



# Internal Report: Trahwen-G, LLC - Trahwen-G, LLC

## Table 1: Basic Information

Project Name	Trahwen-G, LLC
Project Industry	(531) Real Estate
Municipality	Cheektowaga Town
School District	Cheektowaga-Maryvale
Project Cost	\$5,380,000
Construction Budget	\$4,300,000
Direct Employment Expected	35
Direct Labor Income	\$1,050,000
Direct Construction Jobs	31
Direct Construction Labor Income	\$1,652,596
Total Labor Income	\$2,702,596

## Table 2: Estimated State & Regional Benefits\*

Region	
New Property Tax Revenue (PILOT or Improvements)	\$143,335
Sales Tax Revenue	\$384,890
State	
Income Tax Revenue	\$946,404
Sales Tax Revenue	\$324,118
<b>TOTAL Estimated Revenue</b>	<b>\$1,798,746</b>

## Table 3: Estimated Project Incentives\*

Property Tax Savings	\$542,885
Sales Tax Savings	\$277,813
<b>TOTAL Estimated Incentives</b>	<b>\$820,697</b>



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Table 1: Basic Information

Project Name	Trahwen-G, LLC
Project Applicant	Trahwen-G, LLC
Project Industry	Real Estate
Municipality	Cheektowaga Town
School District	Cheektowaga-Maryvale
Type of Transaction	Lease
Project Cost	\$5,380,000

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

	State	Region
<b>Total Employment</b>	<b>142</b>	<b>142</b>
Direct**	35	35
Indirect***	42	42
Induced****	23	23
Temporary Construction (Direct and Indirect)	43	43

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

	State Labor Income	Region Labor Income	Average Salary
<b>Total</b>	<b>\$6,446,023</b>	<b>\$6,446,023</b>	<b>\$45,241</b>
Direct**	\$1,050,000	\$1,050,000	\$30,000
Indirect***	\$2,255,612	\$2,255,612	\$54,136
Induced****	\$914,234	\$914,234	\$39,751
Temporary Construction (Direct and Indirect)	\$2,226,177	\$2,226,177	\$51,991

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

	State Labor Income	Region Labor Income
<b>Total</b>	<b>\$28,939,084</b>	<b>\$28,939,084</b>
Direct**	\$6,646,819	\$6,646,819
Indirect***	\$14,278,708	\$14,278,708
Induced****	\$5,787,380	\$5,787,380

Temporary Construction (Direct and Indirect)	\$2,226,177	\$2,226,177
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Table 5: Cost/Benefit Analysis (Discounted Present Value\*)

<b>Total Costs to State and Region</b>	<b>\$820,697</b>
Property Tax Revenue Forgone	\$542,885
485-B Property Tax Abatement	\$172,434
Above 485-B	\$370,451
Sales Tax Revenue Forgone	\$277,813
Construction Materials	\$188,125
Other Items	\$89,688
<b>Total Benefits to State and Region</b>	<b>\$30,737,830</b>
<b>Total State Benefits</b>	<b>\$30,209,606</b>
Income Tax Revenue	\$946,404
Direct**	\$179,464
Indirect***	\$528,312
Induced****	\$156,259
Construction (Direct and Indirect, over 0 years)	\$82,369
Sales Tax Revenue	\$324,118
Direct**	\$74,444
Indirect***	\$159,922
Induced****	\$64,819
Construction (Direct and Indirect, over 0 years)	\$24,933
Labor Income	\$28,939,084
<b>Total Regional Benefits</b>	<b>\$528,224</b>
Property Tax/PILOT Revenue	\$143,335
Sales Tax Revenue	\$384,890
Direct**	\$88,403
Indirect***	\$189,907
Induced****	\$76,972
Construction (Direct and Indirect, over 0 years)	\$29,608
<b>Benefit to Cost Ratio</b>	<b>30737794.6:1</b>
<b>Overall ROI</b>	<b>37.5:1</b>

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

Total Local Client Incentives	\$682,439
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$528,224
Net Local Revenue	\$-154,214
Benefit to Cost Ratio	0.8:1
Overall ROI	43.2:1

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

<b>Total Property Tax</b>	<b>\$143,335</b>
<b>County Property Tax</b>	<b>\$22,760</b>
<b>Town Property Tax</b>	<b>\$42,404</b>
<b>School District Property Tax</b>	<b>\$78,170</b>

\* Figures over 7 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**	35
Indirect***	42
Induced****	23
Construction	
Direct	31
Indirect	11

## Table 5: Ratios

Benefit to Cost Ratio	<b>2.2:1</b>
Overall ROI	<b>37.5:1</b>

\* Figures over 7 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.

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