

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

Date: 10.8.19
 Project Name/Address: Ideal Senior Living Center
 Project Start Date: 2019
 Project End Date: TBD
 Project Description: This project includes the purchase of the Ideal Senior Living Center from a non-profit to a for-profit entity. The Village will receive property tax revenue as a result of this purchase. This property will continue to provide quality and affordable care for those in need of assisted-living and will continue to provide jobs in the health care industry.

BENEFIT

Investment: Public/Private/Equity

Land Related Costs	\$ 250,000.00	
Building Related Costs	\$ 9,750,000.00	
M&E Costs	\$ 300,000.00	
FF&E Costs	\$ 450,000.00	
Professional Fees/ Development	\$ 552,878.00	
Working Capital Costs	\$1,500,000.00	
TOTAL INVESTMENT	\$12,802,878.00	<u>\$12,802,878.00</u>

New Mortgages \$8,400,000.00

Jobs	0
New	6
Retained	<u>286</u>

TOTAL JOBS 292.0

Term # Years 20 years

TOTAL PAYROLL \$ 19,628,287.00 \$ 19,628,287.00

PILOT PAYMENTS \$ 1,715,550.00 (see Pilot Schedule) \$ 1,715,550.00

TOTAL BENEFIT \$34,146,715.00 \$34,146,715.00

Cost

Property Tax Estimate

Fair Market Value	\$ 14,230,588.00	upon completion
Equalization Rate	4.25%	
Taxable Assessment	\$ 604,800.00	

Tax Rates

Town/City/County	16.52	Annual tax	\$ 10,738.00
Village	31.57	Annual tax	\$ 20,520.50
School	51.91	Annual tax	\$ 33,741.50

ANNUAL TAX

100

\$ 65,000.00 number based on 1st year

Pilot Schedule

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

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT \$ 13,555,890.00

SALES TAX ABATEMENT \$ 123,400.00

MORTGAGE RECORDING TAX \$ 84,000.00

AGENCY FEE \$ 128,029.00

TOTAL COST \$ 13,891,319.00

\$ 13,891,319.00

NET BENEFIT/COST

\$ 20,255,396.00

Benefit/Cost Ratio

2.46 to 1

Comments/Additional Revenue:

Any Additional Public Benefits:

Ideal Senior Living Center
 PILOT Schedule

<u>Year</u>	<u>Tax Without PILOT</u>	<u>With 2% Annual</u>	<u>PILOT Payment</u>	<u>Village</u>	<u>Town</u>	<u>County</u>	<u>School</u>
				31.57%	2.34%	14.18%	51.91%
1	\$ 763,572.00	\$ 763,572.00	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
2	\$ 763,572.00	\$ 778,843.44	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
3	\$ 763,572.00	\$ 794,420.31	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
4	\$ 763,572.00	\$ 810,308.71	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
5	\$ 763,572.00	\$ 826,514.89	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
6	\$ 763,572.00	\$ 843,045.19	\$ 65,000.00	\$ 20,520.50	\$ 1,521.00	\$ 9,217.00	\$ 33,741.50
7	\$ 763,572.00	\$ 859,906.09	\$ 78,000.00	\$ 24,624.60	\$ 1,825.20	\$ 11,060.40	\$ 40,489.80
8	\$ 763,572.00	\$ 877,104.21	\$ 78,000.00	\$ 24,624.60	\$ 1,825.20	\$ 11,060.40	\$ 40,489.80
9	\$ 763,572.00	\$ 894,646.30	\$ 78,000.00	\$ 24,624.60	\$1,825.20	\$ 11,060.40	\$ 40,489.80
10	\$ 763,572.00	\$ 912,539.22	\$ 78,000.00	\$ 24,624.60	\$ 1,825.20	\$ 11,060.40	\$ 40,489.80
11	\$ 763,572.00	\$ 930,790.01	\$ 78,000.00	\$ 24,624.60	\$ 1,825.20	\$ 11,060.40	\$ 40,489.80
12	\$ 763,572.00	\$ 949,405.81	\$ 93,600.00	\$ 29,549.52	\$ 2,190.24	\$ 13,272.48	\$ 48,587.76
13	\$ 763,572.00	\$ 968,393.92	\$ 93,600.00	\$ 29,549.52	\$ 2,190.24	\$ 13,272.48	\$ 48,587.76
14	\$ 763,572.00	\$ 987,761.80	\$ 93,600.00	\$ 29,549.52	\$ 2,190.24	\$ 13,272.48	\$ 48,587.76
15	\$ 763,572.00	\$ 1,007,517.04	\$ 93,600.00	\$ 29,549.52	\$ 2,190.24	\$ 13,272.48	\$ 48,587.76
16	\$ 763,572.00	\$ 1,027,667.38	\$ 112,230.00	\$ 35,431.01	\$ 2,626.18	\$ 15,914.21	\$ 58,258.59
17	\$ 763,572.00	\$ 1,048,220.73	\$ 112,230.00	\$ 35,431.01	\$ 2,626.18	\$ 15,914.21	\$ 58,258.59
18	\$ 763,572.00	\$ 1,069,185.14	\$ 112,230.00	\$ 35,431.01	\$ 2,626.18	\$ 15,914.21	\$ 58,258.59
19	\$ 763,572.00	\$ 1,090,568.84	\$ 112,230.00	\$ 35,431.01	\$ 2,626.18	\$ 15,914.21	\$ 58,258.59
20	\$ 763,572.00	\$ 1,112,380.22	\$ 112,230.00	\$ 35,431.01	\$ 2,626.18	\$ 15,914.21	\$ 58,258.59
	\$15,271,440.00	\$18,552,791.25	\$ 1,715,550.00	\$ 541,599.14	\$ 40,143.87	\$ 243,264.99	\$ 890,542.01