

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator

Date April 3, 2025
 Project Title Novum Medical Expansion
 Project Location 80 Creekside Drive, Amherst 14228

MRB | *group*
 Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

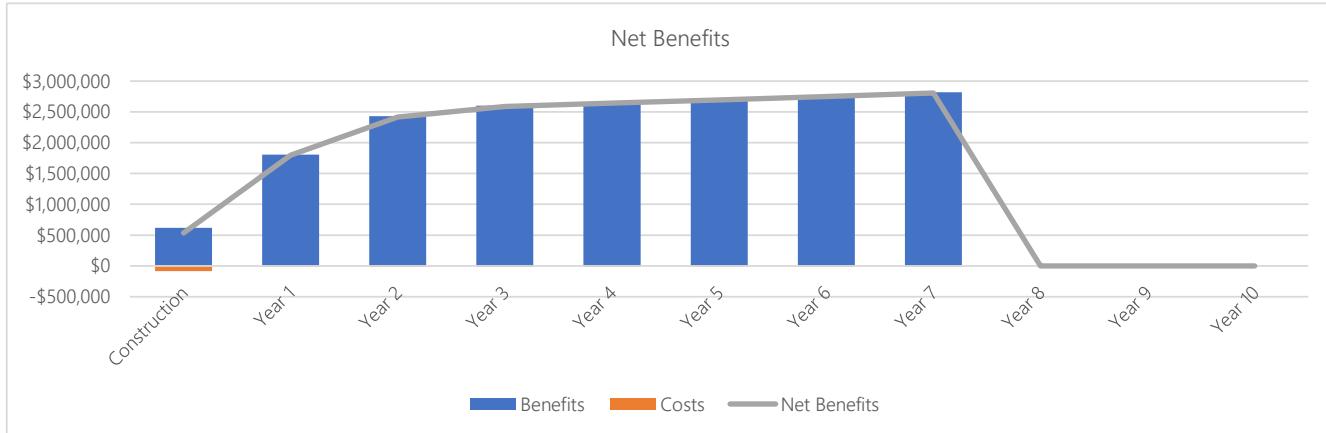
Project Total Investment

\$1,200,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	4	4	8
Earnings	\$376,757	\$205,767	\$582,524
Local Spend	\$900,000	\$637,233	\$1,537,233

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	15	16	31
Earnings	\$9,013,333	\$7,655,028	\$16,668,361

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	\$83,461	\$77,139
Sales Tax Exemption	\$75,250	\$75,250
Local Sales Tax Exemption	\$40,850	\$40,850
State Sales Tax Exemption	\$34,400	\$34,400
Mortgage Recording Tax Exemption	\$9,000	\$9,000
Local Mortgage Recording Tax Exemption	\$3,000	\$3,000
State Mortgage Recording Tax Exemption	\$6,000	\$6,000
Total Costs	\$167,711	\$161,389

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$17,504,582	\$16,161,691
To Private Individuals	\$17,250,885	\$15,927,289
Temporary Payroll	\$582,524	\$582,524
Ongoing Payroll	\$16,668,361	\$15,344,765
Other Payments to Private Individuals	\$0	\$0
To the Public	\$253,697	\$234,402
Increase in Property Tax Revenue	\$710,299	\$702,006
Temporary Jobs - Sales Tax Revenue	\$4,842	\$4,842
Ongoing Jobs - Sales Tax Revenue	\$138,556	\$127,553
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$897,046	\$828,219
To the Public	\$897,046	\$828,219
Temporary Income Tax Revenue	\$26,214	\$26,214
Ongoing Income Tax Revenue	\$750,076	\$690,514
Temporary Jobs - Sales Tax Revenue	\$4,078	\$4,078
Ongoing Jobs - Sales Tax Revenue	\$716,679	\$707,413
Total Benefits to State & Region	\$18,401,628	\$16,989,910

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$16,161,691	\$120,989	134:1
State	\$828,219	\$40,400	21:1
Grand Total	\$16,989,910	\$161,389	105:1

*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