

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator

Date July 30, 2025

Project Title 1760 Maple Road Mixed-Use Workforce Housing

Project Location 1760 Maple, 14221



Economic Impacts

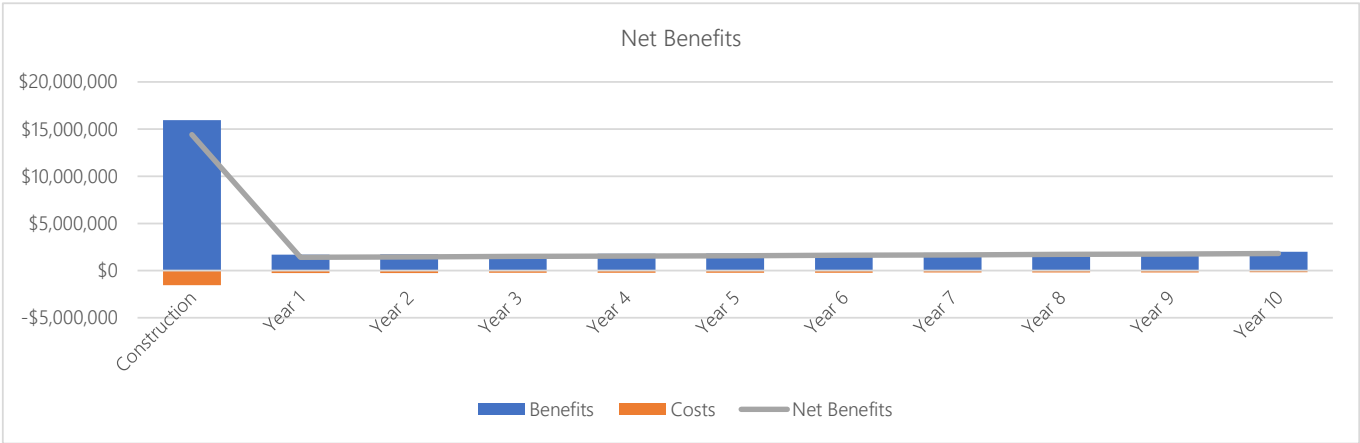
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
\$37,500,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	138	44	182
Earnings	\$12,329,656	\$2,713,679	\$15,043,335
Local Spend	\$32,000,000	\$7,335,647	\$39,335,647

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	23	7	30
Earnings	\$12,216,095	\$4,954,435	\$17,170,530

Figure 1



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

Figure 2

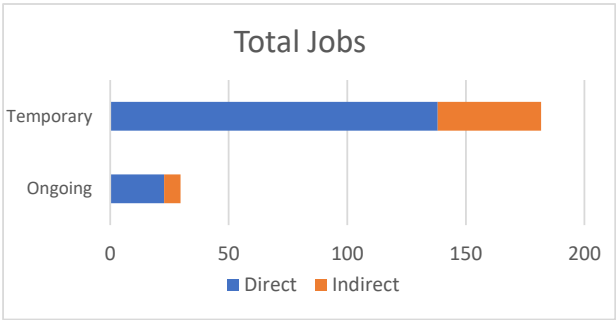
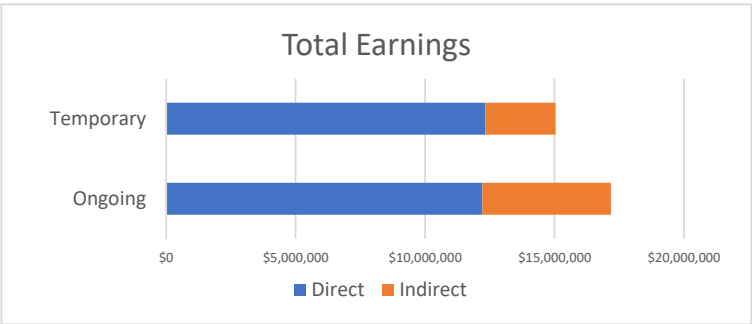


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,324,480	\$2,100,639
Sales Tax Exemption	\$1,330,000	\$1,330,000
Local Sales Tax Exemption	\$722,000	\$722,000
State Sales Tax Exemption	\$608,000	\$608,000
Mortgage Recording Tax Exemption	\$211,500	\$211,500
Local Mortgage Recording Tax Exemption	\$70,500	\$70,500
State Mortgage Recording Tax Exemption	\$141,000	\$141,000
<b>Total Costs</b>	<b>\$3,865,980</b>	<b>\$3,642,139</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$34,003,366</b>	<b>\$32,025,045</b>
To Private Individuals	<b>\$32,213,865</b>	<b>\$30,418,175</b>
Temporary Payroll	\$15,043,335	\$15,043,335
Ongoing Payroll	\$17,170,530	\$15,374,840
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$1,789,501</b>	<b>\$1,606,869</b>
Increase in Property Tax Revenue	\$1,443,460	\$1,283,945
Temporary Jobs - Sales Tax Revenue	\$125,048	\$125,048
Ongoing Jobs - Sales Tax Revenue	\$220,993	\$197,876
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$1,741,027</b>	<b>\$1,640,754</b>
To the Public	<b>\$1,741,027</b>	<b>\$1,640,754</b>
Temporary Income Tax Revenue	\$676,950	\$676,950
Ongoing Income Tax Revenue	\$772,674	\$691,868
Temporary Jobs - Sales Tax Revenue	\$105,303	\$105,303
Ongoing Jobs - Sales Tax Revenue	\$186,100	\$166,633
<b>Total Benefits to State &amp; Region</b>	<b>\$35,744,394</b>	<b>\$33,665,799</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,025,045	\$2,893,139	11:1
State	\$1,640,754	\$749,000	2:1
<b>Grand Total</b>	<b>\$33,665,799</b>	<b>\$3,642,139</b>	<b>9:1</b>

\*Discounted at 2%

## Additional Comments from IDA

Prepared by DM

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

