Jefferson County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	February 22, 2022
Project Title	OYA ELLISBURG - NO MARKET CREDIT
Project Location	13624 CR 91, ADAMS, NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$9,922,967

Temporary (Construction)

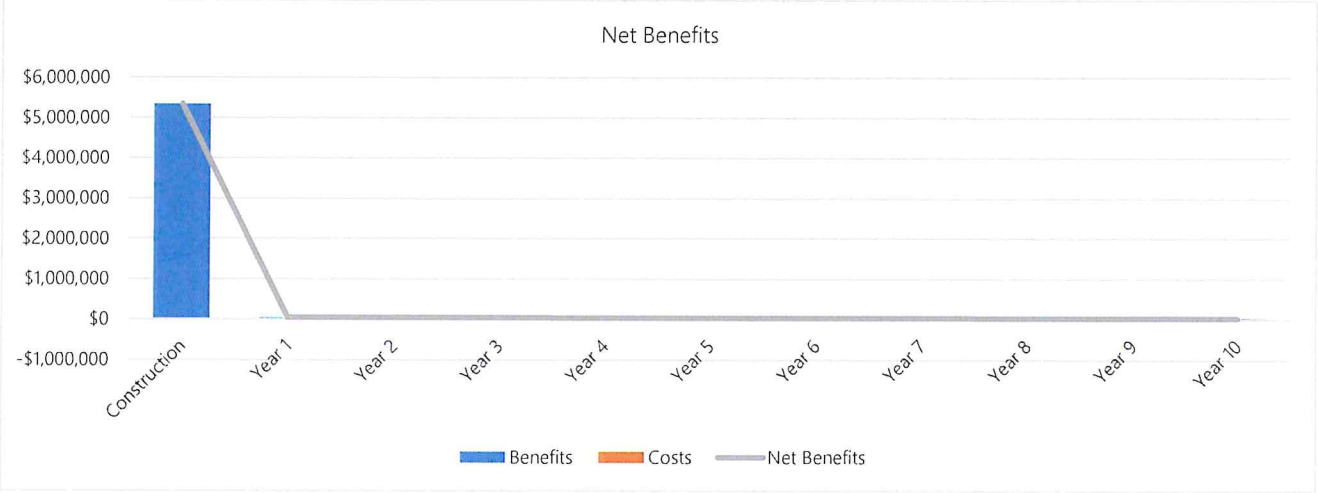
	Direct	Indirect	Total
Jobs	40	20	60
Earnings	$4,103,512	$937,384	$5,040,896
Local Spend	$9,922,967	$3,366,168	$13,289,135

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$0	$0	$0

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

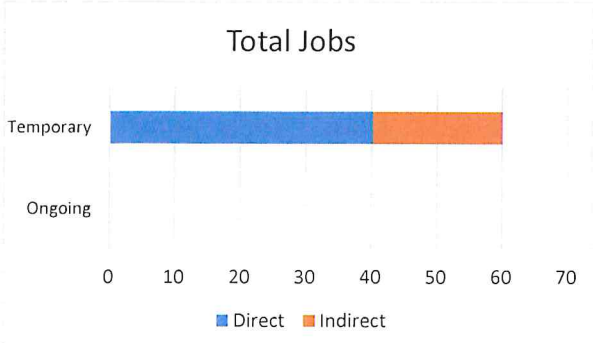
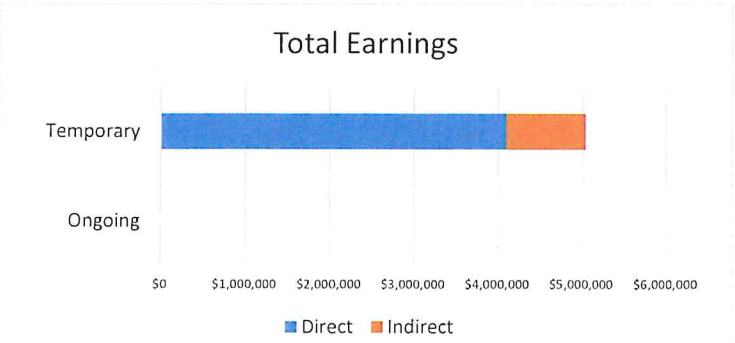


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

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Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$44,527	$31,918
Sales Tax Exemption	$0	$0
Local Sales Tax Exemption	*$0*	*$0*
State Sales Tax Exemption	*$0*	*$0*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	$44,527	$31,918

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$5,498,339	$5,440,460
To Private Individuals	$5,040,896	$5,040,896
Temporary Payroll	*$5,040,896*	*$5,040,896*
Ongoing Payroll	*$0*	*$0*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$457,443	$399,564
Increase in Property Tax Revenue	*$426,568*	*$368,689*
Temporary Jobs - Sales Tax Revenue	*$30,875*	*$30,875*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$262,127	$262,127
To the Public	$262,127	$262,127
Temporary Income Tax Revenue	*$226,840*	*$226,840*
Ongoing Income Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$35,286*	*$35,286*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Total Benefits to State & Region	$5,760,465	$5,702,587

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$5,440,460	$31,918	170:1
State	$262,127	$0	:1
Grand Total	$5,702,587	$31,918	179:1

*Discounted at 2%

Additional Comments from IDA

Est 2% cost escalation on Taxes on land current full value with no project and 2% esc on taxes if the project was at full value taxation.,.PILOT payments are calculated at base $5,500. per MW increasing bt 2% annually , inverted. Land taxes are added to the base PILOT payment to calculate full annual PILOT payment.

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

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