

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date: December 10, 2025
 Project Title: Wavepoint 3PL
 Project Location: 231 Ship Canal Parkway, Buffalo NY 14218



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

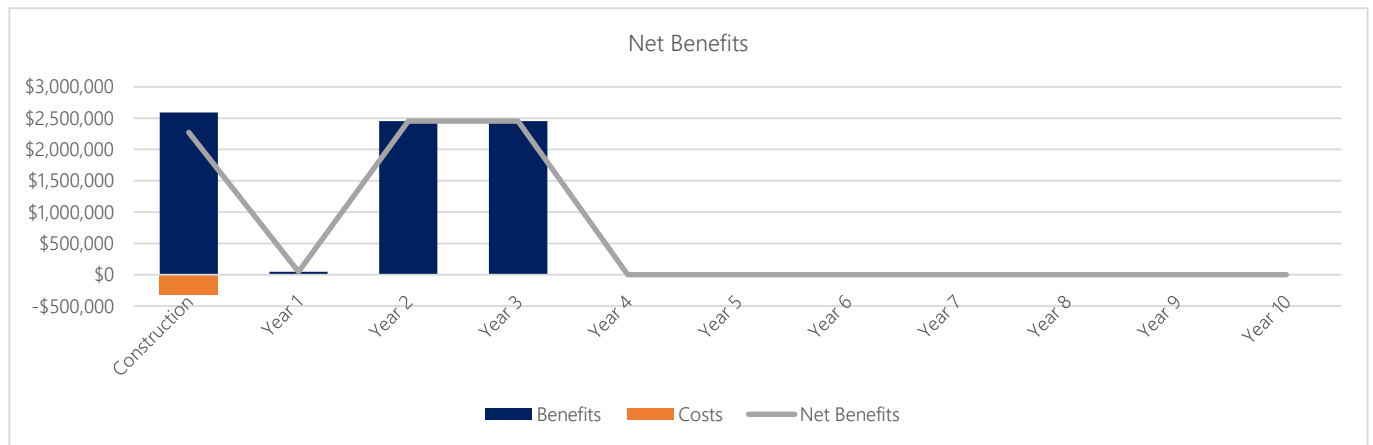
Construction Project Costs

\$25,000,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		16	15	30
Earnings		\$1,530,800	\$912,663	\$2,443,463
Local Spend		\$4,000,000	\$2,843,200	\$6,843,200

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		31	9	40
Earnings		\$3,139,990	\$1,488,041	\$4,628,031

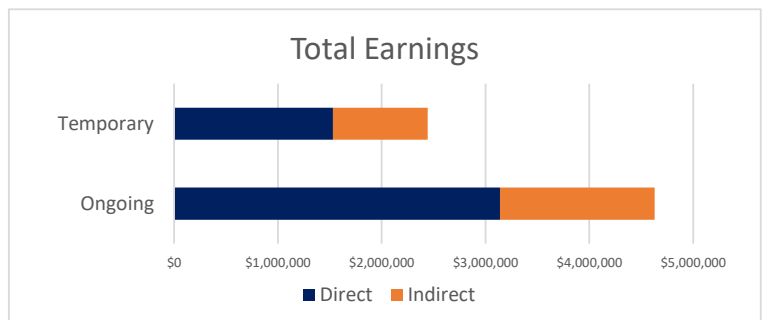
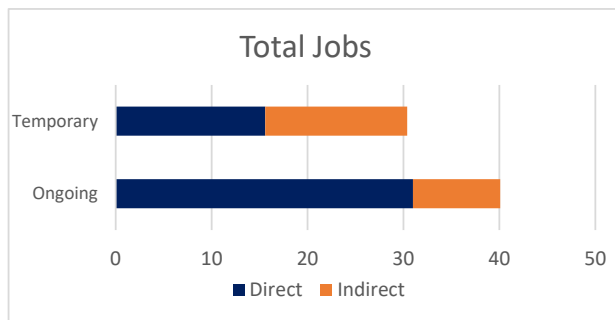
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts



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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$175,000	\$175,000
Local Sales Tax Exemption	\$95,000	\$95,000
State Sales Tax Exemption	\$80,000	\$80,000
Mortgage Recording Tax Exemption	\$142,500	\$142,500
Local Mortgage Recording Tax Exemption	\$47,500	\$47,500
State Mortgage Recording Tax Exemption	\$95,000	\$95,000
Total Costs	\$317,500	\$317,500

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$7,177,776	\$6,951,665
To Private Individuals	\$7,071,494	\$6,848,171
Temporary Payroll	\$2,443,463	\$2,443,463
Ongoing Payroll	\$4,628,031	\$4,404,708
Other Payments to Private Individuals	\$0	\$0
To the Public	\$106,282	\$103,494
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$20,311	\$20,311
Ongoing Jobs - Sales Tax Revenue	\$38,471	\$36,614
Other Local Municipal Revenue	\$47,500	\$46,569
State Benefits	\$367,718	\$356,105
To the Public	\$367,718	\$356,105
Temporary Income Tax Revenue	\$109,956	\$109,956
Ongoing Income Tax Revenue	\$208,261	\$198,212
Temporary Jobs - Sales Tax Revenue	\$17,104	\$17,104
Ongoing Jobs - Sales Tax Revenue	\$32,396	\$30,833
Total Benefits to State & Region	\$7,545,494	\$7,307,770

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$6,951,665	\$142,500	49:1
State	\$356,105	\$175,000	2:1
Grand Total	\$7,307,770	\$317,500	23:1

*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