

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date June 11, 2025
Project Title Upstate Niagara Cooperative, Inc. (10 yr std)
Project Location North America Drive, West Seneca, NY14224



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

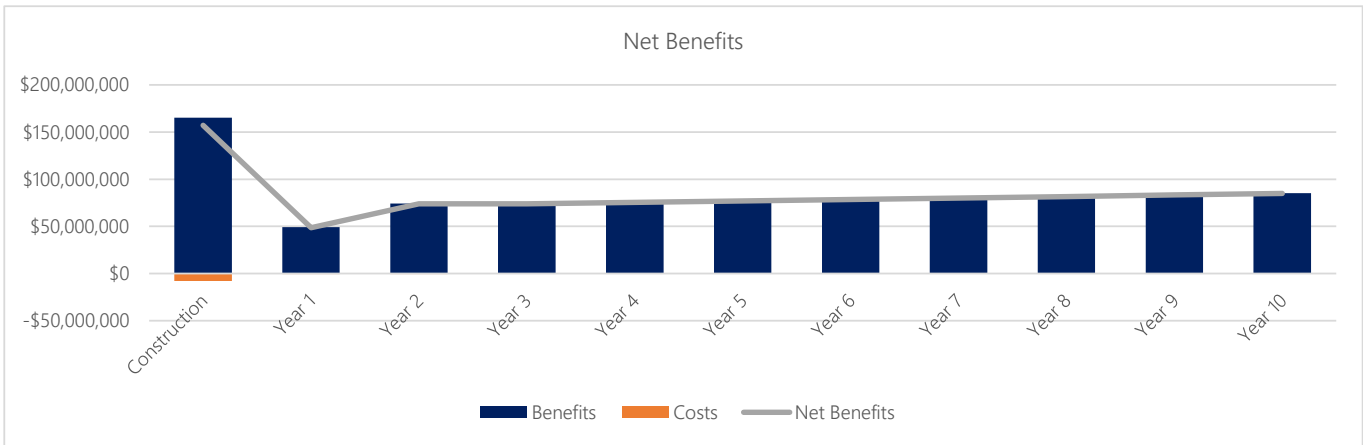
Construction Project Costs

\$255,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	994	944	1938
Earnings	\$97,588,500	\$58,182,264	\$155,770,764
Local Spend	\$255,000,000	\$181,254,000	\$436,254,000

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	370	746	1116
Earnings	\$267,538,811	\$449,358,187	\$716,896,998

Figure 1



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

Figure 2

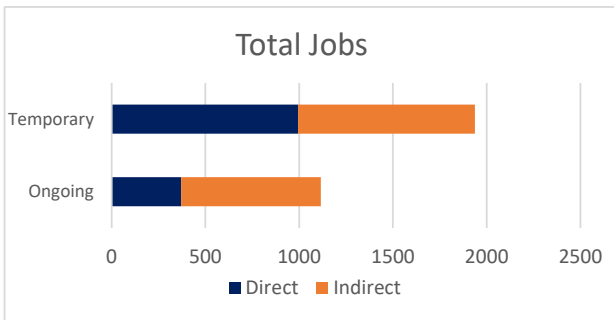
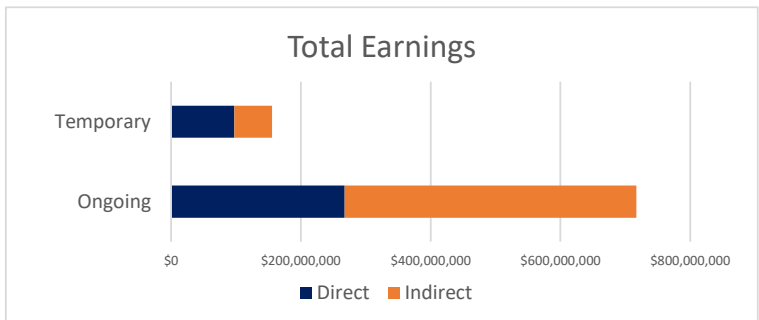


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,997,610	\$3,612,651
Sales Tax Exemption	\$6,125,000	\$6,125,000
Local Sales Tax Exemption	\$3,325,000	\$3,325,000
State Sales Tax Exemption	\$2,800,000	\$2,800,000
Mortgage Recording Tax Exemption	\$1,890,000	\$1,890,000
Local Mortgage Recording Tax Exemption	\$630,000	\$630,000
State Mortgage Recording Tax Exemption	\$1,260,000	\$1,260,000
Total Costs	\$12,012,610	\$11,627,651

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$881,553,482	\$804,010,029
To Private Individuals	\$872,667,762	\$795,898,481
Temporary Payroll	\$155,770,764	\$155,770,764
Ongoing Payroll	\$716,896,998	\$640,127,717
Other Payments to Private Individuals	\$0	\$0
To the Public	\$8,885,721	\$8,111,548
Increase in Property Tax Revenue	\$1,001,670	\$877,995
Temporary Jobs - Sales Tax Revenue	\$1,294,844	\$1,294,844
Ongoing Jobs - Sales Tax Revenue	\$5,959,206	\$5,321,062
Other Local Municipal Revenue	\$630,000	\$617,647
State Benefits	\$45,378,724	\$41,386,721
To the Public	\$45,378,724	\$41,386,721
Temporary Income Tax Revenue	\$7,009,684	\$7,009,684
Ongoing Income Tax Revenue	\$32,260,365	\$28,805,747
Temporary Jobs - Sales Tax Revenue	\$1,090,395	\$1,090,395
Ongoing Jobs - Sales Tax Revenue	\$5,018,279	\$4,480,894
Total Benefits to State & Region	\$926,932,206	\$845,396,750

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$804,010,029	\$7,567,651	106:1
State	\$41,386,721	\$4,060,000	10:1
Grand Total	\$845,396,750	\$11,627,651	73:1

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

Additional Comments from IDA

This is a good project.

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