

**Broome County Industrial Development Agency  
Incentive Analysis**

\*Project Name/Address: One Wall Street/ 20-24 Wall Street-7-9 Court Street

Project Description: Compete renovation of the former Fair Store and an adjacent building at 20 Wall Street in downtown Binghamton to be used as an apartment complex for college students that will include 48 student apartments arranged in various numbered suites, amenities include a fitness center and student lounge The first floor will consists of two commerical tenants.

**BENEFIT**

Investment

Land	\$	1,050,000	
Building	\$	12,000,000	
Engineering Fees	\$	700,000	
Legal/Financing	\$	<u>300,000</u>	
<b>TOTAL INVESTMENT</b>	\$	14,050,000	\$ <u>14,050,000</u>

Jobs

New	25
Retained	<u>-</u>

TOTAL JOBS 25

Annual Payroll \$ 600,000 (estimated with benefits)  
Term # Years 10 years

TOTAL PAYROLL \$ 6,000,000 \$ 6,000,000

PILOT PAYMENTS (see Pilot Schedule) \$ 1,798,035

TOTAL BENEFIT \$ 21,848,035

**Cost**

\*Property Tax Estimate 2013

Fair Market Value \$ 4,625,000

Equalization Rate 89%

Assessment \* \$ 948,600 per city assessor/income approach to value  
Assessment \*\* \$ 4,625,000 post construction agreed upon assessment

Pilot Schedule (See Attached Schedule

---

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
1-3				
4				
6-10				\$ -
Total			\$ 1,798,035	\$ 1,983,211

TOTAL ABATEMENT \$ 1,983,211 (See At

SALES TAX ABATEMENT (8% x \$5,400,000 material cost) \$ 432,000

MORTGAGE RECORDING TAX (1% on Mortgage Recorded - \$10,000,000) \$ 100,000

AGENCY FEE (1% Total Project Cost) \$ (140,500)

**TOTAL COST** \$ 2,374,711

**NET BENEFIT/COST** \$ 19,473,324

**Benefit/Cost Ratio** 9.20 to 1

Comments:

- Significant economic impact adding to the revitalization of the city and its downtown businesses.

\*Tax frozen at pre-improvement level

\*\*Agreed upon assessment post construction



tached Schedule)