

# Erie County Industrial Development Agency

## MRB Cost Benefit Calculator



Cost-Benefit Analysis Tool powered by MRB Group

Date: July 24, 2025  
 Project Title: 93 NYRPT LLC (Benderson Development) / Erie 1 BOCES  
 Project Location: 2911 Walden Ave, Depew, NY 14043

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

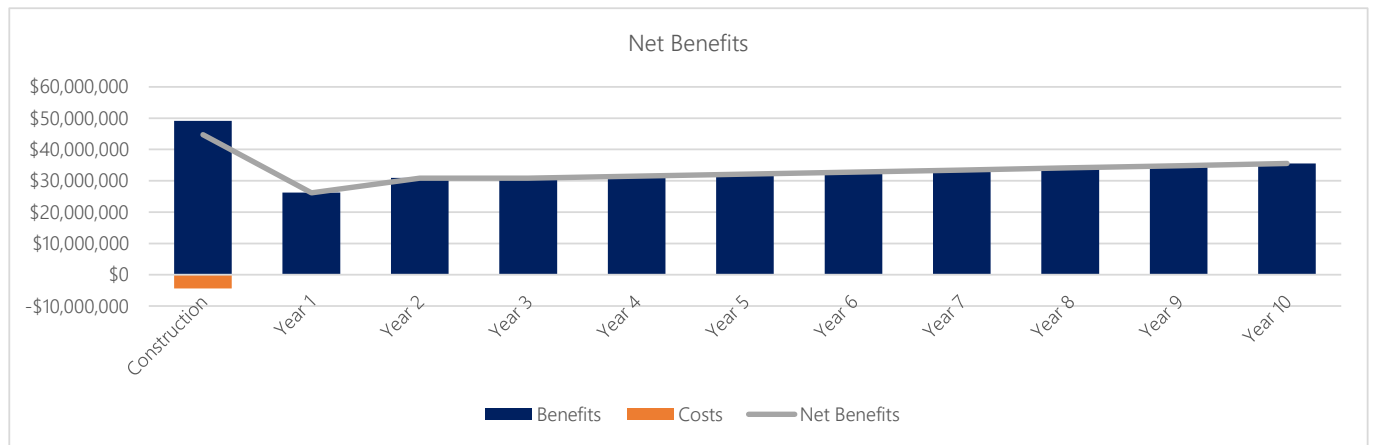
#### Construction Project Costs

\$75,500,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	329	302	631
Earnings	\$29,075,050	\$17,235,690	\$46,310,740
Local Spend	\$75,500,000	\$53,665,400	\$129,165,400

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	361	99	460
Earnings	\$225,743,091	\$78,897,210	\$304,640,301

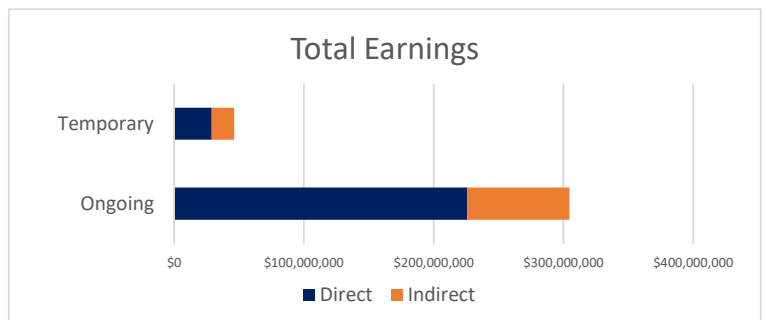
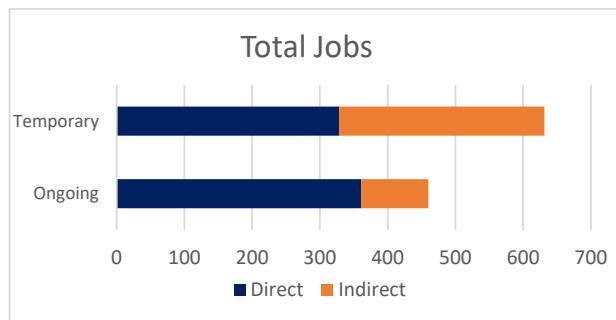
Figure 1



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

Figure 2

Figure 3





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# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$833,778	\$753,487
Sales Tax Exemption	\$4,375,000	\$4,375,000
Local Sales Tax Exemption	\$2,375,000	\$2,375,000
State Sales Tax Exemption	\$2,000,000	\$2,000,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$5,208,778</b>	<b>\$5,128,487</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$354,076,766</b>	<b>\$321,661,686</b>
To Private Individuals	\$350,951,041	\$318,828,725
Temporary Payroll	\$46,310,740	\$46,310,740
Ongoing Payroll	\$304,640,301	\$272,517,985
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,125,725	\$2,832,962
Increase in Property Tax Revenue	\$208,444	\$182,698
Temporary Jobs - Sales Tax Revenue	\$384,958	\$384,958
Ongoing Jobs - Sales Tax Revenue	\$2,532,323	\$2,265,306
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$18,249,454</b>	<b>\$16,579,094</b>
To the Public	\$18,249,454	\$16,579,094
Temporary Income Tax Revenue	\$2,083,983	\$2,083,983
Ongoing Income Tax Revenue	\$13,708,814	\$12,263,309
Temporary Jobs - Sales Tax Revenue	\$324,175	\$324,175
Ongoing Jobs - Sales Tax Revenue	\$2,132,482	\$1,907,626
<b>Total Benefits to State &amp; Region</b>	<b>\$372,326,220</b>	<b>\$338,240,780</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$321,661,686	\$3,128,487	103:1
State	\$16,579,094	\$2,000,000	8:1
<b>Grand Total</b>	<b>\$338,240,780</b>	<b>\$5,128,487</b>	<b>66:1</b>

\*Discounted at the public sector discount rate of: 2%

### Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes  
 Does this project provide onsite childcare facilities? No