

**Broome County Industrial Development Agency
Incentive Analysis**

*Project Name/Address: Century Sunrise Development

Project Description: Located in the Village of Johnson City the site is located on 2.38 acres at 135-139 Baldwin Street. The project consists of the acquisition and substantial rehabilitation of two long time vacant multi-story brick and masonry industrial buildings. The project will create 104 residential rental units available to individuals and families. Financing will be through the federal Low Income Housing Tax Credit Program and various State Housing Programs. There will also be 3500 sf commercial space. The project will include 44 one-bedroom, 56 two bedroom and 4 three bedroom units.

BENEFIT

Investment

Land Related Costs	\$1,399,571.00	
Building Related Costs	\$19,616,429.00	
Professional Fees/ Development	\$3,397,600.00	
Other Costs	\$4,092,924.00	
TOTAL INVESTMENT	\$28,506,524.00	<u>\$28,506,524.00</u>

New Mortgages \$0.00

Jobs

New	11
Retained	<u>-</u>

TOTAL JOBS 11

Annual Payroll \$305,000 (estimated with benefits)

Term # Years 30 years

TOTAL PAYROLL \$ 9,150,000 \$ 9,150,000

PILOT PAYMENTS (see Pilot Schedule) \$999,084

TOTAL BENEFIT \$ **38,655,608**

Cost

Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
1-30	4,523,300*		\$ 999,084	\$3,524,216
Total				

* Assume a 2% Tax Increase Per Year

TOTAL ABATEMENT		\$3,524,216
SALES TAX ABATEMENT		\$ 320,000
MORTGAGE RECORDING TAX		
AGENCY FEE	(1% Total Project Cost)	\$ <u>(282,243)</u>
TOTAL COST		\$ 3,561,973
NET BENEFIT/COST		\$ <u>35,093,635</u>
Benefit/Cost Ratio		10.85 to 1

Comments:

The project will create 104 units of workforce housing and substantially rehabilitate two deteriorated and vacant industrial buildings in downtown Johnson City.

SCHEDULE A
PAYMENT IN LIEU OF TAX (PILOT) -- SCHEDULE OF ESTIMATED AMOUNTS
CENTURY SUNRISE HOUSING, JOHNSON CITY, NY

<u>Year</u>	<u>No.</u>	<u>Year Ending</u>	<u>Collected Rent --</u>		<u>Estimated Library</u>	<u>Estimated</u>
			<u>3% Annual</u>	<u>Total PILOT</u>	<u>and Ambulance</u>	
			<u>Escalation</u>	<u>(3.4115% of</u>	<u>District Taxes</u>	<u>Remaining Balance</u>
			<u>Assumed (Note 1)</u>	<u>Collected Rent)</u>	<u>(Assumed</u>	
					<u>Valuation of</u>	<u>- To County, Town,</u>
					<u>\$110,930 and</u>	<u>Village & School</u>
					<u>current rates with</u>	
					<u>3% Annual</u>	
					<u>Escalation in Taxes)</u>	
Constr.		6/30/2017	NA	17,398.76	249.45	17,149.31
Constr.		6/30/2018	NA	17,398.76	249.45	17,149.31
	1	6/30/2019	615,565	21,000.00	1,598.53	19,401.47
	2	6/30/2020	634,032	21,630.00	1,646.49	19,983.51
	3	6/30/2021	653,053	22,278.90	1,695.88	20,583.02
	4	6/30/2022	672,644	22,947.27	1,746.76	21,200.51
	5	6/30/2023	692,824	23,635.69	1,799.16	21,836.52
	6	6/30/2024	713,609	24,344.76	1,853.14	22,491.62
	7	6/30/2025	735,017	25,075.10	1,908.73	23,166.37
	8	6/30/2026	757,067	25,827.35	1,965.99	23,861.36
	9	6/30/2027	779,779	26,602.17	2,024.97	24,577.20
	10	6/30/2028	803,173	27,400.24	2,085.72	25,314.51
	11	6/30/2029	827,268	28,222.24	2,148.29	26,073.95
	12	6/30/2030	852,086	29,068.91	2,212.74	26,856.17
	13	6/30/2031	877,649	29,940.98	2,279.12	27,661.85
	14	6/30/2032	903,978	30,839.21	2,347.50	28,491.71
	15	6/30/2033	931,097	31,764.38	2,417.92	29,346.46
	16	6/30/2034	959,030	32,717.32	2,490.46	30,226.85
	17	6/30/2035	987,801	33,698.84	2,565.18	31,133.66
	18	6/30/2036	1,017,435	34,709.80	2,642.13	32,067.67
	19	6/30/2037	1,047,958	35,751.09	2,721.39	33,029.70
	20	6/30/2038	1,079,397	36,823.63	2,803.04	34,020.59
	21	6/30/2039	1,111,779	37,928.34	2,887.13	35,041.21
	22	6/30/2040	1,145,132	39,066.19	2,973.74	36,092.45
	23	6/30/2041	1,179,486	40,238.17	3,062.95	37,175.22
	24	6/30/2042	1,214,871	41,445.32	3,154.84	38,290.48
	25	6/30/2043	1,251,317	42,688.68	3,249.49	39,439.19
	26	6/30/2044	1,288,856	43,969.34	3,346.97	40,622.36
	27	6/30/2045	1,327,522	45,288.42	3,447.38	41,841.04
	28	6/30/2046	1,367,348	46,647.07	3,550.80	43,096.27
	29	6/30/2047	1,408,368	48,046.48	3,657.33	44,389.15
	30	6/30/2048	1,450,619	49,487.88	3,767.05	45,720.83
Total				999,083.73	76,050.84	923,032.89

Note 1: 3% annual escalation is shown as an example. The PILOT shall increase as actual collected rents increase.