

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

Date: 3.18.21
 Project Name/Address: Kashou Ent. Inc.
 Project Start Date: 2021
 Project Description: Reconstruction of the Dome Facility with a 98,000 sqft steel metal building. Looking to expand into new sports program and event hosting. Something the community has wanted and needed for many years now. The new Event Center on Airport Rd will house 5 indoor turf fields, a 2-story clubhouse, which would house a restaurant, retail space and several other entities that would relate to sports. Family-Owned business that has been in the field sports for over 20 years developed and grew all field sports in the Broome County area, created some of the most successful programs in the Northeast and

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$ 4,000,000.00		
M&E Costs	\$ 150,000.00		
FF&E Costs	\$ 50,000.00		
Working Capital	\$ 300,000.00		
Professional Fees/ Development	\$ 130,000.00		
Other Costs	\$ 50,000.00		
TOTAL INVESTMENT	\$4,680,000.00		<u>\$4,680,000.00</u>
 New Mortgages	 \$3,000,000.00		
 Jobs			
New	35		
Retained	8		
TOTAL NEW JOBS	35		
 Term # Years	 10	years	
TOTAL NEW PAYROLL	\$ 718,000.00		\$ 718,000.00
PILOT PAYMENTS	\$ 692,615.41	(see Pilot Schedule)	\$ 692,615.41
TOTAL BENEFIT	\$ 6,090,615.41		\$ 6,090,615.41

COST

PROPERTY TAX ESTIMATES

Fair Market Value	\$ 3,500,000.00	Upon Completion
Equalization Rate	4.02%	
Taxable Assessment	\$ 140,700.00	Upon completion

TAX RATES

County	172.11	Annual tax	\$ 24,215.88
School	638.66	Annual tax	\$ 89,859.46
Town In & Out Tax Rate	25.79	Annual tax	\$ 3,628.65
Part Town Out	15.91	Annual tax	\$ 2,238.54
ANNUAL TAX	852.47		\$ 119,942.53

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

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT \$ 620,721.83

SALES TAX ABATEMENT	\$	240,000.00
MORTGAGE RECORDING TAX	\$	30,000.00
AGENCY FEE	\$	46,800.00

TOTAL COST	\$	937,521.83
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NET BENEFIT/COST

\$	<u>5,153,093.58</u>
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Benefit/Cost Ratio

6.50 to 1

Kashou Ent. Inc. - Standard 10 Year PILOT Schedule (Improve/Expand of Existing Facility- Commercial)

YEAR	FULL TAXES w/o			Town In & Out			% Abatement	Town In & Out			Benefit	
	PILOT	JC School Tax	County Tax Rate	Tax Rate	Part Town Out	PILOT Payment		JC School Tax	County Tax Rate	Tax Rate		Part Town Out
2022	\$119,942.53	\$89,859.46	\$24,215.88	\$3,628.65	\$2,238.54	Frozen	\$15,421.18	\$11,553.36	\$3,113.47	\$466.54	\$287.81	\$104,521.35
2023	\$122,341.38	\$91,656.65	\$24,700.20	\$3,701.22	\$2,283.31	Frozen	\$15,729.60	\$11,784.43	\$3,175.74	\$475.87	\$293.57	\$106,611.78
2024	\$124,788.21	\$93,489.78	\$25,194.20	\$3,775.25	\$2,328.98	Frozen	\$16,044.20	\$12,020.12	\$3,239.25	\$485.39	\$299.44	\$108,744.01
2025	\$127,283.97	\$95,359.58	\$25,698.09	\$3,850.75	\$2,375.56	50%	\$63,641.99	\$47,679.79	\$12,849.04	\$1,925.38	\$1,187.78	\$63,641.99
2026	\$129,829.65	\$97,266.77	\$26,212.05	\$3,927.77	\$2,423.07	50%	\$64,914.83	\$48,633.38	\$13,106.02	\$1,963.88	\$1,211.53	\$64,914.83
2027	\$132,426.24	\$99,212.10	\$26,736.29	\$4,006.32	\$2,471.53	25%	\$99,319.68	\$74,409.08	\$20,052.22	\$3,004.74	\$1,853.65	\$33,106.56
2028	\$135,074.77	\$101,196.35	\$27,271.01	\$4,086.45	\$2,520.96	25%	\$101,306.08	\$75,897.26	\$20,453.26	\$3,064.84	\$1,890.72	\$33,768.69
2029	\$137,776.27	\$103,220.27	\$27,816.43	\$4,168.18	\$2,571.38	25%	\$103,332.20	\$77,415.21	\$20,862.33	\$3,126.13	\$1,928.53	\$34,444.07
2030	\$140,531.79	\$105,284.68	\$28,372.76	\$4,251.54	\$2,622.81	25%	\$105,398.84	\$78,963.51	\$21,279.57	\$3,188.66	\$1,967.10	\$35,132.95
2031	\$143,342.43	\$107,390.37	\$28,940.22	\$4,336.57	\$2,675.26	25%	\$107,506.82	\$80,542.78	\$21,705.16	\$3,252.43	\$2,006.45	\$35,835.61
TOTALS	\$1,313,337.24	\$983,936.02	\$265,157.13	\$39,732.71	\$24,511.39		\$692,615.41	\$518,898.91	\$139,836.07	\$20,953.86	\$12,926.58	\$620,721.83

Based on an assumed 2% property tax increase per year

JC School Tax Rate	638.66	\$89,859.46	Fair Market Value Upon Completion - \$3,500,000
County Tax Rate	172.11	\$24,215.88	ER 4.02%
Town In & Out Tax Rate	25.79	\$3,628.65	Equalized Assessment - \$140,700
Part Town Out	15.91	\$2,238.54	
Annual Tax Payment v	\$119,942.53		*Years 1-3 are based on land only Assessment \$450,000 Full Tax \$18,090

****Special Districts are not included in this PILOT, i.e.. Fire, Ambulance, Library, Highway and Parks. Please note you will still receive a bill for those taxes.**