

**Broome County Industrial Development Agency
Cost Benefit Incentive Analysis**

Date: 6.17.19
 Project Name/Address: JE Properties or an Entity to be determined
 Project Start Date: 2019
 Project End Date: TBD
 Project Description: The project scope is to preserve the current affordability at Town & Country Apartments, add additional affordable housing units, complete a full rehabilitation of the property, create common area space while creating a mixed income project. Very limited capital has been invested into the project since it was built. The proposed project will be a full rehab which will include: new kitchen appliances & fixtures, new countertops, new cabinets, new flooring, fully painted units, new unit lighting, new medicine cabinets, new bathroom fixtures, replace tub walls as needed, new doors and trim as needed, replace unit trim as needed, existing exterior masonry washed, new windows & window treatments, new AC sleeves, new attic insulation, new roofs, repaired drainage, new boilers, replace fintube as needed, new fire alarm, newly created American Disability Act (ADA) compliant units (there are currently no ADA units), modified stair railings to comply with current code, new signage, new postal boxes, new dumpster enclosures, update laundry rooms, new fire escapes as needed, landscaping, new and updated exterior lighting, a new fence and gate, and newly created community space (management office, workout room & community room – there is currently just a management office and laundry rooms for community space). The project, due to its HAP contract, will need to be built using Davis-Bacon wages.

BENEFIT

Investment: Public/Private/Equity

Land Related Costs	\$ 864,740.00	
Building Related Costs	\$ 26,132,408.00	
FF&E	\$ 150,000.00	
Professional Fees/ Development	\$ 5,234,602.00	
Working Capital Costs	\$ 1,660,134.00	
Other Costs	\$3,802,934.00	
TOTAL INVESTMENT	\$37,844,818.00	<u>\$37,844,818.00</u>
New Mortgages	\$2,410,000.00	
Jobs		
New	0	
Retained	<u>8.5</u>	
TOTAL JOBS	8.5	
Term # Years	years	
TOTAL PAYROLL		\$ -
PILOT PAYMENTS	\$ 10,555,666.48 (see Pilot Schedule)	<u>\$ 10,555,666.48</u>
TOTAL BENEFIT	\$48,400,484.48	<u>\$48,400,484.48</u>

Cost

Property Tax Estimate

Fair Market Value	\$ 37,571,142.00	upon completion
Equalization Rate	84.00%	
Assessment	\$ 3,156,000.00	

Tax Rates

Town/City/County	50.32	Annual tax	\$	159,534.00
School	41.09	Annual tax	\$	128,954.00

ANNUAL TAX 91.41 \$ 288,488.00

Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
			\$ -	
SEE PILOT SCHEDULE				
Total				

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$ 2,203,335.46	
SALES TAX ABATEMENT	\$ 1,467,980.00	
MORTGAGE RECORDING TAX	\$ 24,000.00	
AGENCY FEE	\$ 378,448.00	
TOTAL COST	\$ 4,073,763.46	\$ 4,073,763.46
NET BENEFIT/COST		<u>\$ 44,326,721.02</u>

Benefit/Cost Ratio

11.88 to 1

Comments/Additional Revenue:

Any Additional Public Benefits:

Town and Country	30 years with		CURRENT TOTAL		Total PILOT Payments with annual half of a percent increase	City annual Pilot Payment	School annual Pilot Payment	County annual Pilot Payment	TOTAL WITH NO PILOT at 2% per year
	2 year build in		TAX RATE						
	Beginning Assessment	with no change	91.409627 Annual assessment						
Year	2020	\$3,156,000.00	\$288,488.78	\$3,156,000.00	\$288,488.78	\$131,839.37	\$128,954.49	\$27,694.92	\$288,488.78
	2021	\$3,156,000.00	\$288,488.78	\$3,156,000.00	\$289,931.23	\$132,498.57	\$129,599.26	\$27,833.40	294,258.56
	2022	\$3,156,000.00	\$288,488.78	\$3,156,000.00	\$291,380.88	\$133,161.06	\$130,247.25	\$27,972.56	300,143.73
	2023	\$3,156,000.00	\$288,488.78	\$3,156,000.00	\$292,837.79	\$133,826.87	\$130,898.49	\$28,112.43	306,146.60
	2024	\$3,156,000.00	\$288,488.78	\$3,156,000.00	\$294,301.98	\$134,496.00	\$131,552.98	\$28,252.99	312,269.54
	2025	\$3,225,000.00	\$294,796.05	\$3,225,000.00	\$294,796.05	\$134,721.79	\$131,773.83	\$28,300.42	318,514.93
	2026	\$3,294,000.00	\$301,103.31	\$3,294,000.00	\$301,103.31	\$137,604.21	\$134,593.18	\$28,905.92	324,885.23
	2027	\$3,363,000.00	\$307,410.58	\$3,363,000.00	\$307,410.58	\$140,486.63	\$137,412.53	\$29,511.42	331,382.93
	2028	\$3,432,000.00	\$313,717.84	\$3,432,000.00	\$313,717.84	\$143,369.05	\$140,231.87	\$30,116.91	338,010.59
	2029	\$3,501,000.00	\$320,025.10	\$3,501,000.00	\$320,025.10	\$146,251.47	\$143,051.22	\$30,722.41	344,770.80
	2030	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$326,012.43	\$148,987.68	\$145,727.56	\$31,297.19	351,666.22
	2031	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$327,642.50	\$149,732.62	\$146,456.20	\$31,453.68	358,699.54
	2032	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$329,280.71	\$150,481.28	\$147,188.48	\$31,610.95	365,873.53
	2033	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$330,927.11	\$151,233.69	\$147,924.42	\$31,769.00	373,191.00
	2034	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$332,581.75	\$151,989.86	\$148,664.04	\$31,927.85	380,654.82
	2035	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$334,244.66	\$152,749.81	\$149,407.36	\$32,087.92	388,267.92
	2036	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$335,915.88	\$153,513.56	\$150,154.40	\$32,247.92	396,033.28
	2037	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$337,595.46	\$154,281.13	\$150,905.17	\$32,409.16	403,953.94
	2038	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$339,283.44	\$155,052.53	\$151,659.70	\$32,571.21	412,033.02
	2039	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$340,979.85	\$155,827.79	\$152,417.99	\$32,734.07	420,273.68
	2040	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$342,684.75	\$156,606.93	\$153,180.08	\$32,897.74	428,679.16
	2041	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$344,398.18	\$157,389.97	\$153,945.99	\$33,062.23	437,252.74
	2042	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$346,120.17	\$158,176.92	\$154,715.72	\$33,227.54	445,997.79
	2043	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$347,850.77	\$158,967.80	\$155,489.29	\$33,393.67	454,917.75
	2044	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$349,590.02	\$159,762.64	\$156,266.74	\$33,560.64	464,016.10
	2045	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$351,337.97	\$160,561.45	\$157,048.07	\$33,728.45	473,296.43
	2046	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$353,094.66	\$161,364.26	\$157,833.31	\$33,897.09	482,762.35
	2047	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$354,860.14	\$162,171.08	\$158,622.48	\$34,066.57	492,417.60
	2048	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$356,634.44	\$162,981.94	\$159,415.59	\$34,236.91	502,265.95
	2049	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$358,417.61	\$163,796.85	\$160,212.67	\$34,408.09	512,311.27
	2050	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$360,209.70	\$164,615.83	\$161,013.73	\$34,580.13	522,557.50
	2051	\$3,566,500.00	\$326,012.43	\$3,566,500.00	\$362,010.75	\$165,438.91	\$161,818.80	\$34,753.03	533,008.65
			\$10,151,770.36		\$10,555,666.48	\$4,229,546.89	\$4,136,996.63	\$888,482.50	12,759,001.94

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