

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator



Date: October 30, 2025
 Project Title: Dodge Road Redevelopment & Mixed-Use Workforce Housing
 Project Location: 468-496 Dodge Road, 14068

Economic Impacts

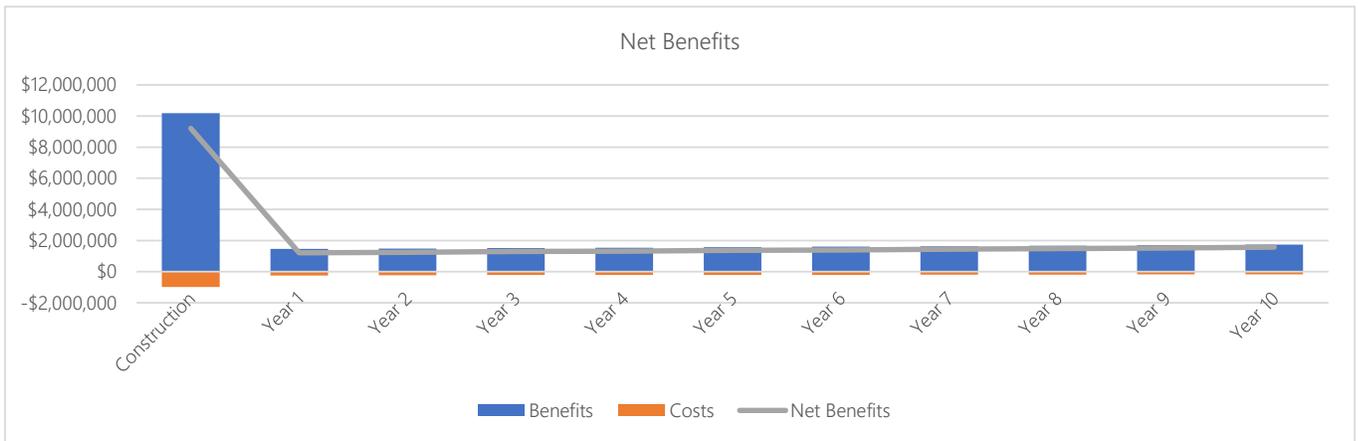
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$25,283,537

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	88	28	116
Earnings	\$7,874,921	\$1,733,220	\$9,608,141
Local Spend	\$20,438,322	\$4,685,260	\$25,123,582

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	20	6	26
Earnings	\$10,608,292	\$4,160,811	\$14,769,103

Figure 1



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

Figure 2

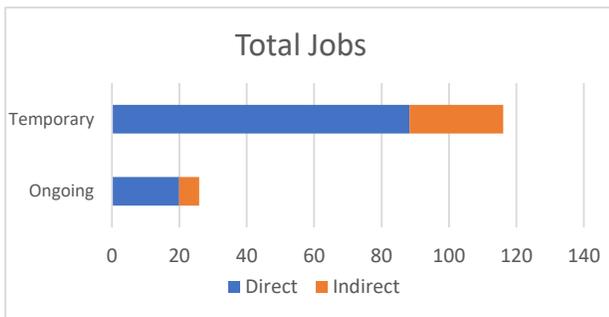
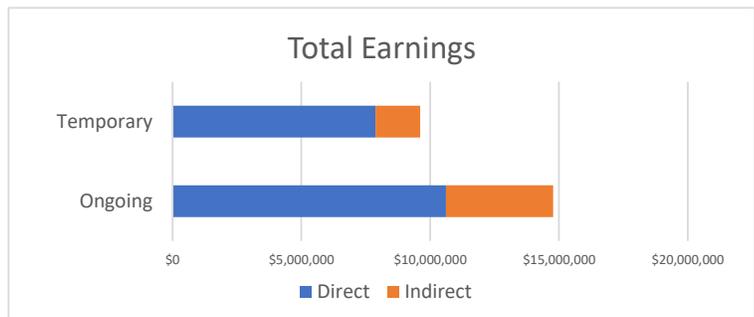


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,074,240	\$1,874,496
Sales Tax Exemption	\$831,250	\$831,250
Local Sales Tax Exemption	\$451,250	\$451,250
State Sales Tax Exemption	\$380,000	\$380,000
Mortgage Recording Tax Exemption	\$150,000	\$150,000
Local Mortgage Recording Tax Exemption	\$50,000	\$50,000
State Mortgage Recording Tax Exemption	\$100,000	\$100,000
Total Costs	\$3,055,490	\$2,855,746

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$25,777,272	\$24,086,205
To Private Individuals	\$24,377,244	\$22,832,344
Temporary Payroll	\$9,608,141	\$9,608,141
Ongoing Payroll	\$14,769,103	\$13,224,203
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,400,028	\$1,253,861
Increase in Property Tax Revenue	\$1,025,360	\$909,746
Temporary Jobs - Sales Tax Revenue	\$79,868	\$79,868
Ongoing Jobs - Sales Tax Revenue	\$194,340	\$174,008
Other Local Municipal Revenue	\$100,460	\$90,239
State Benefits	\$1,327,888	\$1,241,246
To the Public	\$1,327,888	\$1,241,246
Temporary Income Tax Revenue	\$432,366	\$432,366
Ongoing Income Tax Revenue	\$664,610	\$595,089
Temporary Jobs - Sales Tax Revenue	\$67,257	\$67,257
Ongoing Jobs - Sales Tax Revenue	\$163,655	\$146,533
Total Benefits to State & Region	\$27,105,161	\$25,327,451

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$24,086,205	\$2,375,746	10:1
State	\$1,241,246	\$480,000	3:1
Grand Total	\$25,327,451	\$2,855,746	9:1

*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



