

**Broome County Industrial Development Agency  
Incentive Analysis**

\*Project Name/Address: ADEC Solutions USA, Inc

Project Description: ADEC Solutions will be purchasing 56 Broome Corp Parkway from the BCIDA. The company will renovate the facility and purchase machinery and equipment to meet the needs of its business and individual client needs. Company has an existing operation in Deposit and will be expanding at the 56 Broome Corp Parkway location.

**BENEFIT**

Investment			
Land Related Costs	\$712,500.00		
Building Related Costs	\$57,375.00		
Machinery & Equipment	\$110,000.00		
FF&E	\$30,625.00		
Professional Fees/ Development	\$10,000.00		
<b>TOTAL INVESTMENT</b>	<b>\$920,500.00</b>		<b><u>\$920,500.00</u></b>
New Mortgages	\$712,500.00		
Jobs	133		
New	133		
Retained			
<b>TOTAL JOBS</b>	<b>133</b>		
Annual Payroll	\$2,595,000	(estimated with benefits)	
Term # Years	15	years	
<b>TOTAL PAYROLL</b>	<b>\$ 38,925,000</b>		<b>\$ 38,925,000</b>
<b>PILOT PAYMENTS</b>		(See PILOT Schedule below)	<b><u>\$240,000</u></b>
<b>TOTAL BENEFIT</b>			<b>\$ 40,085,500</b>

**Cost**

Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
1-15			\$240,000	\$235,000
				\$ -
<b>Total</b>			<b>\$240,000</b>	<b>\$235,000</b>

**TOTAL ABATEMENT** **\$235,000**

SALES TAX ABATEMENT		\$9,870
MORTGAGE RECORDING TAX	1% of \$710,000	\$ 7,100
AGENCY FEE	(1% Total Project Cost)	<u>\$ (9,205)</u>
<b>TOTAL COST</b>		\$ 242,765
<b>NET BENEFIT/COST</b>		<u>\$ 39,842,735</u>

**Benefit/Cost Ratio** 165.12 to 1

Comments: The project will utilize a currently vacant 20,000 square foot industrial/commercial structure into an fully operational commercial use over the next 3 years

Total Assessment on current facility is \$552,282 with a fair market value of \$830,499. In discussing the project with the town assessor it is anticipated that the fair market value will not increase as a result of the project. Current assessment would yield a tax of \$31,646.

**PROPOSED PILOT PAYMENTS ( Based upon 2015 Value)**

Year 1	\$8,000
Year 2	\$8,000
Year 3	\$8,000
Year 4	\$8,000
Year 5	\$8,000
Year 6	\$16,000
Year 7	\$16,000
Year 8	\$16,000
Year 9	\$16,000
Year 10	\$16,000
Year 11	\$24,000
Year 12	\$24,000
Year 13	\$24,000
Year 14	\$24,000
Year 15	\$24,000
<b>Total PILOT Payments</b>	<b>\$240,000</b>