

Adirondack Frontier

MRB Cost Benefit Calculator

Date December 2, 2024
Project Title Branch Commercial Development, LLC
Project Location 3351 State Route 11, Malone, New York 12953



Economic Impacts

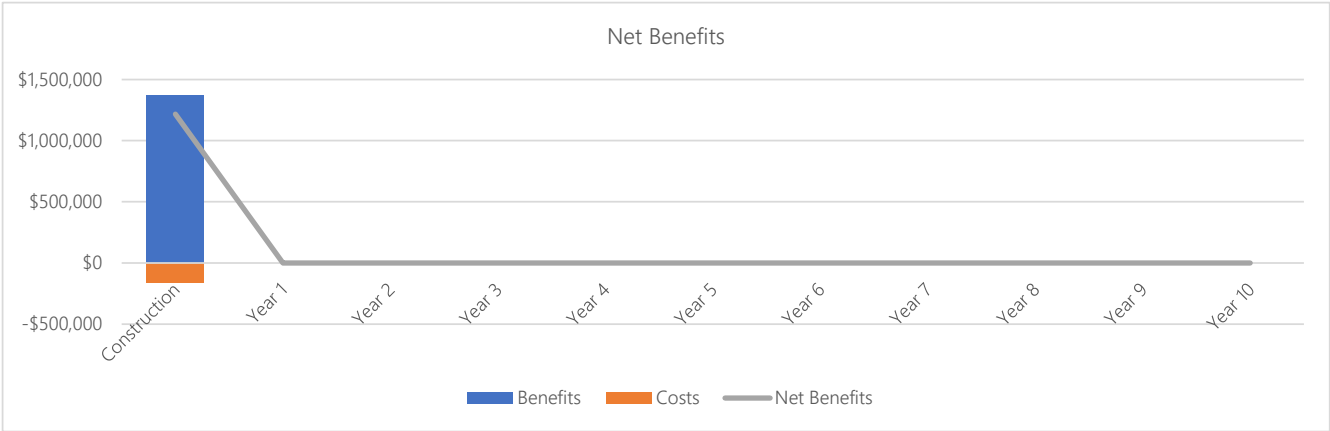
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
\$2,915,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	17	4	20
Earnings	\$1,123,376	\$174,007	\$1,297,383
Local Spend	\$2,915,000	\$605,486	\$3,520,486

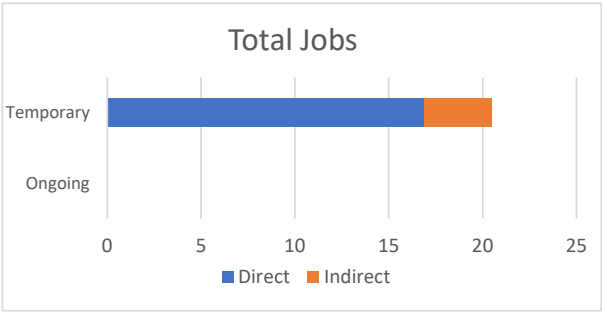
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



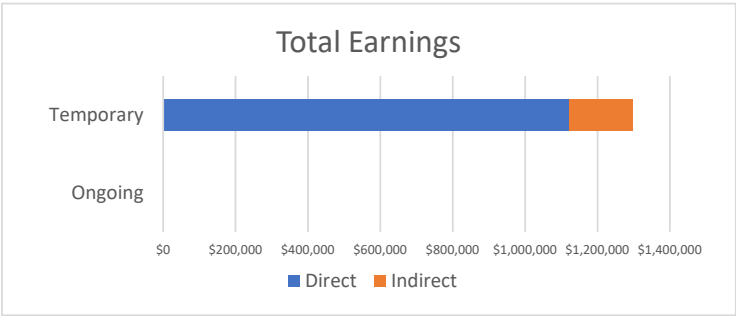
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



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

Fiscal Impacts



Estimated Costs of Exemptions

	Nominal Value		Discounted Value*	
Property Tax Exemption		\$0		\$0
Sales Tax Exemption		\$156,750		\$156,750

Local Sales Tax Exemption			\$78,375		\$78,375
State Sales Tax Exemption			\$78,375		\$78,375
Mortgage Recording Tax Exemption			\$0		\$0
Local Mortgage Recording Tax Exemption			\$0		\$0
State Mortgage Recording Tax Exemption			\$0		\$0
Total Costs			\$156,750		\$156,750

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,306,464	\$1,306,464
To Private Individuals	\$1,297,383	\$1,297,383
Temporary Payroll	\$1,297,383	\$1,297,383
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$9,082	\$9,082
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$9,082	\$9,082
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$67,464	\$67,464
To the Public	\$67,464	\$67,464
Temporary Income Tax Revenue	\$58,382	\$58,382
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$9,082	\$9,082
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$1,373,928	\$1,373,928

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,306,464	\$78,375	17:1
State	\$67,464	\$78,375	1:1
Grand Total	\$1,373,928	\$156,750	9:1

*Discounted at 2%

Additional Comments from IDA

The Franklin County IDA Board of Directors is considering a sales tax exemption for this project and these projections reflect an estimated benefit to the project of \$156,750.

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