

# Herkimer County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: March 24, 2023  
 Project Title: HCCC Solar, LLC  
 Project Location: 164 Shells Bush Road, Herkimer (Parcel: 113.2-1-29)

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

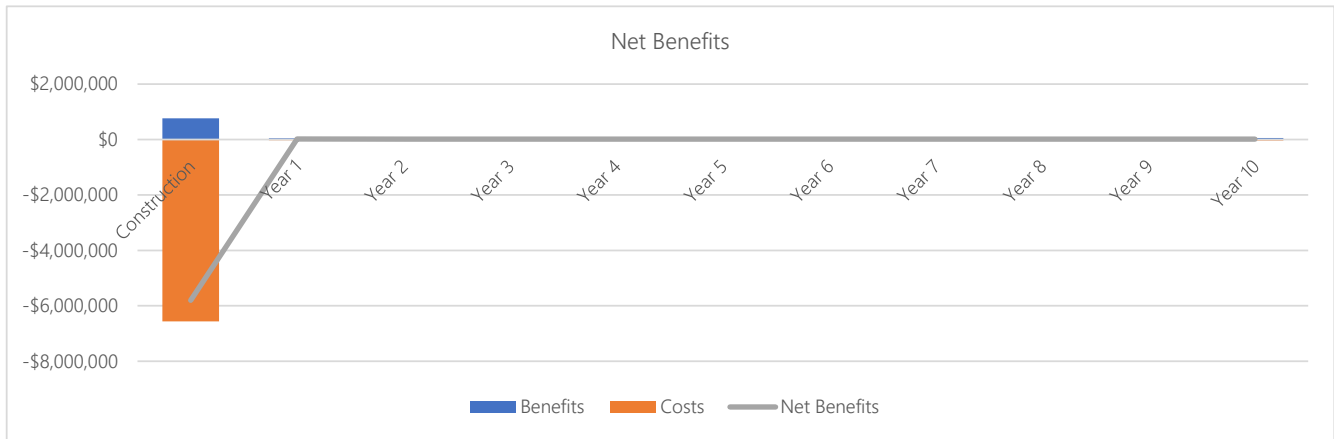
Project Total Investment  
 \$7,293,755

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		6	2	8
Earnings		\$624,098	\$94,985	\$719,083
Local Spend		\$1,495,220	\$359,483	\$1,854,703

		Ongoing (Operations)		
		Aggregate over life of the PILOT		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Figure 1



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

Figure 2

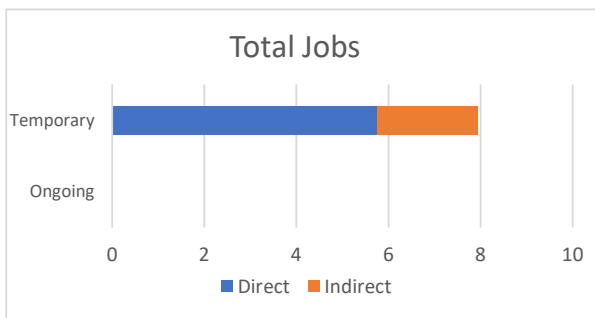
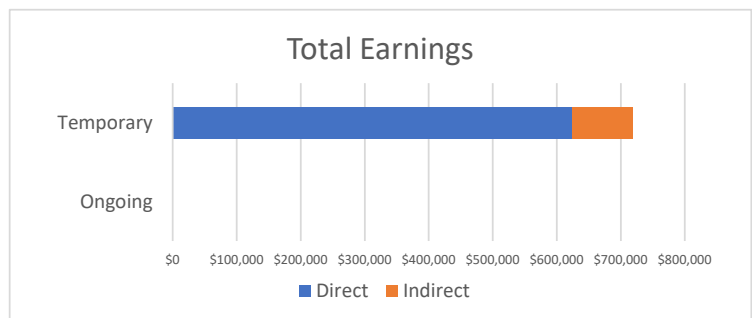


Figure 3



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	\$525,812	\$447,137
Sales Tax Exemption	\$6,563,755	\$6,563,755
Local Sales Tax Exemption	\$3,381,328	\$3,381,328
State Sales Tax Exemption	\$3,182,427	\$3,182,427
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$7,089,567</b>	<b>\$7,010,892</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$1,507,189</b>	<b>\$1,393,440</b>
To Private Individuals	\$1,259,083	\$1,181,657
Temporary Payroll	\$719,083	\$719,083
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$540,000	\$462,573
To the Public	\$248,106	\$211,783
Increase in Property Tax Revenue	\$241,907	\$205,712
Temporary Jobs - Sales Tax Revenue	\$5,348	\$5,348
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$851	\$724
<b>State Benefits</b>	<b>\$37,392</b>	<b>\$37,392</b>
To the Public	\$37,392	\$37,392
Temporary Income Tax Revenue	\$32,359	\$32,359
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$5,034	\$5,034
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$1,544,582</b>	<b>\$1,430,832</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,393,440	\$3,828,466	:1
State	\$37,392	\$3,182,427	:1
<b>Grand Total</b>	<b>\$1,430,832</b>	<b>\$7,010,892</b>	<b>:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Other Municipal Revenue: Town of Herkimer Fire Tax Rate 1.060303 (2023);  
 Other Payments to Private Individuals: Lease payments throughout the life of the PILOT total \$540,000 = \$36,000/year;  
 Town of Herkimer Special Authorization Fee for 501+ kw tier 3 Solar Project;

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