

# 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

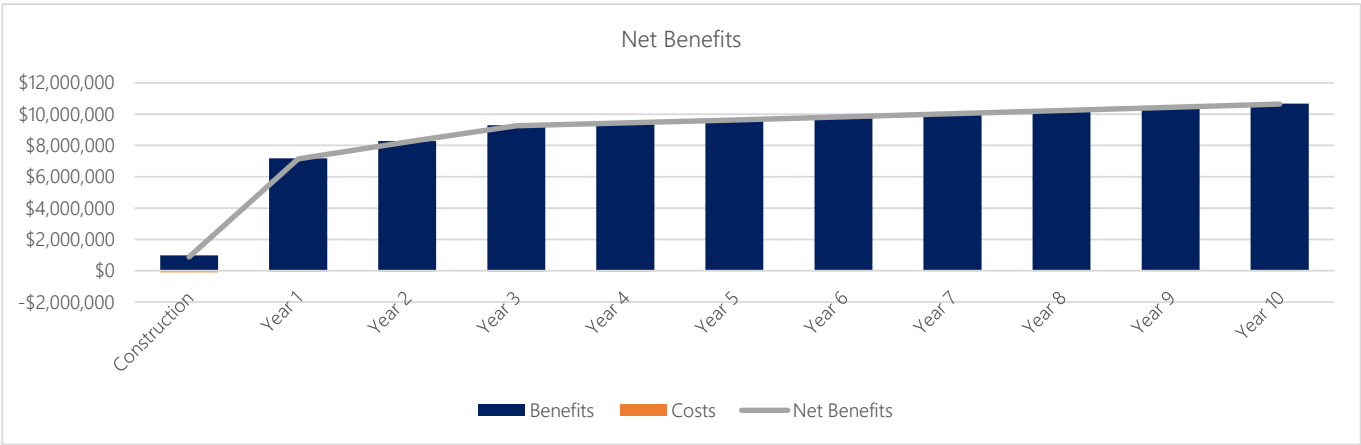
\$5,975,000

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)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	110	66	176
Earnings	\$59,737,710	\$30,119,753	\$89,857,463

Figure 1



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

Figure 2

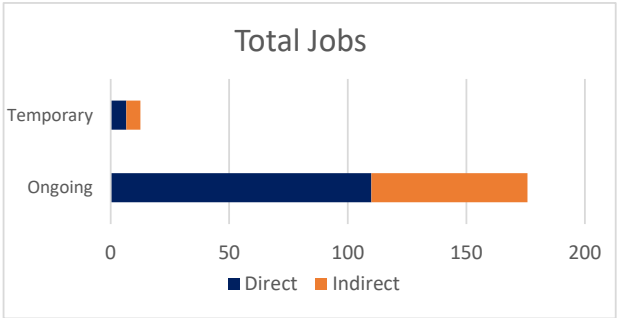
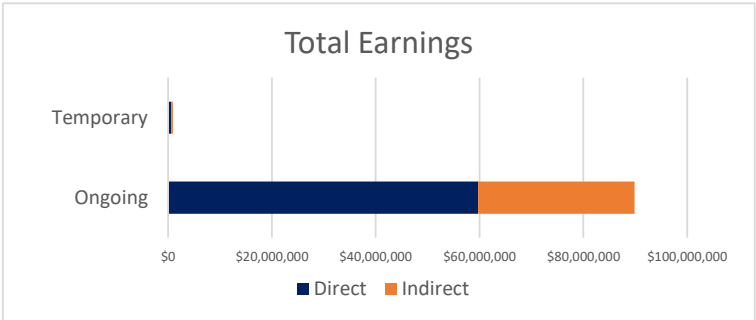


Figure 3



# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$408,237	\$368,925
Sales Tax Exemption	\$70,000	\$70,000
Local Sales Tax Exemption	\$38,000	\$38,000
State Sales Tax Exemption	\$32,000	\$32,000
Mortgage Recording Tax Exemption	\$28,500	\$28,500
Local Mortgage Recording Tax Exemption	\$9,500	\$9,500
State Mortgage Recording Tax Exemption	\$19,000	\$19,000
<b>Total Costs</b>	<b>\$506,737</b>	<b>\$467,425</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$91,886,195</b>	<b>\$82,173,172</b>
To Private Individuals	<b>\$90,777,544</b>	<b>\$81,182,525</b>
Temporary Payroll	\$920,081	\$920,081
Ongoing Payroll	\$89,857,463	\$80,262,444
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$1,108,651</b>	<b>\$990,647</b>
Increase in Property Tax Revenue	\$354,063	\$315,818
Temporary Jobs - Sales Tax Revenue	\$7,648	\$7,648
Ongoing Jobs - Sales Tax Revenue	\$746,940	\$667,182
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$4,720,432</b>	<b>\$4,221,491</b>
To the Public	<b>\$4,720,432</b>	<b>\$4,221,491</b>
Temporary Income Tax Revenue	\$41,404	\$41,404
Ongoing Income Tax Revenue	\$4,043,586	\$3,611,810
Temporary Jobs - Sales Tax Revenue	\$6,441	\$6,441
Ongoing Jobs - Sales Tax Revenue	\$629,002	\$561,837
<b>Total Benefits to State &amp; Region</b>	<b>\$96,606,627</b>	<b>\$86,394,663</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$82,173,172	\$416,425	197:1
State	\$4,221,491	\$51,000	83:1
<b>Grand Total</b>	<b>\$86,394,663</b>	<b>\$467,425</b>	<b>185:1</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