

# Town of Amherst Industrial Development Agency

## MRB Cost Benefit Calculator

Date May 8, 2025  
Project Title Benderson Amherst Office Investment  
Project Location 6000-6040 North Bailey, 14226



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

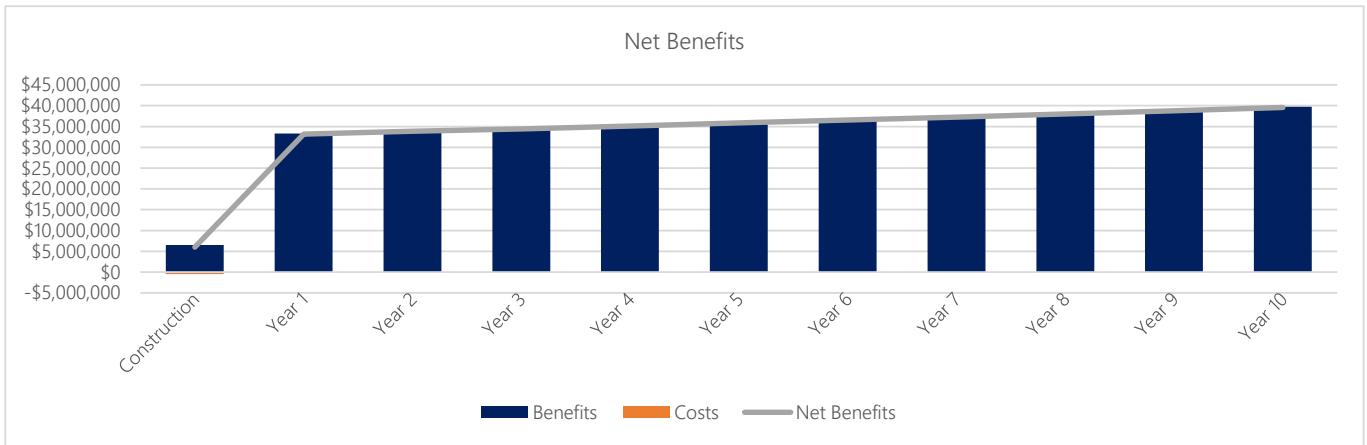
#### Construction Project Costs

\$13,150,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	44	40	84
Earnings	\$3,851,000	\$2,282,873	\$6,133,873
Local Spend	\$10,000,000	\$7,108,000	\$17,108,000

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	240	231	471
Earnings	\$227,422,131	\$114,893,661	\$342,315,792

Figure 1



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

Figure 2

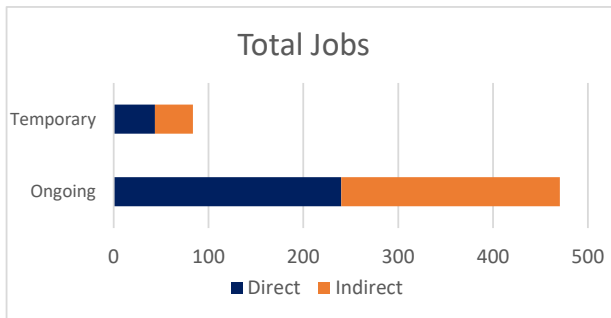
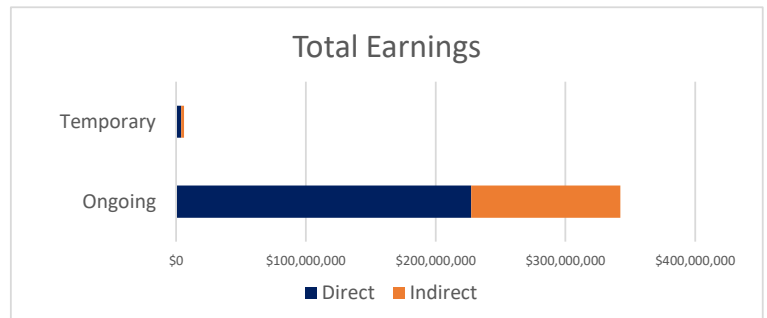


Figure 3



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

# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,691,820	\$1,521,558
Sales Tax Exemption	\$502,031	\$502,031
Local Sales Tax Exemption	\$272,531	\$272,531
State Sales Tax Exemption	\$229,500	\$229,500
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$2,193,851</b>	<b>\$2,023,589</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$352,853,213</b>	<b>\$316,589,744</b>
To Private Individuals	\$348,449,665	\$312,639,069
Temporary Payroll	\$6,133,873	\$6,133,873
Ongoing Payroll	\$342,315,792	\$306,505,196
Other Payments to Private Individuals	\$0	\$0
To the Public	\$4,403,548	\$3,950,675
Increase in Property Tax Revenue	\$158,120	\$140,166
Temporary Jobs - Sales Tax Revenue	\$50,988	\$50,988
Ongoing Jobs - Sales Tax Revenue	\$2,845,500	\$2,547,824
Other Local Municipal Revenue	\$1,348,940	\$1,211,697
<b>State Benefits</b>	<b>\$18,119,383</b>	<b>\$16,257,232</b>
To the Public	\$18,119,383	\$16,257,232
Temporary Income Tax Revenue	\$276,024	\$276,024
Ongoing Income Tax Revenue	\$15,404,211	\$13,792,734
Temporary Jobs - Sales Tax Revenue	\$42,937	\$42,937
Ongoing Jobs - Sales Tax Revenue	\$2,396,211	\$2,145,536
<b>Total Benefits to State &amp; Region</b>	<b>\$370,972,596</b>	<b>\$332,846,976</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$316,589,744	\$1,794,090	176:1
State	\$16,257,232	\$229,500	71:1
<b>Grand Total</b>	<b>\$332,846,976</b>	<b>\$2,023,589</b>	<b>164:1</b>

\*Discounted at the public sector discount rate of: 2%

## Additional Comments from IDA

Prepared by DM

Does the IDA believe that the project can be accomplished in a timely fashion? Yes  
Does this project provide onsite childcare facilities? No