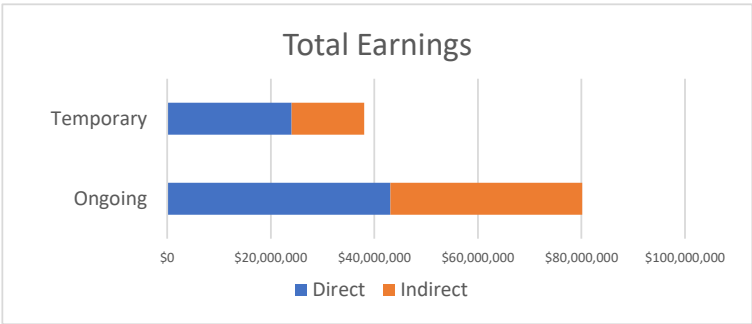


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

| | Nominal Value | Discounted Value* |
|--|--------------------|--------------------|
| Property Tax Exemption | \$291,386 | \$263,326 |
| Sales Tax Exemption | \$1,531,250 | \$1,531,250 |
| Local Sales Tax Exemption | \$831,250 | \$831,250 |
| State Sales Tax Exemption | \$700,000 | \$700,000 |
| Mortgage Recording Tax Exemption | \$0 | \$0 |
| Local Mortgage Recording Tax Exemption | \$0 | \$0 |
| State Mortgage Recording Tax Exemption | \$0 | \$0 |
| Total Costs | \$1,822,636 | \$1,794,576 |

State and Local Benefits

| | Nominal Value | Discounted Value* |
|---|----------------------|----------------------|
| Local Benefits | \$119,247,120 | \$110,105,095 |
| To Private Individuals | \$118,191,807 | \$109,134,071 |
| Temporary Payroll | \$38,060,465 | \$38,060,465 |
| Ongoing Payroll | \$80,131,342 | \$71,073,607 |
| Other Payments to Private Individuals | \$0 | \$0 |
| To the Public | \$1,055,313 | \$971,023 |
| Increase in Property Tax Revenue | \$72,844 | \$63,846 |
| Temporary Jobs - Sales Tax Revenue | \$316,378 | \$316,378 |
| Ongoing Jobs - Sales Tax Revenue | \$666,092 | \$590,799 |
| Other Local Municipal Revenue | \$0 | \$0 |
| State Benefits | \$6,145,974 | \$5,674,972 |
| To the Public | \$6,145,974 | \$5,674,972 |
| Temporary Income Tax Revenue | \$1,712,721 | \$1,712,721 |
| Ongoing Income Tax Revenue | \$3,605,910 | \$3,198,312 |
| Temporary Jobs - Sales Tax Revenue | \$266,423 | \$266,423 |
| Ongoing Jobs - Sales Tax Revenue | \$560,919 | \$497,515 |
| Total Benefits to State & Region | \$125,393,094 | \$115,780,066 |

Benefit to Cost Ratio

| | Benefit* | Cost* | Ratio |
|--------------------|----------------------|--------------------|-------------|
| Local | \$110,105,095 | \$1,094,576 | 101:1 |
| State | \$5,674,972 | \$700,000 | 8:1 |
| Grand Total | \$115,780,066 | \$1,794,576 | 65:1 |

*Discounted at 2%

Additional Comments from IDA

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

