

# Broome County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: September 7, 2023  
 Project Title: Homesteads on Grand (Regan Development)  
 Project Location: 333 Grand Ave, Johnson City, NY 13790



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

#### Project Total Investment

\$31,224,783

#### Temporary (Construction)

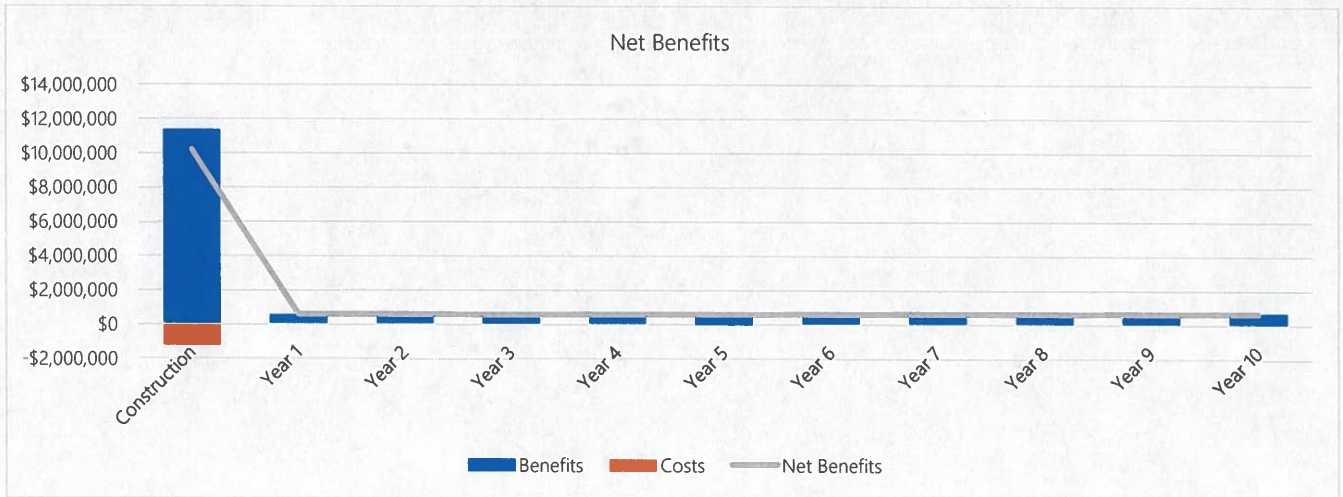
	Direct	Indirect	Total
Jobs	139	48	186
Earnings	\$8,300,259	\$2,453,780	\$10,754,039
Local Spend	\$19,827,737	\$7,782,740	\$27,610,477

#### Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	7	3	10
Earnings	\$13,283,463	\$9,521,824	\$22,805,287

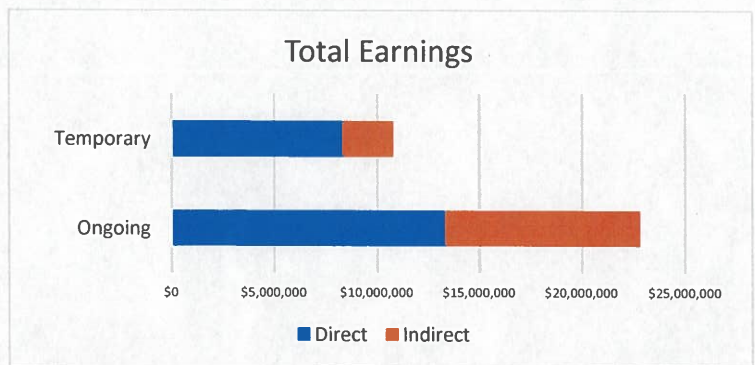
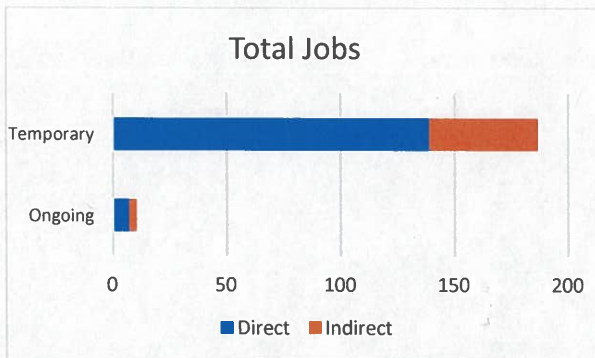
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,698,715	\$1,209,694
Sales Tax Exemption	\$955,000	\$955,000
Local Sales Tax Exemption	\$477,500	\$477,500
State Sales Tax Exemption	\$477,500	\$477,500
Mortgage Recording Tax Exemption	\$209,000	\$209,000
Local Mortgage Recording Tax Exemption	\$209,000	\$209,000
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$2,862,715</b>	<b>\$2,373,694</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$36,440,124</b>	<b>\$29,363,982</b>
<b>To Private Individuals</b>	<b>\$33,559,326</b>	<b>\$27,282,263</b>
Temporary Payroll	\$10,754,039	\$10,754,039
Ongoing Payroll	\$22,805,287	\$16,528,225
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$2,880,798</b>	<b>\$2,081,719</b>
Increase in Property Tax Revenue	\$2,645,883	\$1,890,743
Temporary Jobs - Sales Tax Revenue	\$75,278	\$75,278
Ongoing Jobs - Sales Tax Revenue	\$159,637	\$115,698
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$1,745,085</b>	<b>\$1,418,678</b>
<b>To the Public</b>	<b>\$1,745,085</b>	<b>\$1,418,678</b>
Temporary Income Tax Revenue	\$483,932	\$483,932
Ongoing Income Tax Revenue	\$1,026,238	\$743,770
Temporary Jobs - Sales Tax Revenue	\$75,278	\$75,278
Ongoing Jobs - Sales Tax Revenue	\$159,637	\$115,698
<b>Total Benefits to State &amp; Region</b>	<b>\$38,185,209</b>	<b>\$30,782,660</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$29,363,982	\$1,896,194	15:1
State	\$1,418,678	\$477,500	3:1
<b>Grand Total</b>	<b>\$30,782,660</b>	<b>\$2,373,694</b>	<b>13:1</b>

\*Discounted at 2%

## Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

**AFFORDABLE HOUSING PILOT DETERMINATION  
PILOT AT 10% SHELTER RENT**

	Residential	Comm'l	Total
Residential Units	71	1	NA
Average Rent/Unit Monthly	\$ 926.13	\$ 2,277.00	NA
Utilities Per Unit Annually	\$ 1,485	\$ 1,107	NA
Gross Revenue (at COO)	\$ 789,062.76	\$ 27,324.00	\$ 816,386.40
Utilities	\$ 105,405.42	\$ 1,107	\$ 109,104
Shelter Rent	\$ 683,657.34	\$ 26,217.02	\$ 707,282.45
10% Shelter Rent	10%	10%	10%
Units	\$ 68,365.73	\$ 2,621.70	\$ 70,728.24
Annual PILOT Per Unit	\$ 962.90	\$ 2,621.70	NA

Based on 60% AMI

Monthly Rent x Units x 12 = Gross Revenue  
Utilities Per Unit Annually x Units = Utilities  
Gross Revenue - Utilities = Shelter Rent

Starting PILOT Amount (first 2 years frozen at existing tax amount)

\*2% escalator will be added per year

FMV Upon Completion \$2,500,000

EQ 3.61

Equalized Assessment \$90,250

Current Assessment \$ 9,800.00

JC Schools - 691.053070

Village of JC - 401.0489

County - 173.281973

Town of Union - 26.338726

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**TOTAL \$ 12,658.00 Year 1 and 2**

**\$ 116,576.00**

### 30 Year PILOT - Homesteads on Grand (Regan Development)

<u>Year</u>	<u>PILOT Payment</u>		<u>W/O PILOT</u>
1	\$ 12,658.00	*frozen	\$ 12,658.00
2	\$ 12,658.00	*frozen	\$ 12,658.00
3	\$ 70,728.24		\$ 116,576.00
4	\$ 72,142.80		\$ 118,907.52
5	\$ 73,585.66		\$ 121,285.67
6	\$ 75,057.37		\$ 123,711.38
7	\$ 76,558.52		\$ 126,185.61
8	\$ 78,089.69		\$ 128,709.32
9	\$ 79,651.49		\$ 131,283.51
10	\$ 81,244.52		\$ 133,909.18
11	\$ 82,869.41		\$ 136,587.36
12	\$ 84,526.79		\$ 139,319.11
13	\$ 86,217.33		\$ 142,105.49
14	\$ 87,941.68		\$ 144,947.60
15	\$ 89,700.51		\$ 147,846.56
16	\$ 91,494.52		\$ 150,803.49
17	\$ 93,324.41		\$ 153,819.56
18	\$ 95,190.90		\$ 156,895.95
19	\$ 97,094.72		\$ 160,033.87
20	\$ 99,036.61		\$ 163,234.54
21	\$ 101,017.34		\$ 166,499.23
22	\$ 103,037.69		\$ 169,829.22
23	\$ 105,098.44		\$ 173,225.80
24	\$ 107,200.41		\$ 176,690.32
25	\$ 109,344.42		\$ 180,224.13
26	\$ 111,531.31		\$ 183,828.61
27	\$ 113,761.94		\$ 187,505.18
28	\$ 116,037.17		\$ 191,255.28
29	\$ 118,357.92		\$ 195,080.39
30	\$ 120,725.08		\$ 198,982.00

<b>TOTAL</b>	\$ 2,645,882.90	\$ 4,344,597.89	<b>Benefit</b> \$ 1,698,715.00
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