

# Erie County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: May 16, 2022  
 Project Title: A&A Union Road LLC  
 Project Location: 1471 Union Road, West Seneca, NY 14224

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

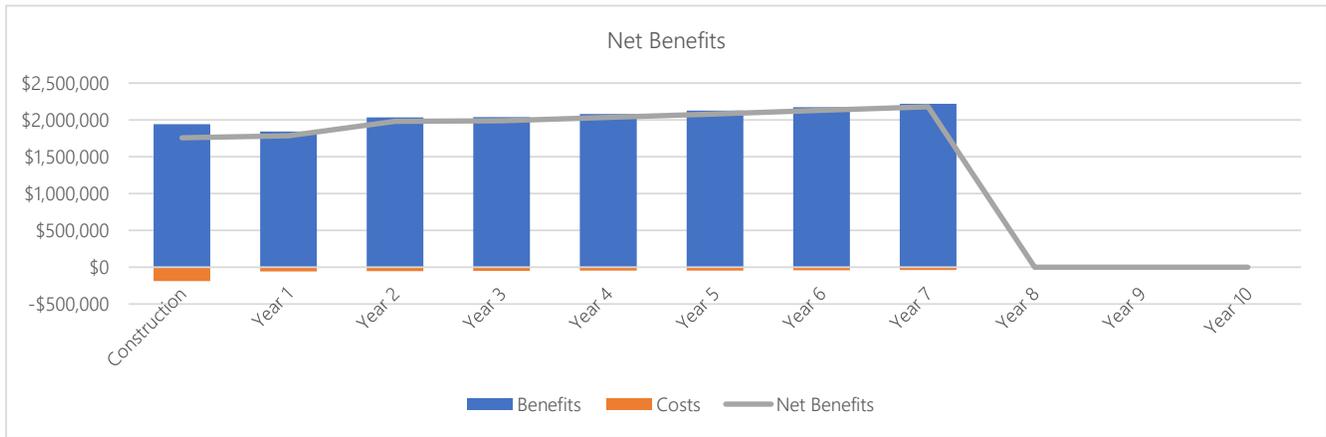
Project Total Investment  
 \$3,110,729

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		13	11	25
Earnings		\$1,185,010	\$647,197	\$1,832,207
Local Spend		\$2,830,763	\$2,004,283	\$4,835,047

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		14	22	36
Earnings		\$5,820,426	\$7,777,387	\$13,597,812

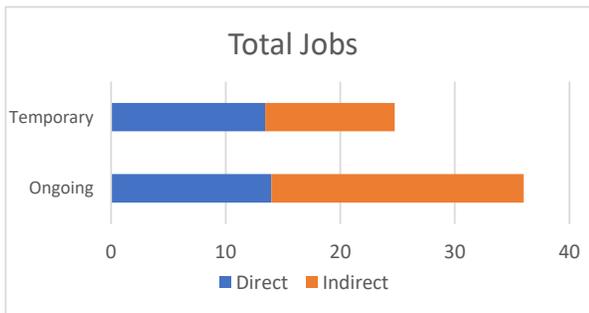
Figure 1



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	\$334,917	\$311,187
Sales Tax Exemption	\$166,250	\$166,250
Local Sales Tax Exemption	\$90,250	\$90,250
State Sales Tax Exemption	\$76,000	\$76,000
Mortgage Recording Tax Exemption	\$20,625	\$20,625
Local Mortgage Recording Tax Exemption	\$6,875	\$6,875
State Mortgage Recording Tax Exemption	\$13,750	\$13,750
<b>Total Costs</b>	<b>\$521,792</b>	<b>\$498,062</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$15,648,889</b>	<b>\$14,581,771</b>
<b>To Private Individuals</b>	<b>\$15,430,020</b>	<b>\$14,379,616</b>
Temporary Payroll	\$1,832,207	\$1,832,207
Ongoing Payroll	\$13,597,812	\$12,547,409
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$218,869</b>	<b>\$202,154</b>
Increase in Property Tax Revenue	\$83,732	\$75,884
Temporary Jobs - Sales Tax Revenue	\$15,230	\$15,230
Ongoing Jobs - Sales Tax Revenue	\$113,032	\$104,300
Other Local Municipal Revenue	\$6,875	\$6,740
<b>State Benefits</b>	<b>\$802,361</b>	<b>\$747,740</b>
<b>To the Public</b>	<b>\$802,361</b>	<b>\$747,740</b>
Temporary Income Tax Revenue	\$82,449	\$82,449
Ongoing Income Tax Revenue	\$611,902	\$564,633
Temporary Jobs - Sales Tax Revenue	\$12,825	\$12,825
Ongoing Jobs - Sales Tax Revenue	\$95,185	\$87,832
<b>Total Benefits to State &amp; Region</b>	<b>\$16,451,250</b>	<b>\$15,329,511</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$14,581,771	\$408,312	36:1
State	\$747,740	\$89,750	8:1
<b>Grand Total</b>	<b>\$15,329,511</b>	<b>\$498,062</b>	<b>31:1</b>

\*Discounted at 2%

## Additional Comments from IDA

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