

Erie County Industrial Development Agency

MRB Cost Benefit Calculator



Date: May 8, 2025
 Project Title: Pfannenbergl USA - Old Version
 Project Location: 13595 Broadway

Economic Impacts

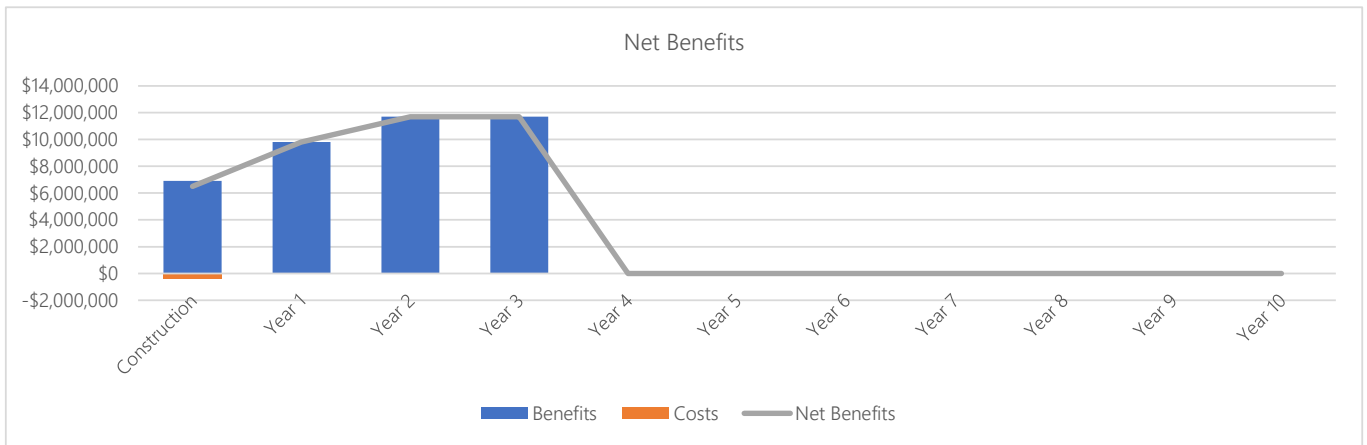
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$15,850,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	43	38	81
Earnings	\$4,124,776	\$2,402,411	\$6,527,187
Local Spend	\$10,800,000	\$7,459,982	\$18,259,982

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	146	5	151
Earnings	\$30,152,525	\$1,165,559	\$31,318,084

Figure 1



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

Figure 2

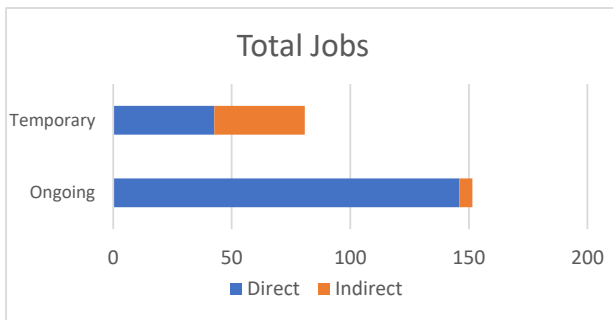
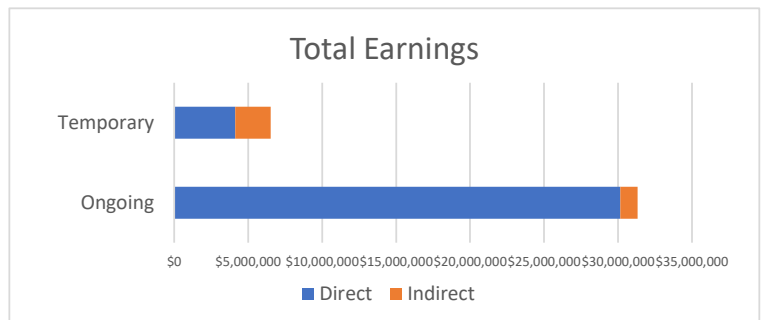


Figure 3



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	\$411,250	\$411,250
Local Sales Tax Exemption	\$223,250	\$223,250
State Sales Tax Exemption	\$188,000	\$188,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$411,250	\$411,250

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$38,159,860	\$36,903,357
To Private Individuals	\$37,845,271	\$36,599,127
Temporary Payroll	\$6,527,187	\$6,527,187
Ongoing Payroll	\$31,318,084	\$30,071,940
Other Payments to Private Individuals	\$0	\$0
To the Public	\$314,589	\$304,230
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$54,257	\$54,257
Ongoing Jobs - Sales Tax Revenue	\$260,332	\$249,973
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,967,954	\$1,903,155
To the Public	\$1,967,954	\$1,903,155
Temporary Income Tax Revenue	\$293,723	\$293,723
Ongoing Income Tax Revenue	\$1,409,314	\$1,353,237
Temporary Jobs - Sales Tax Revenue	\$45,690	\$45,690
Ongoing Jobs - Sales Tax Revenue	\$219,227	\$210,504
Total Benefits to State & Region	\$40,127,814	\$38,806,512

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$36,903,357	\$223,250	165:1
State	\$1,903,155	\$188,000	10:1
Grand Total	\$38,806,512	\$411,250	94:1

*Discounted at 2%

Additional Comments from IDA

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



