

Herkimer County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 20, 2026
Project Title Pacemaker Steel & Piping Co. Inc
Project Location 1963 Country Mile Road, Frankfort (5sSBP)



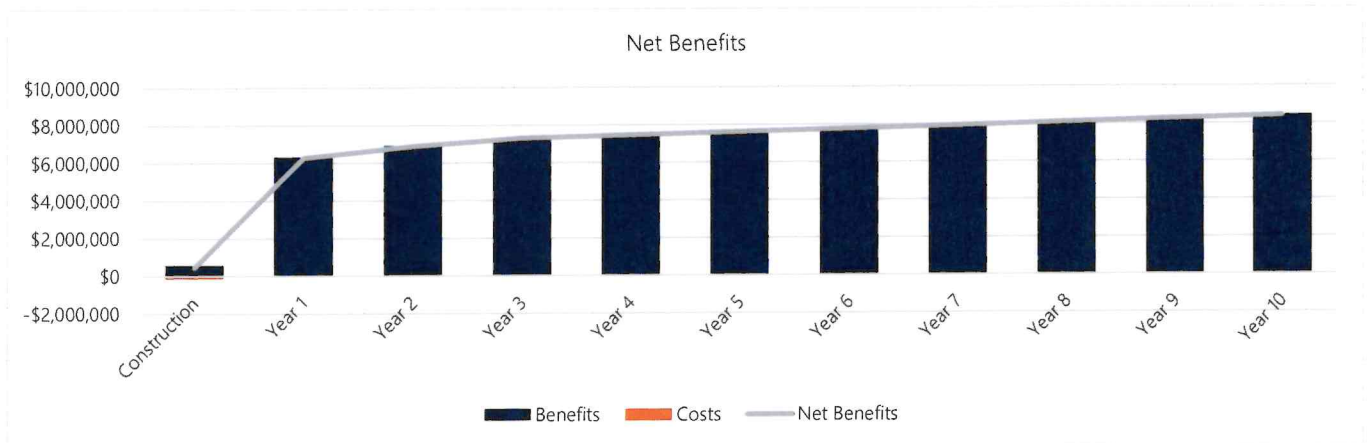
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Construction Project Costs
\$7,300,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	1	10
Earnings	\$459,215	\$70,653	\$529,868
Local Spend	\$1,200,000	\$274,114	\$1,474,114

Ongoing (Operations) Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	56	39	95
Earnings	\$52,557,343	\$19,494,627	\$72,051,970

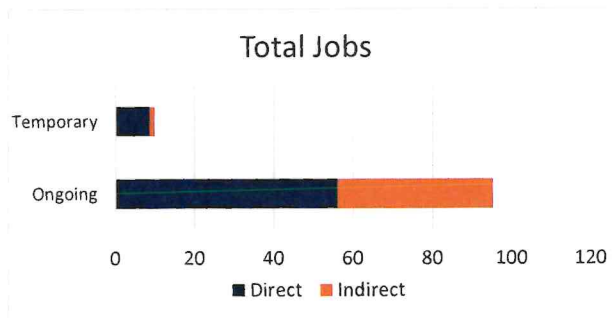
Figure 1



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

Figure 2

Figure 3





MRB
Group

Cost-Benefit Analysis Tool powered by MRB Group

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$381,134	\$346,639
Sales Tax Exemption	\$82,500	\$82,500
Local Sales Tax Exemption	\$42,500	\$42,500
State Sales Tax Exemption	\$40,000	\$40,000
Mortgage Recording Tax Exemption	\$30,000	\$30,000
Local Mortgage Recording Tax Exemption	\$15,000	\$15,000
State Mortgage Recording Tax Exemption	\$15,000	\$15,000
Total Costs	\$493,634	\$459,139

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$72,740,531	\$65,100,739
To Private Individuals	\$72,581,838	\$64,964,207
Temporary Payroll	\$529,868	\$529,868
Ongoing Payroll	\$72,051,970	\$64,434,339
Other Payments to Private Individuals	\$0	\$0
To the Public	\$158,692	\$136,531
Increase in Property Tax Revenue	(\$381,135)	(\$346,640)
Temporary Jobs - Sales Tax Revenue	\$3,941	\$3,941
Ongoing Jobs - Sales Tax Revenue	\$535,887	\$479,230
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,774,256	\$3,378,139
To the Public	\$3,774,256	\$3,378,139
Temporary Income Tax Revenue	\$23,844	\$23,844
Ongoing Income Tax Revenue	\$3,242,339	\$2,899,545
Temporary Jobs - Sales Tax Revenue	\$3,709	\$3,709
Ongoing Jobs - Sales Tax Revenue	\$504,364	\$451,040
Total Benefits to State & Region	\$76,514,786	\$68,478,877

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$65,100,739	\$404,139	161:1
State	\$3,378,139	\$55,000	61:1
Grand Total	\$68,478,877	\$459,139	149:1

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

Additional Comments from IDA

This is a good project.

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