

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

Date: 4.14.2021
 Project Name/Address: American Horizons Group, LLC (Altura at Skye View)
 Project Start Date: 2021
 Project Description: American Horizons Group, LLC is proposing developing a 21 acre site at 105 1/2 Skye Island Drive in Endicott, New York. The site is contiguous with the existing Skye View Heights 55+ rental community also owned by American Horizons Group. The new development will be called "Altura at Skye View Heights" and will also be a 55+ rental community. The drive into Altura will begin with an iron gated entrance on Skye Island Drive and lead to a beautifully landscaped 4 story building with a portico and fountain at the entrance. The building will contain 120 units consisting of 1-bedroom (800 sf) units with fireplace on 1st, 2nd& 3rd floors, 2-bedroom (1,200 sf) units with fireplace on 1st, 2nd& 3rd floors and 2-bedroom (1,500 sf) units with den and fireplace on the 4th floor (penthouse units). Altura will also include amenities such as an indoor pool with jacuzzi and a community room. Parking shall be below the building complex if possible with an additional covered portico for residents parking. All utilities on the site will be installed underground to avoid unsightly poles and wires and maintain a pleasant view for Altura residents and the neighboring community.

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$ 18,000,000.00		
Land Related Costs	\$ 133,000.00		
FF&E Costs	\$ 645,000.00		
Working Capital	\$ 222,000.00		
Professional Fees/ Development	\$ 1,000,000.00		
TOTAL INVESTMENT	\$20,000,000.00		<u>\$20,000,000.00</u>
 New Mortgages	 \$16,000,000.00		
Jobs			
New	8		
Retained	0		
TOTAL NEW JOBS	8		
 Term # Years	 23 years		
TOTAL NEW PAYROLL	\$ 360,000.00	\$	360,000.00
PILOT PAYMENTS	\$ 16,101,012.00 (see Pilot Schedule)	\$	16,101,012.00
TOTAL BENEFIT	\$ 36,461,012.00	\$	36,461,012.00

COST

PROPERTY TAX ESTIMATES

Fair Market Value	\$ 18,500,000.00	Upon Completion
Equalization Rate	4.11%	
Taxable Assessment	\$ 760,350.00	Upon completion

TAX RATES

County	172.11	Annual tax	\$	509,776.66
School	670.45	Annual tax	\$	130,863.84
Town	25.79	Annual tax	\$	19,609.43
Village	414.56	Annual tax	\$	315,210.70
ANNUAL TAX	1282.91		\$	975,460.63

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

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$ 8,811,446.24		
SALES TAX ABATEMENT	\$ 800,000.00		
MORTGAGE RECORDING TAX	\$ 160,000.00		
AGENCY FEE	\$ 200,000.00		
TOTAL COST	\$ 9,971,446.24	\$	9,971,446.24
 NET BENEFIT/COST		\$	<u>26,489,565.76</u>

Benefit/Cost Ratio

3.66 to 1