



Internal Report: Michigan Broadway, LLC/Nash Lofts - Michigan Broadway, LLC/Nash Lofts

Table 1: Basic Information

Project Name	Michigan Broadway, LLC/Nash Lofts
Project Industry	(531) Real Estate
Municipality	Buffalo City
School District	Buffalo
Project Cost	\$6,614,244
Construction Budget	\$4,699,995
Direct Employment Expected	8 (4 created and 4 retained)
Direct Labor Income	\$249,676
Direct Construction Jobs	34
Direct Construction Labor Income	\$1,806,324
Total Labor Income	\$2,056,000

Table 2: Estimated State & Regional Benefits*

Region	
New Property Tax Revenue (PILOT or Improvements)	\$1,034,210
Sales Tax Revenue	\$143,938
State	
Income Tax Revenue	\$360,934
Sales Tax Revenue	\$121,211
TOTAL Estimated Revenue	\$1,660,292

Table 3: Estimated Project Incentives*

Property Tax Savings	\$0
Sales Tax Savings	\$205,625
Mortgage Tax Savings	\$30,000
TOTAL Estimated Incentives	\$235,625



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Table 1: Basic Information

Project Name	Michigan Broadway, LLC/Nash Lofts
Project Applicant	Michigan Broadway, LLC/Nash Lofts
Project Industry	Real Estate
Municipality	Buffalo City
School District	Buffalo
Type of Transaction	Tax Exemptions
Project Cost	\$6,614,244
Mortgage Amount	\$3,000,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

	State	Region
Total Employment	70	70
Direct**	8 (4 created and 4 retained)	8 (4 created and 4 retained)
Indirect***	10	10
Induced****	5	5
Temporary Construction (Direct and Indirect)	47	47

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total	\$3,407,472	\$3,407,472	\$48,971
Direct**	\$249,676	\$249,676	\$31,209
Indirect***	\$515,568	\$515,568	\$54,136
Induced****	\$208,968	\$208,968	\$39,751
Temporary Construction (Direct and Indirect)	\$2,433,260	\$2,433,260	\$51,991

Table 4: Permanent New/Retained Labor Income (Discounted Present Value*)

	State Labor Income	Region Labor Income
Total	\$10,822,389	\$10,822,389
Direct**	\$2,150,006	\$2,150,006

Indirect ^{***}	\$4,439,660	\$4,439,660
Induced ^{****}	\$1,799,462	\$1,799,462
Temporary Construction (Direct and Indirect)	\$2,433,260	\$2,433,260

Table 5: Cost/Benefit Analysis (Discounted Present Value*)

Total Costs to State and Region	\$235,625
Mortgage Tax Revenue Forgone	\$30,000
State	\$22,500
County	\$7,500
Local	\$0
Sales Tax Revenue Forgone	\$205,625
Construction Materials	\$205,625
Other Items	\$0
Total Benefits to State and Region	\$12,482,682
Total State Benefits	\$11,304,534
Income Tax Revenue	\$360,934
Direct**	\$58,050
Indirect***	\$164,267
Induced****	\$48,585
Construction (Direct and Indirect, over 0 years)	\$90,031
Sales Tax Revenue	\$121,211
Direct**	\$24,080
Indirect***	\$49,724
Induced****	\$20,154
Construction (Direct and Indirect, over 0 years)	\$27,253
Labor Income	\$10,822,389
Total Regional Benefits	\$1,178,148
Property Tax/PILOT Revenue	\$1,034,210
Sales Tax Revenue	\$143,938
Direct**	\$28,595
Indirect***	\$59,047
Induced****	\$23,933
Construction (Direct and Indirect, over 0 years)	\$32,362
Benefit to Cost Ratio	12482635.8:1
Overall ROI	53:1

Table 6: Regional Fiscal Impact (Discounted Present Value*)

Total Local Client Incentives	\$115,180
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$1,178,148
Net Local Revenue	\$1,062,968
Benefit to Cost Ratio	10.2:1
Overall ROI	104.2:1

Table 7: Property Tax Revenue (Discounted Present Value*)

Total Property Tax	\$1,034,210
County Property Tax	\$163,714
City/Village Property Tax	\$429,052
School District Property Tax	\$441,444

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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Table 4: Employment Breakdown

Project	
Direct**	8 (4 created and 4 retained)
Indirect***	10
Induced****	5
Construction	
Direct	34
Indirect	12

Table 5: Ratios

Benefit to Cost Ratio	7:1
Overall ROI	53:1

* Figures over 10 years and discounted by 3.49%

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