

Cost-Benefit Analysis for Greens on Sheridan LLC

Prepared by this agency using InformAnalytics

Executive Summary

INVESTOR
Greens on Sheridan LLC

TOTAL JOBS
11 Ongoing;
60 Temporary

TOTAL INVESTED
\$6.4 Million

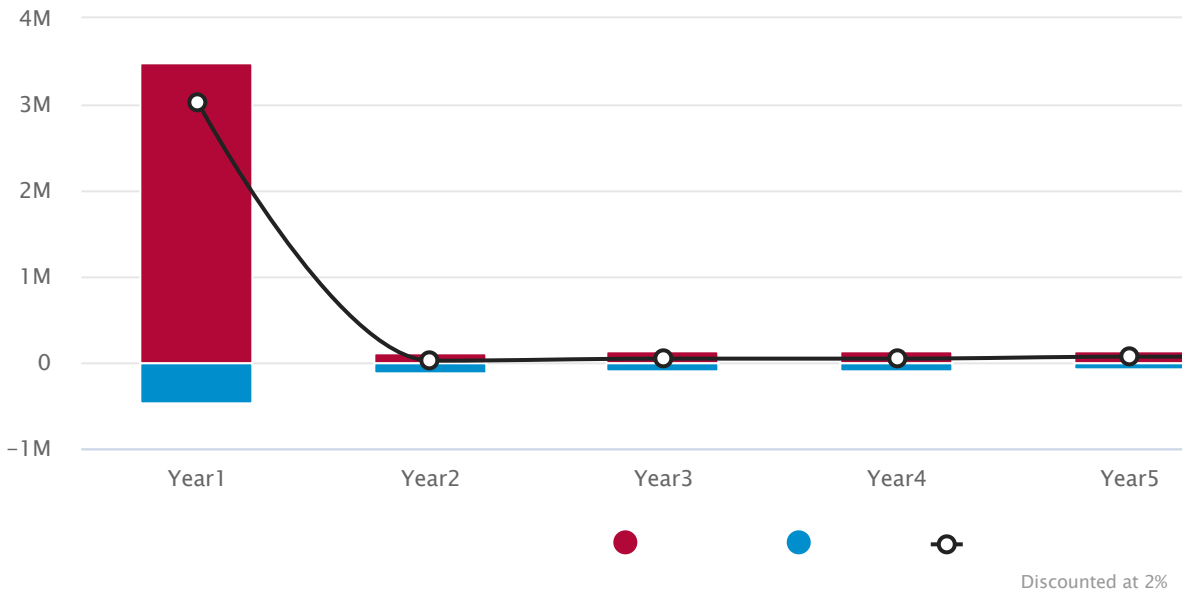
LOCATION
9150 Sheridan Drive, Clarence, NY

TIMELINE
7 Years

F1 FIGURE 1

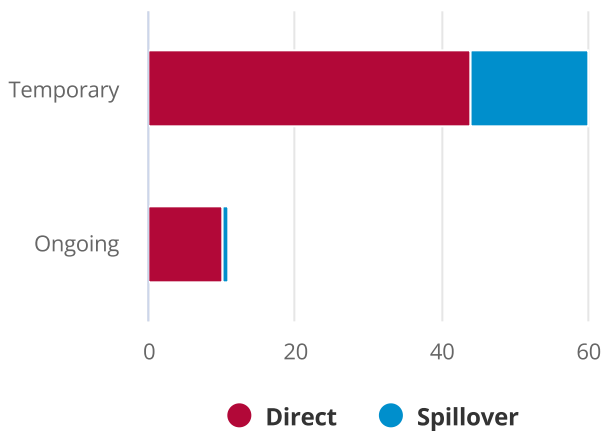
Discounted* Net Benefits for Greens on Sheridan LLC by Year

Total Net Benefits: \$3,320,000



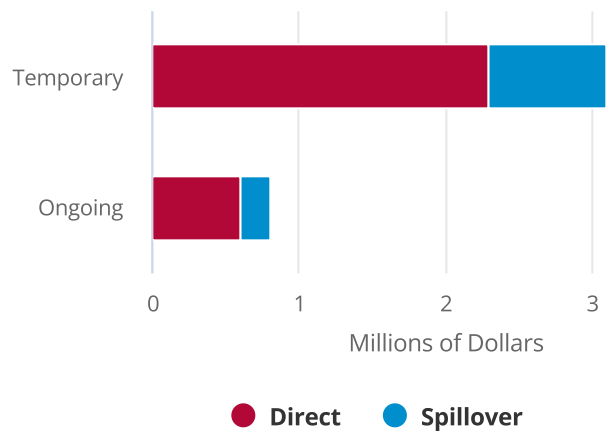
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Greens on Sheridan LLC proposes to invest \$6.4 million at 9150 Sheridan Drive, Clarence, NY over 7 years. Agency staff summarize the proposed with the following: New Construction of Mixed Use Building Including Retail, Restaurants, Service and Residential.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
New Construction	\$6,000,000
OTHER SPENDING	
Soft Costs	\$150,000
Land Acquisition	\$210,000
Total Investments	\$6,360,000
Discounted Total (2%)	\$6,360,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by the agency. The report calculates the costs and benefits for specified local taxing districts over the first 7 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

The agency is considering the following incentive package for Greens on Sheridan LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$659,000	\$624,000
Sales Tax Exemption	\$307,000	\$307,000
Mortgage Recording Tax Exemption	\$45,000	\$45,000
Total Costs	\$1,011,000	\$976,000

May not sum to total due to rounding.

* Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$3,140,000	\$979,000	\$4,119,000
To Private Individuals	\$2,911,000	\$963,000	\$3,874,000
Temporary Payroll	\$2,306,000	\$800,000	\$3,106,000
Ongoing Payroll	\$606,000	\$162,000	\$768,000
To the Public	\$228,000	\$16,000	\$245,000
Property Tax Revenue	\$180,000	N/A	\$180,000
Temporary Sales Tax Revenue	\$39,000	\$13,000	\$52,000
Ongoing Sales Tax Revenue	\$10,000	\$3,000	\$13,000
STATE BENEFITS	\$164,000	\$59,000	\$223,000
To the Public	\$164,000	\$59,000	\$223,000
Temporary Income Tax Revenue	\$113,000	\$39,000	\$152,000
Ongoing Income Tax Revenue	\$10,000	\$6,000	\$16,000
Temporary Sales Tax Revenue	\$33,000	\$11,000	\$44,000
Ongoing Sales Tax Revenue	\$9,000	\$2,000	\$11,000
Total Benefits to State & Region	\$3,304,000	\$1,038,000	\$4,341,000
Discounted Total Benefits (2%)	\$3,268,000	\$1,028,000	\$4,295,000

May not sum to total due to rounding.

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$4,074,000	\$805,000	5:1
State	\$221,000	\$170,000	1:1
Grand Total	\$4,295,000	\$976,000	4:1

May not sum to total due to rounding.

* Discounted at 2%

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