Jefferson County Industrial Development Agency

MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date January 5, 2026
Project Title WIC PILOT RENEWAL
Project Location WATERTOWN, NY 13601

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$994,049

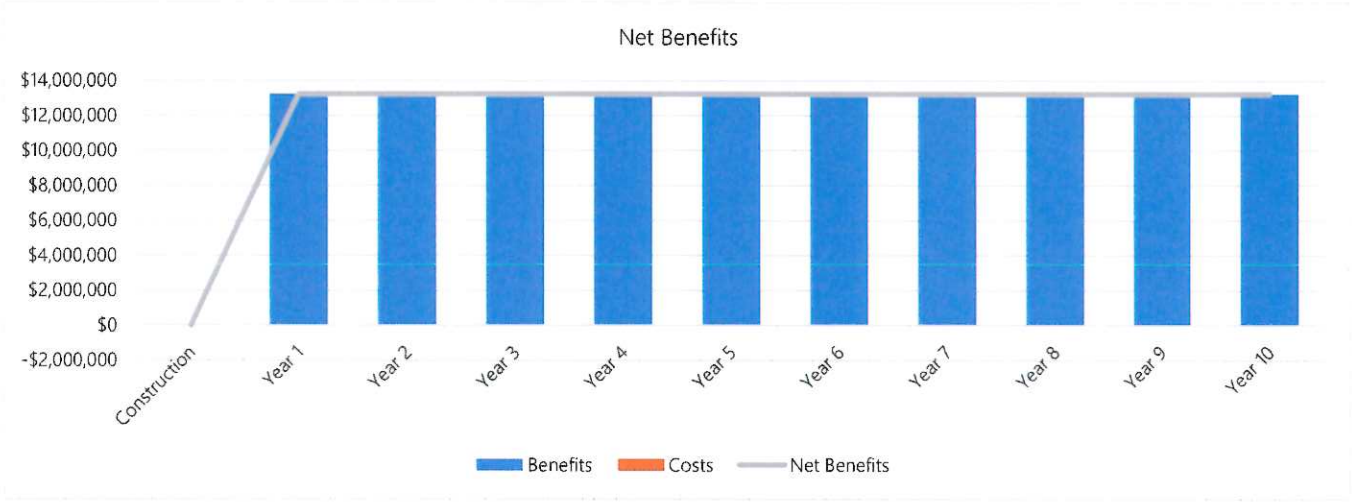
Temporary (Construction)

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$0	$0	$0
Local Spend	$0	$0	$0

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	168	121	289
Earnings	$84,000,000	$40,950,000	$124,950,000

Figure 1



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

Figure 2

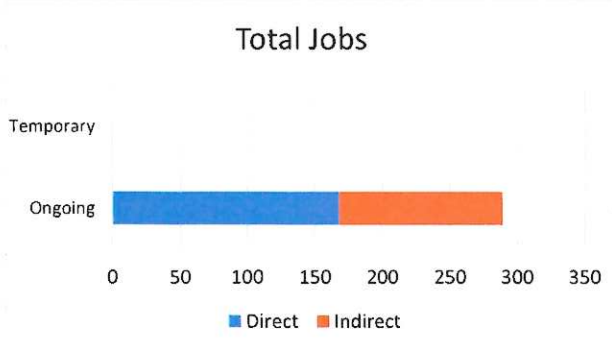


Figure 3



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	$61,220	$54,991
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	**$61,220**	**$54,991**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$125,763,430	$112,968,070
To Private Individuals	$124,950,000	$112,237,400
Temporary Payroll	*$0*	*$0*
Ongoing Payroll	*$124,950,000*	*$112,237,400*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$813,430	$730,670
Increase in Property Tax Revenue	*($61,220)*	*($54,991)*
Temporary Jobs - Sales Tax Revenue	*$0*	*$0*
Ongoing Jobs - Sales Tax Revenue	*$874,650*	*$785,662*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$6,497,400	$5,836,345
To the Public	$6,497,400	$5,836,345
Temporary Income Tax Revenue	*$0*	*$0*
Ongoing Income Tax Revenue	*$5,622,750*	*$5,050,683*
Temporary Jobs - Sales Tax Revenue	*$0*	*$0*
Ongoing Jobs - Sales Tax Revenue	*$874,650*	*$785,662*
Total Benefits to State & Region	$132,260,830	$118,804,415

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$112,968,070	$54,991	2054:1
State	$5,836,345	$0	:1
Grand Total	$118,804,415	$54,991	2160:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

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