

Erie County Industrial Development Agency

MRB Cost Benefit Calculator



Date: February 26, 2024
 Project Title: SL Evans, LLC
 Project Location: 7612 & 7690 Southwestern Blvd., Evans, NY 14057

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

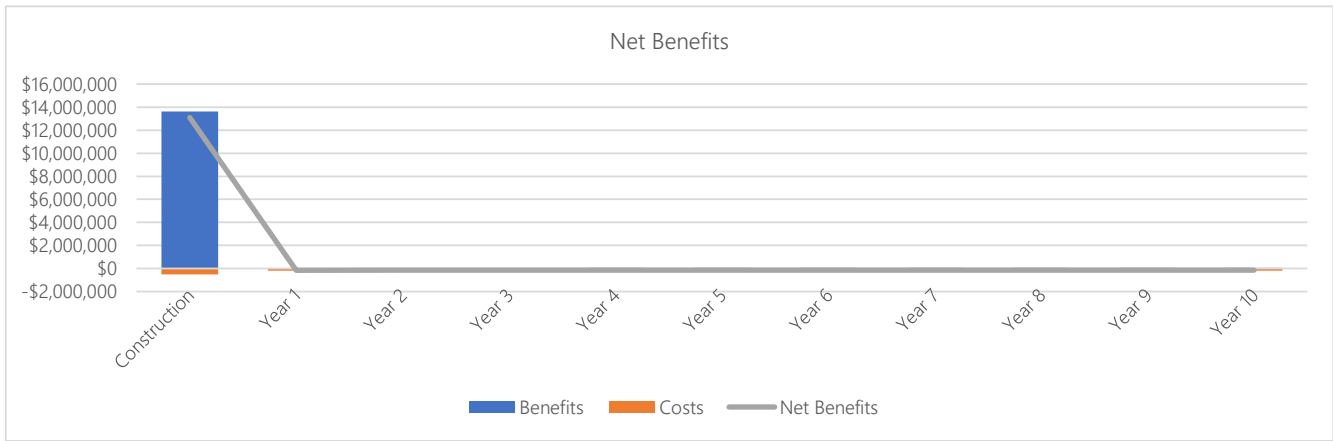
\$20,769,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		90	79	169
Earnings		\$8,322,138	\$4,523,799	\$12,845,937
Local Spend		\$19,938,240	\$14,024,944	\$33,963,184

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Aggregate over life of the PILOT

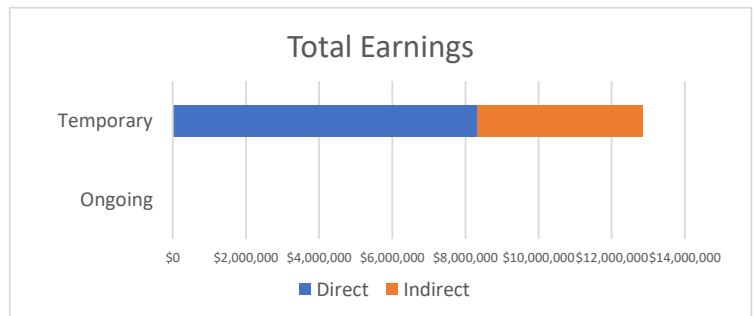
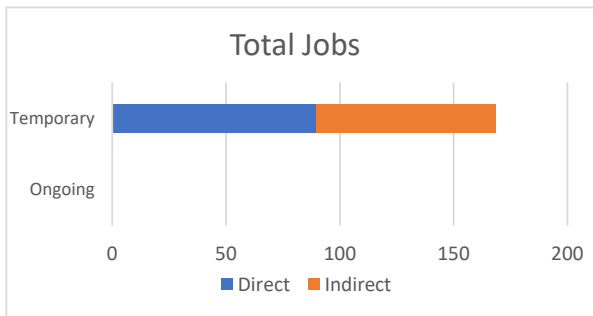
Figure 1



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	\$3,713,447	\$2,926,547
Sales Tax Exemption	\$525,000	\$525,000
Local Sales Tax Exemption	\$285,000	\$285,000
State Sales Tax Exemption	\$240,000	\$240,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$4,238,447	\$3,451,547

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$13,964,032	\$13,767,878
To Private Individuals	\$12,845,937	\$12,845,937
Temporary Payroll	\$12,845,937	\$12,845,937
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,118,095	\$921,941
Increase in Property Tax Revenue	\$1,011,313	\$815,160
Temporary Jobs - Sales Tax Revenue	\$106,782	\$106,782
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$667,989	\$667,989
To the Public	\$667,989	\$667,989
Temporary Income Tax Revenue	\$578,067	\$578,067
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$89,922	\$89,922
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$14,632,021	\$14,435,867

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$13,767,878	\$3,211,547	4:1
State	\$667,989	\$240,000	3:1
Grand Total	\$14,435,867	\$3,451,547	4:1

*Discounted at 2%

Additional Comments from IDA

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