

Herkimer County Industrial Development Agency

MRB Cost Benefit Calculator



Cost-Benefit Analysis Tool powered by MRB Group

Date: March 27, 2026
 Project Title: Feldmeier Equipment & 79 Riverside LLC (New Construction)
 Project Location: 59-79 Riverside Industrial Parkway, City of Little Falls, NY 13365

Economic Impacts

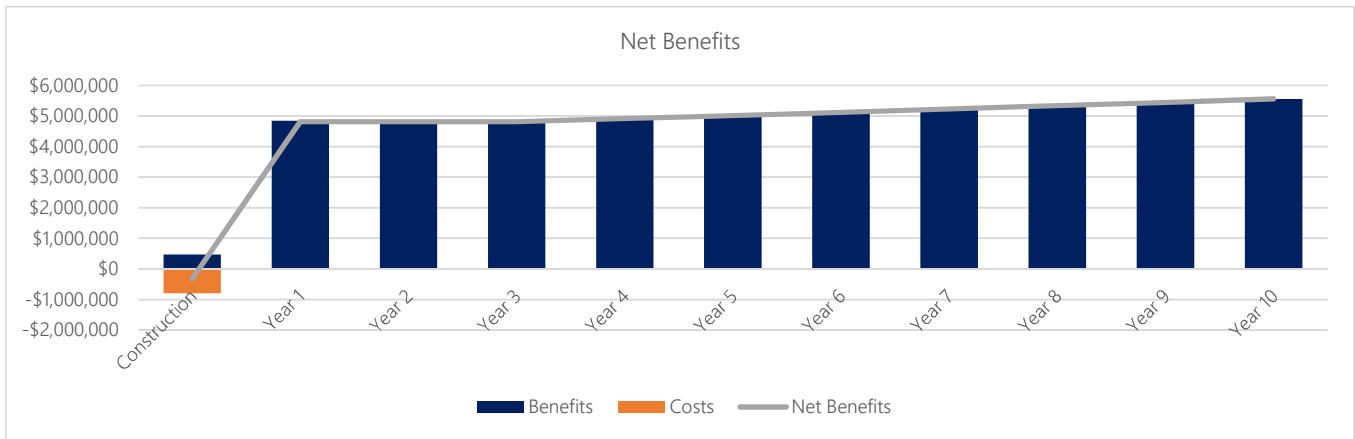
Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs
 \$16,078,800

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$385,149	\$59,104	\$444,253
Local Spend	\$1,000,000	\$228,386	\$1,228,386

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	62	22	84
Earnings	\$39,368,645	\$8,971,794	\$48,340,439

Figure 1



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

Figure 2

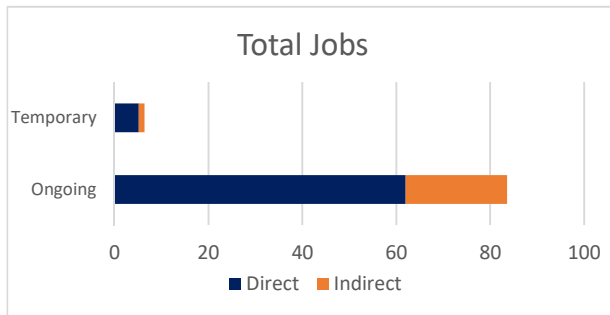
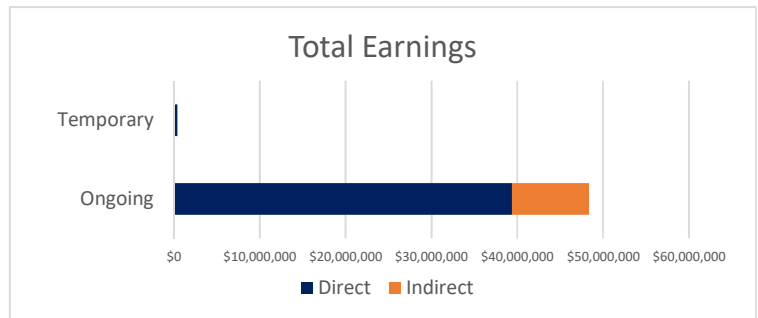


Figure 3



Fiscal Impacts



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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$174,845	\$161,718
Sales Tax Exemption	\$710,252	\$710,252
Local Sales Tax Exemption	\$365,887	\$365,887
State Sales Tax Exemption	\$344,365	\$344,365
Mortgage Recording Tax Exemption	\$82,500	\$82,500
Local Mortgage Recording Tax Exemption	\$41,250	\$41,250
State Mortgage Recording Tax Exemption	\$41,250	\$41,250
Total Costs	\$967,597	\$954,470

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$49,309,543	\$44,213,474
To Private Individuals	\$48,784,692	\$43,747,234
Temporary Payroll	\$444,253	\$444,253
Ongoing Payroll	\$48,340,439	\$43,302,982
Other Payments to Private Individuals	\$0	\$0
To the Public	\$524,851	\$466,239
Increase in Property Tax Revenue	\$162,015	\$140,869
Temporary Jobs - Sales Tax Revenue	\$3,304	\$3,304
Ongoing Jobs - Sales Tax Revenue	\$359,532	\$322,066
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,536,804	\$2,274,856
To the Public	\$2,536,804	\$2,274,856
Temporary Income Tax Revenue	\$19,991	\$19,991
Ongoing Income Tax Revenue	\$2,175,320	\$1,948,634
Temporary Jobs - Sales Tax Revenue	\$3,110	\$3,110
Ongoing Jobs - Sales Tax Revenue	\$338,383	\$303,121
Total Benefits to State & Region	\$51,846,347	\$46,488,330

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$44,213,474	\$568,856	78:1
State	\$2,274,856	\$385,615	6:1
Grand Total	\$46,488,330	\$954,470	49:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
 Does this project provide onsite childcare facilities? No