

Erie County Industrial Development Agency

MRB Cost Benefit Calculator



Date: September 22, 2023
 Project Title: 1175 Delaware
 Project Location: 1175 Delaware Ave, Buffalo, NY 14209

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

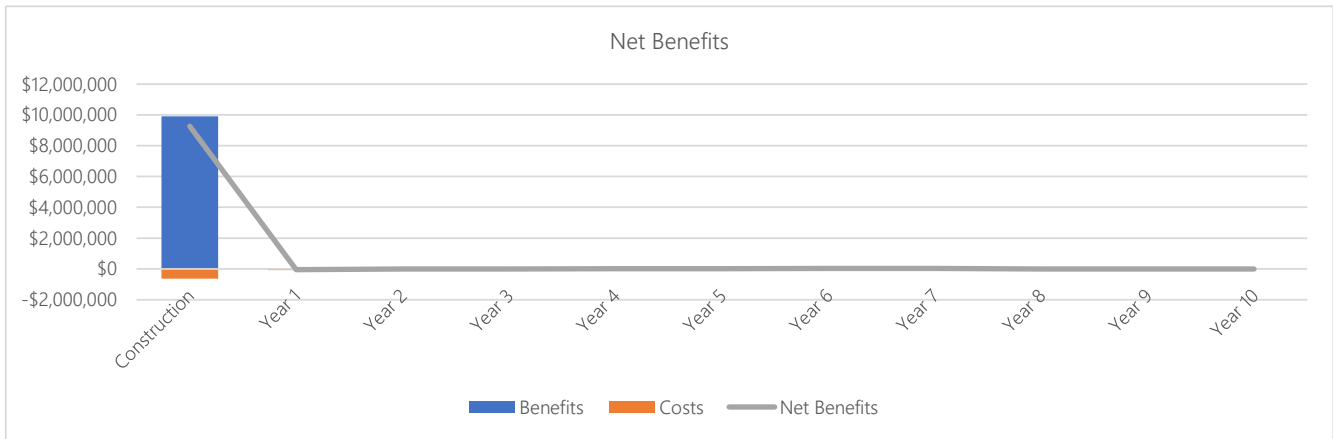
Project Total Investment

\$16,750,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		124	57	181
Earnings		\$6,045,589	\$3,292,126	\$9,337,714
Local Spend		\$14,405,000	\$10,192,573	\$24,597,573

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		1	1	2
Earnings		\$170,611	\$196,574	\$367,185

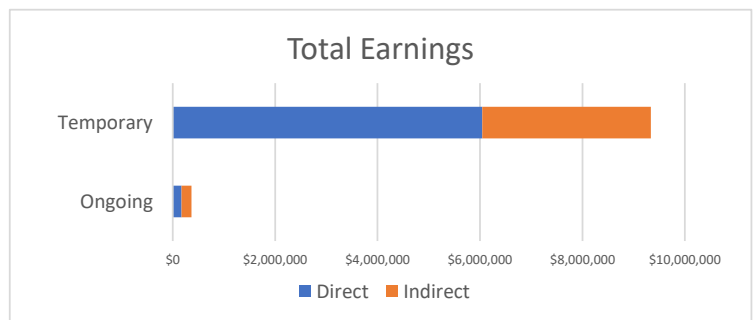
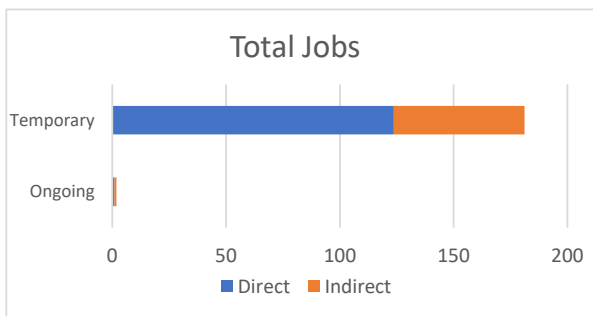
Figure 1



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	\$478,881	\$444,950
Sales Tax Exemption	\$547,286	\$547,286
Local Sales Tax Exemption	\$297,098	\$297,098
State Sales Tax Exemption	\$250,188	\$250,188
Mortgage Recording Tax Exemption	\$91,698	\$91,698
Local Mortgage Recording Tax Exemption	\$30,566	\$30,566
State Mortgage Recording Tax Exemption	\$61,132	\$61,132
Total Costs	\$1,117,865	\$1,083,934

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$9,935,861	\$9,892,336
To Private Individuals	\$9,704,899	\$9,673,457
Temporary Payroll	\$9,337,714	\$9,337,714
Ongoing Payroll	\$367,185	\$335,742
Other Payments to Private Individuals	\$0	\$0
To the Public	\$230,962	\$218,879
Increase in Property Tax Revenue	\$119,724	\$108,502
Temporary Jobs - Sales Tax Revenue	\$77,620	\$77,620
Ongoing Jobs - Sales Tax Revenue	\$3,052	\$2,791
Other Local Municipal Revenue	\$30,566	\$29,967
State Benefits	\$504,655	\$503,020
To the Public	\$504,655	\$503,020
Temporary Income Tax Revenue	\$420,197	\$420,197
Ongoing Income Tax Revenue	\$16,523	\$15,108
Temporary Jobs - Sales Tax Revenue	\$65,364	\$65,364
Ongoing Jobs - Sales Tax Revenue	\$2,570	\$2,350
Total Benefits to State & Region	\$10,440,516	\$10,395,356

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,892,336	\$772,614	13:1
State	\$503,020	\$311,320	2:1
Grand Total	\$10,395,356	\$1,083,934	10:1

*Discounted at 2%

Additional Comments from IDA

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