

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 28, 2025
 Project Title: Allient Global Headquarters
 Project Location: 6400 Main Street, Williamsville 14221



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

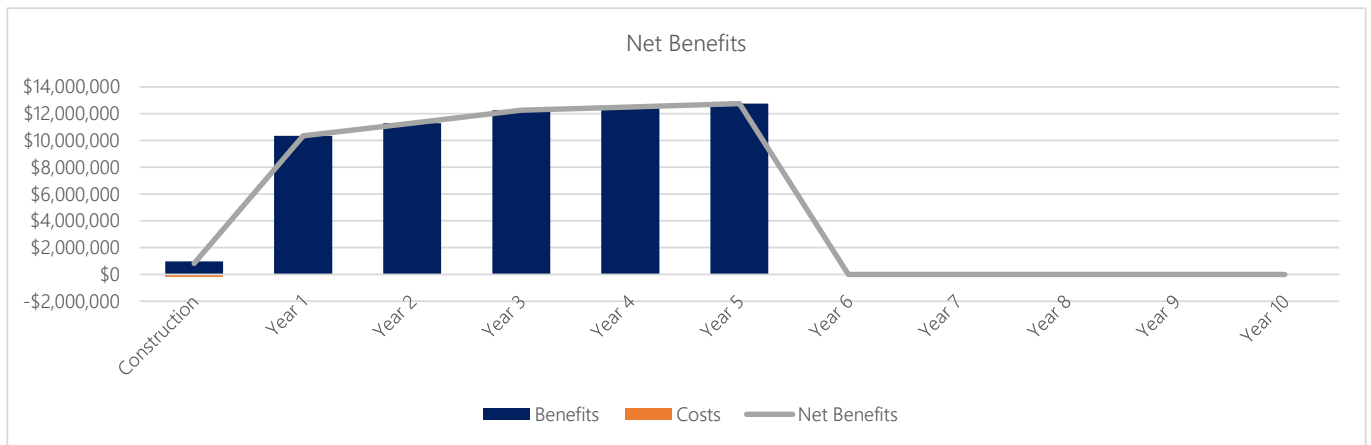
Construction Project Costs

\$1,679,676

| | Temporary (Construction) | | |
|-------------|--------------------------|-------------|-------------|
| | Direct | Indirect | Total |
| Jobs | 7 | 6 | 13 |
| Earnings | \$577,650 | \$342,431 | \$920,081 |
| Local Spend | \$1,500,000 | \$1,066,200 | \$2,566,200 |

| | Ongoing (Operations) | | |
|----------|----------------------|--------------|--------------|
| | Direct | Indirect | Total |
| Jobs | 64 | 61 | 125 |
| Earnings | \$37,063,872 | \$18,724,668 | \$55,788,540 |

Figure 1



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

Figure 2

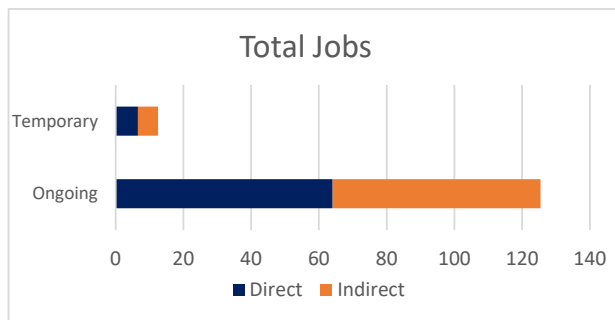
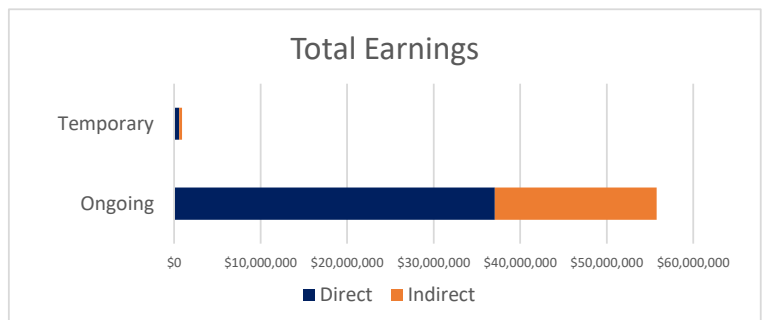


Figure 3



Fiscal Impacts



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Estimated Costs of Exemptions

| | Nominal Value | Discounted Value* |
|--|------------------|-------------------|
| Property Tax Exemption | \$0 | \$0 |
| Sales Tax Exemption | \$146,971 | \$146,971 |
| Local Sales Tax Exemption | \$79,784 | \$79,784 |
| State Sales Tax Exemption | \$67,187 | \$67,187 |
| Mortgage Recording Tax Exemption | \$0 | \$0 |
| Local Mortgage Recording Tax Exemption | \$0 | \$0 |
| State Mortgage Recording Tax Exemption | \$0 | \$0 |
| Total Costs | \$146,971 | \$146,971 |

State and Local Benefits

| | Nominal Value | Discounted Value* |
|---|---------------------|---------------------|
| Local Benefits | \$57,180,011 | \$53,849,014 |
| To Private Individuals | \$56,708,621 | \$53,405,084 |
| Temporary Payroll | \$920,081 | \$920,081 |
| Ongoing Payroll | \$55,788,540 | \$52,485,004 |
| Other Payments to Private Individuals | \$0 | \$0 |
| To the Public | \$471,390 | \$443,930 |
| Increase in Property Tax Revenue | \$0 | \$0 |
| Temporary Jobs - Sales Tax Revenue | \$7,648 | \$7,648 |
| Ongoing Jobs - Sales Tax Revenue | \$463,742 | \$436,282 |
| Other Local Municipal Revenue | \$0 | \$0 |
| State Benefits | \$2,948,848 | \$2,777,064 |
| To the Public | \$2,948,848 | \$2,777,064 |
| Temporary Income Tax Revenue | \$41,404 | \$41,404 |
| Ongoing Income Tax Revenue | \$2,510,484 | \$2,361,825 |
| Temporary Jobs - Sales Tax Revenue | \$6,441 | \$6,441 |
| Ongoing Jobs - Sales Tax Revenue | \$390,520 | \$367,395 |
| Total Benefits to State & Region | \$60,128,860 | \$56,626,079 |

Benefit to Cost Ratio

| | Benefit* | Cost* | Ratio |
|--------------------|---------------------|------------------|--------------|
| Local | \$53,849,014 | \$79,784 | 675:1 |
| State | \$2,777,064 | \$67,187 | 41:1 |
| Grand Total | \$56,626,079 | \$146,971 | 385:1 |

*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