

**Broome County Industrial Development Agency  
Incentive Analysis**

\*Project Name/Address: UPSTATE SK, LLC - Vestal Nursing Home Project

Project Description: Complete reconstruction and expansion of the former Vestal Nursing Center that sustained substantial flood damage in both 2006 and 2011. The new facility will be located on Route 26S in Vestal, NY and will be developed as a 148,400 sq. ft., new multi-use senior long-term care campus consisting of three health related facilities. The facility will consist of a 160 bed skilled nursing facility occupying 119,250 sq. ft.; a 40 bed assisted living program structure containing 24,978 sq. ft.; 1 31 registrant adult day care health program structure containing 4,168 sq. ft.

**Benefit**

Investment			
Land	\$	900,000	
Building	\$	30,000,000	
Engineering Fees	\$	900,000	
Legal & Financial Charges	\$	1,609,300	
Other - BCIDA Fee	\$	<u>310,000</u>	
<b>TOTAL INVESTMENT</b>	\$	33,719,300	\$ <u>33,719,300</u>
Jobs			
New		115	
Retained		<u>135</u>	
<b>TOTAL JOBS</b>		250	
Annual Payroll	\$	4,570,000	(estimated with benefits)
Term # Years		10	years
<b>TOTAL PAYROLL</b>	\$	45,700,000	\$ 45,700,000
<b>PILOT PAYMENTS</b>		(see Pilot Schedule)	\$ <u>5,439,580</u>
<b>TOTAL BENEFIT</b>			\$ 84,858,880

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**Cost**

**\*Property Tax Estimate**

Fair Market Value                \$    26,640,000

Equalization Rate    100%

Assessment                                    \$    26,640,000

**Tax Rates    2013**

Town/County/City    11.410350    Annual tax                \$      303,972

School    21.2598    Annual tax                \$      566,361

**ANNUAL TAX    \$      870,333**

**Pilot Schedule**

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
1-5	\$ 4,351,664	50%	\$ 2,175,831.99	\$ 2,175,832
6-10	\$ 4,351,664	25%	\$ 3,263,747.99	\$ 1,087,916
<b>Total</b>	<b>\$ 8,703,328</b>		<b>\$ 5,439,579.98</b>	<b>\$ 3,263,748</b>

<b>TOTAL ABATEMENT</b>		<b>\$ 3,263,748</b>
<b>SALES TAX ABATEMENT</b>	(8% x 50% material cost: \$30,000,000/2 x 8%)	\$ 1,200,000
<b>MORTGAGE RECORDING TAX</b>	(1% on Mortgage Recorded - \$29,260,000)	\$ 292,600
<b>AGENCY FEE</b>	(1% Total Project Cost)	\$ <u>(337,193)</u>
<b>TOTAL COST</b>		<b>\$ 4,419,155</b>
<b>NET BENEFIT/COST</b>		<b>\$ <u>80,439,725</u></b>

**Benefit/Cost Ratio**

19.20 to 1

Comments: