

# 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



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

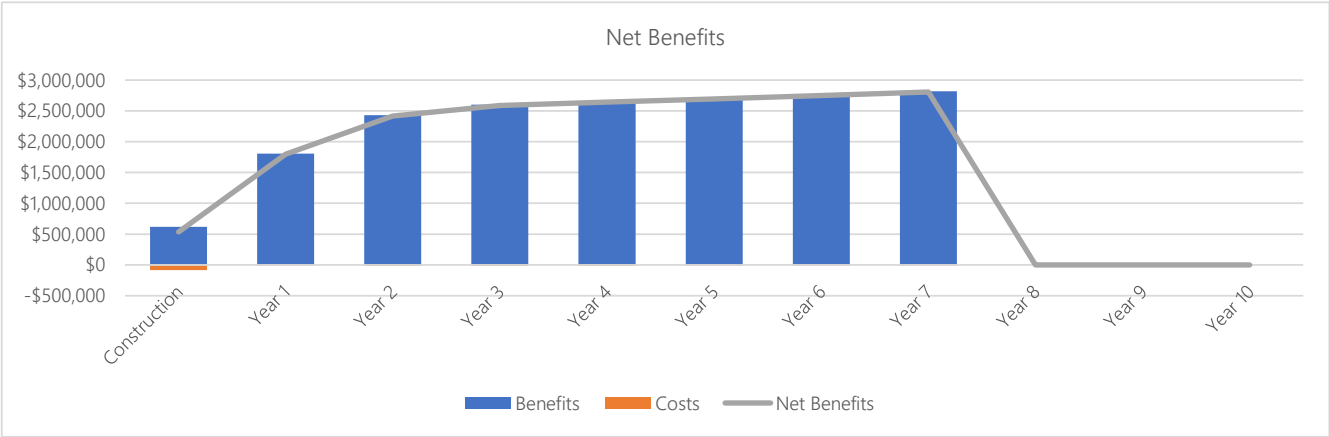
\$1,200,000

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

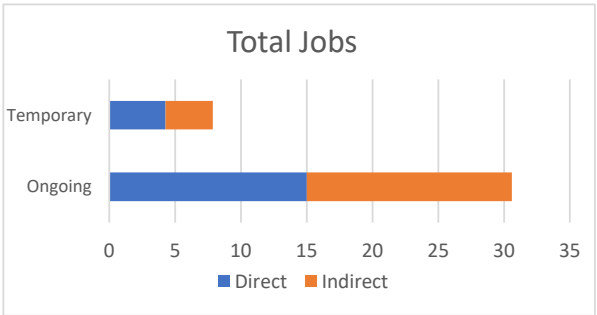
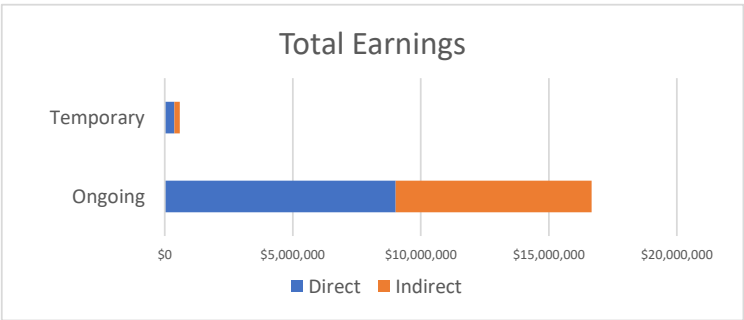


Figure 3



## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### 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
<b>Total Costs</b>	<b>\$167,711</b>	<b>\$161,389</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$17,504,582</b>	<b>\$16,161,691</b>
<b>To Private Individuals</b>	<b>\$17,250,885</b>	<b>\$15,927,289</b>
Temporary Payroll	\$582,524	\$582,524
Ongoing Payroll	\$16,668,361	\$15,344,765
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$253,697</b>	<b>\$234,402</b>
Increase in Property Tax Revenue	\$110,299	\$102,006
Temporary Jobs - Sales Tax Revenue	\$4,842	\$4,842
Ongoing Jobs - Sales Tax Revenue	\$138,556	\$127,553
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$897,046</b>	<b>\$828,219</b>
<b>To the Public</b>	<b>\$897,046</b>	<b>\$828,219</b>
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	\$116,679	\$107,413
<b>Total Benefits to State &amp; Region</b>	<b>\$18,401,628</b>	<b>\$16,989,910</b>

### Benefit to Cost Ratio

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