

# Herkimer County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: March 30, 2022  
 Project Title: Nathan Galinsky Apartments Preservation, LLC  
 Project Location: 105 Protection Avenue, Village of Herkimer

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

**Project Total Investment**

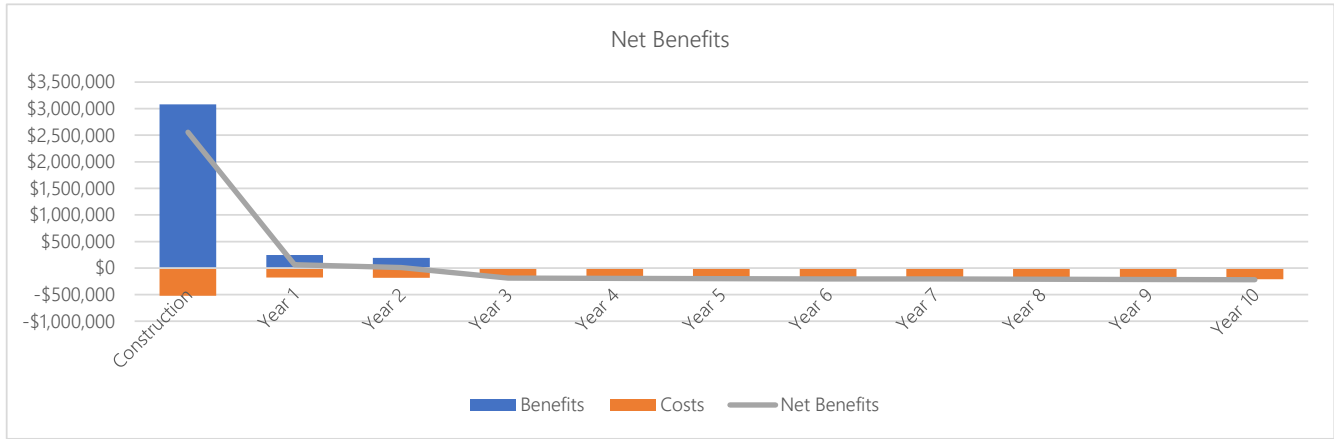
\$24,163,004

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		65	9	74
Earnings		\$2,535,224	\$371,909	\$2,907,133
Local Spend		\$6,040,751	\$1,416,104	\$7,456,855

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		4	2	5
Earnings		\$2,272,687	\$990,456	\$3,263,144

Figure 1



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

Figure 2

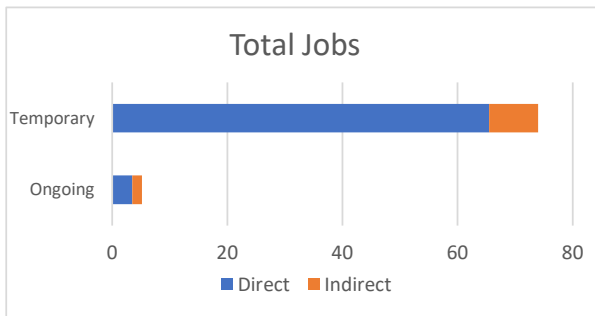
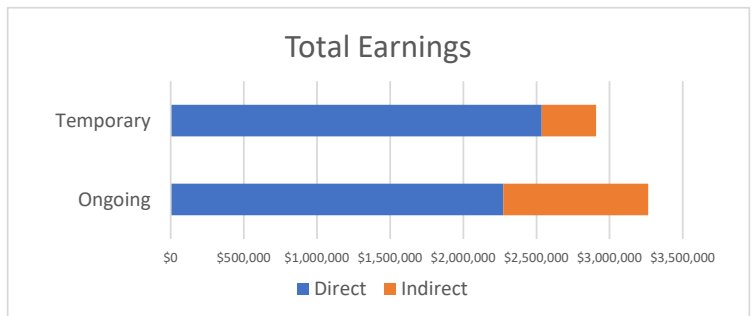


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,559,372	\$2,793,468
Sales Tax Exemption	\$373,601	\$373,601
Local Sales Tax Exemption	\$192,461	\$192,461
State Sales Tax Exemption	\$181,140	\$181,140
Mortgage Recording Tax Exemption	\$150,000	\$150,000
Local Mortgage Recording Tax Exemption	\$37,500	\$37,500
State Mortgage Recording Tax Exemption	\$112,500	\$112,500
<b>Total Costs</b>	<b>\$4,082,973</b>	<b>\$3,317,069</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$3,094,164</b>	<b>\$3,128,694</b>
To Private Individuals	\$6,170,277	\$5,626,174
Temporary Payroll	\$2,907,133	\$2,907,133
Ongoing Payroll	\$3,263,144	\$2,719,041
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$3,076,113)	(\$2,497,480)
Increase in Property Tax Revenue	(\$3,559,372)	(\$2,964,354)
Temporary Jobs - Sales Tax Revenue	\$21,622	\$21,622
Ongoing Jobs - Sales Tax Revenue	\$24,270	\$20,223
Other Local Municipal Revenue	\$437,368	\$425,029
<b>State Benefits</b>	<b>\$320,854</b>	<b>\$292,561</b>
To the Public	\$320,854	\$292,561
Temporary Income Tax Revenue	\$130,821	\$130,821
Ongoing Income Tax Revenue	\$146,841	\$122,357
Temporary Jobs - Sales Tax Revenue	\$20,350	\$20,350
Ongoing Jobs - Sales Tax Revenue	\$22,842	\$19,033
<b>Total Benefits to State &amp; Region</b>	<b>\$3,415,019</b>	<b>\$3,421,255</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,128,694	\$3,023,429	1:1
State	\$292,561	\$293,640	1:1
<b>Grand Total</b>	<b>\$3,421,255</b>	<b>\$3,317,069</b>	<b>1:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Other Local Revenue: IDA fee 241,630 , Water/Sewer to V of Herkimer \$195,738

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