

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date January 27, 2026
Project Title North Eastern Alliance Redevelopment Project
Project Location 11580 Walden Avenue, Alden NY 14004



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

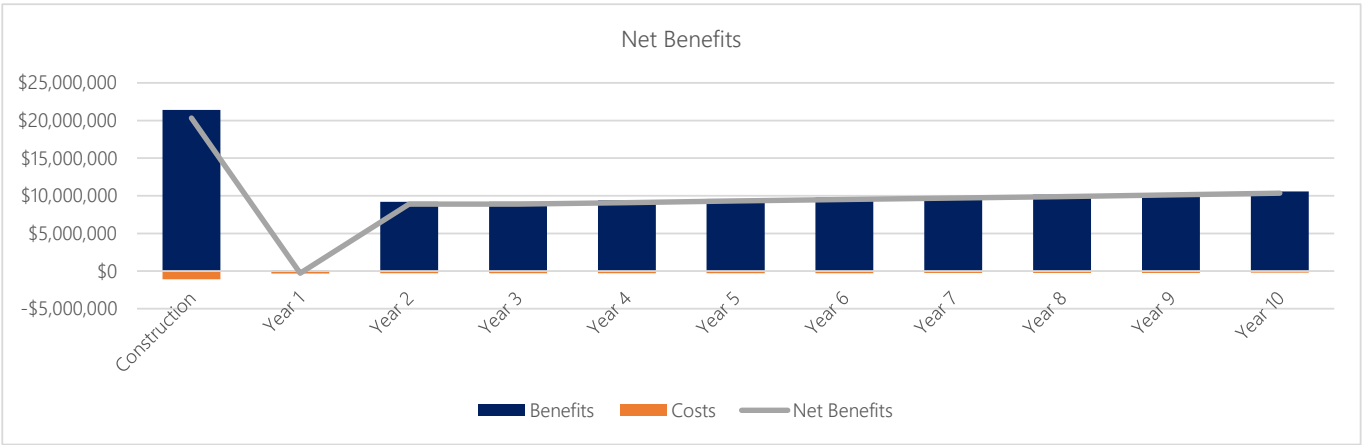
Construction Project Costs

\$33,068,293

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	129	122	251
Earnings	\$12,655,236	\$7,545,052	\$20,200,287
Local Spend	\$33,068,293	\$23,504,943	\$56,573,236

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	85	106	191
Earnings	\$46,716,974	\$36,415,881	\$83,132,855

Figure 1



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

Figure 2

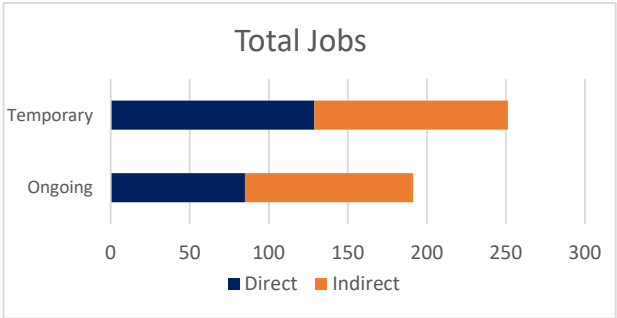
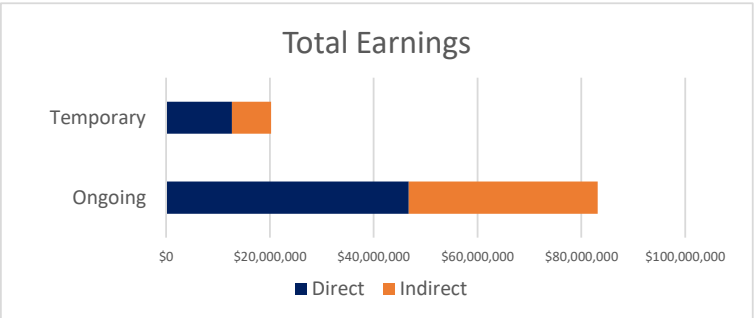


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,718,018	\$2,456,280
Sales Tax Exemption	\$976,100	\$976,100
Local Sales Tax Exemption	\$529,883	\$529,883
State Sales Tax Exemption	\$446,217	\$446,217
Mortgage Recording Tax Exemption	\$112,500	\$112,500
Local Mortgage Recording Tax Exemption	\$37,500	\$37,500
State Mortgage Recording Tax Exemption	\$75,000	\$75,000
Total Costs	\$3,806,618	\$3,544,880

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$104,909,301	\$95,349,487
To Private Individuals	\$103,333,143	\$93,936,128
Temporary Payroll	\$20,200,287	\$20,200,287
Ongoing Payroll	\$83,132,855	\$73,735,840
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,576,159	\$1,413,359
Increase in Property Tax Revenue	\$679,702	\$595,751
Temporary Jobs - Sales Tax Revenue	\$167,915	\$167,915
Ongoing Jobs - Sales Tax Revenue	\$691,042	\$612,929
Other Local Municipal Revenue	\$37,500	\$36,765
State Benefits	\$5,373,323	\$4,884,679
To the Public	\$5,373,323	\$4,884,679
Temporary Income Tax Revenue	\$909,013	\$909,013
Ongoing Income Tax Revenue	\$3,740,978	\$3,318,113
Temporary Jobs - Sales Tax Revenue	\$141,402	\$141,402
Ongoing Jobs - Sales Tax Revenue	\$581,930	\$516,151
Total Benefits to State & Region	\$110,282,625	\$100,234,166

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$95,349,487	\$3,023,663	32:1
State	\$4,884,679	\$521,217	9:1
Grand Total	\$100,234,166	\$3,544,880	28:1

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

Additional Comments from IDA

0

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