		MRB Co	st Benefit Calculato	or			
Date	Town of Clar July 1, 2025	ence Indust	rial Development Ager	су			
	Whiteledge Pro	perties LLC Drive. Clarence	14031				
· · · · · · ·			n Phase - Project Assumption	ns	•		L. C.
		Project					
Project Costs Enter total project costs:		Value \$7,500,000					
Local Construction Spending* % of locally sourced materials and labor		80%					
In-region construction spending		\$6,000,000					
Industry	C	onstruction Ec	onomic Impacts NAICS	% of Total Investment	Investment by		
New Multifamily Building Construction			236116		Type \$6,000,000	i	For the Construction
[Not Applicable] [Not Applicable]					\$0 \$0		<ol> <li>Enter the % of tot one type).</li> <li>Add more lines if</li> </ol>
Most projects will only have one line rela	ted to construction	on type.		100%	\$6,000,000		
		Operation	Phase - Project Assumptions				
	1-1					1	
Veral Fate MAICS	NAICS Lookup		from Operations	Total Familian			
Year 1 - Enter NAICS Residential Property Managers	NAICS 531311	Count 1.5	Per Job Annual Earnings \$55,000	Total Earnings \$82,500	1		
0				\$0 \$0			Instructions for op
0				\$0 \$0			Note: "Year 1" is the first y above in construction impe
0	Total	1.5		\$0 \$82,500			<ol> <li>Begin by entering use for employment lookup tool at the Li</li> </ol>
Yess 3		c	Dealed 17	Track Control in			lookup tool at the U have the applicant s industry sector of th
Year 2 Residential Property Managers	NAICS 531311	Count 1.5	Per Job Annual Earnings \$55,000	Total Earnings \$82,500			industry sector of th example, if an appli- jobs are categorized 2. Those NAICS co
0				\$0 \$0			<ol><li>Then, starting in </li></ol>
0				\$0 \$0			earnings. If Year 1 e figure matches the a 4. Moving to Year 2
0	Total	1.5		\$0 \$82,500	ł		Year 2. Remember t Year 1 and 4 more jo
							<ol> <li>Finally, for Year 3 full employment, ev</li> </ol>
Year 3+ (Full Employment) Residential Property Managers	NAICS 531311	Count 1.5	Per Job Annual Earnings \$55,000	Total Earnings \$82,500	1		employment happen 6. You must enter jo properly.
0				\$0 \$0			Note: In very rare cases, yo State related to that industry
0				\$0 \$0			State related to that industry
0	Total	1.5		\$0 \$82,500			
			al Impact Assumptions				
			ts of Incentives				
Sales Tax Exemption	%	Value \$345.625		PILOT Term (Years)	7		Instructions: 1. Enter in the value
Local Sales Tax Rate							1. Liner in the value
State Sales Tax Rate	4.75%	\$187,625 \$158,000		Escalation Factor	2%	l	amount of sales/mor 2. Enter the applicat
State Sales Tax Rate Mortgage Recording Tax Exemption	4.00%	\$158.000 \$45.000		Escalation Factor Discount Factor	2%	 	amount of sales/mo 2. Enter the applical the Mortgage Recor- exempted. 3. Enter in the number 3.
State Sales Tax Rate		\$158,000					amount of sales/mon 2. Enter the applicat the Mortgage Recor- exempted. 3. Enter in the numb 4. Escalation Factor
State Sales Tax Rate Mortgage Recording Tax Exemption Local	4.00% 0.25% 0.50%	\$158,000 \$45,000 \$15,000 \$30,000	emption, calculated below.				amount of sales/mon 2. Enter the applicat the Mortgage Recor- exempted. 3. Enter in the numb 4. Escalation Factor
State Sales Tax Rate Mortgage Recording Tax Exemption Local State	4.00% 0.25% 0.50%	\$158,000 \$45,000 \$15,000 \$30,000 Includes PILOT exc	rmption, colculated below.				amount of sales/mou 2. Enter the applical the Mortgage Recor- exempted. 3. Enter in the numl 4. Escalation Factor
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs	4.00% 0.25% 0.50% \$776,252	\$158,000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax	operty Tax Exemption	Discount Factor	2%	Difference PLOT vs Full	amount of sales/mou 2. Enter the applicat the Mortgage Recor- exempted. 3. Enter in the numb 4. Escalation Factor 5. Discount Factor is
State Sales Tax Rate Mortgage Recording Tax Exemption Local State	4.00% 0.25% 0.50% \$776.252 Year	\$158,000 \$45,000 \$15,000 \$30,000 Includes PILOT en Pro Property	operty Tax Exemption Estimated PILOT	Discount Factor Property Tax on Full Assessment	2% Difference in Current vs. PILOT	PILOT vs Full Taxes	amount of sales/mon 2. Enter the applicat the Morgage Recor 3. Enter in the numl 4. Escalation Factor i 5. Discount Factor i 6. Escalator Tool IMPORTANT: "Paste Special">" "Vales"
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 2	4.00% 0.25% 0.50% \$776.252 Year 2026 2027	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886	Discount Factor Property Tax on Full Assessment \$68,862 \$68,862 \$68,862	2% Difference in Current vs. PLOT \$3,443 \$6,886	PILOT vs Full Taxes -\$65,419 -\$61,976	amount of sale/mon 2. Enter the applicat the Mortgage Recor 3. Enter in the numb 4. Escalation Factor i 5. Discount Factor i Escalator Tool IMPORTANT: "Phate Special"> "Values" "Spool S51,01
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 2 3 4 4 3 4 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4	4.00% 0.25% 0.50% \$776.252 Year 2026 2027 2028 2029	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772	Discount Factor Property Tax on Full Assessment \$68.862	2% Difference in Current vs. PILOT \$3,443	PILOT vs Full Taxes -\$65,419	amount of sales/mon 2. Enter the applicat the Mortgage Recor 3. Enter the applicat 4. Enter the application of Factor 4. Discount Factor 5. Discount Factor 5. Discount Factor 1000 MCTANT: "Pate Special"
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 2 3 3 4 4 2 3 3 3 4 2 3 3 3	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	sperty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$3,443 \$6,886 \$10,329	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533	amount of sales/mon 2. Enter the applicat the Mortgage Recor- ecomptod 4. Execution Factor 5. Discount Factor <b>Escalator Tool</b> IMPORTANT: "Pate Special" "Values" \$50,01 \$50,01 \$52,0 \$54,1
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 2 3 3 4 4 5 5 4 5 4 5 5 5 6 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PILOT \$3,443 \$6,886 \$10,329 \$13,722 \$13,722	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647	amount of sales/mon 2. Earter the applicat the Morgage Recor- compared and the application number of the application of the application definition of the application of the Escalator Teol MCORTANT: "Plants Special"> "Values" "Values" "Values" "Store \$50,0 \$51,0 \$52,0 \$55,0 \$55,0 \$55,0 \$55,0
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State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Mortgage Record 4. East in the Factor of 4. East in the Factor of 5. Discount Factor i IMPORTANT: "Pate Special" - "Values" \$50.0 \$50.0 \$52.0 \$53.0 \$55.2
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State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Moragae Record 4. Excelation Factor 5. Discount Factor 6. Enter 6. Excelation Factor 7. Discount Factor 7. Discount Factor 7. Marco Technology 7. Solo 5510 5520 5523 5523 5523 5523 5523 5523 552
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Morrage Record 3. Each the applical 4. Escalation Factor i Escalation Factor i IMPORTANT: "Past Specific 55:00
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State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776.252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Morrage Record September 4. Escalation Factor i 5. Discount Factor i 1. MPORTANT: **Parte Speciar - **Values* **Solo 55:0 55
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776.252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Morrage Record copped on multi- 3. Exclation Factor i 4. Exclation Factor i 5. Discount Factor i MPORTANT: "Parte Speciar" - "Vulues" \$50.0 \$51.0 \$52.0 \$55.3 \$5
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State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776.252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo 2. Enter the applical the Morrage Record 3. Second Second Second Second 4. Excalation Factor i Source Second Second Second Second IMPORTANT: "Part Special" "Stock Stock
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State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776.252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/mo
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/monetapplications of sales/monetapplications of sales/monetapplications of the Morgage Record compared and the
State Sales Tax Rate Mortgage Recording Tax Exemption Local State Total Costs Year # 1 1 1 3 3 4 4 5 6 6	4.00% 0.25% 0.50% \$776,252 Year 2026 2027 2028 2029 2030 2031	\$158.000 \$45,000 \$15,000 \$30,000 Includes PILOT exe Property Tax WITHOUT	perty Tax Exemption Estimated PILOT \$3,443 \$6,886 \$10,329 \$13,772 \$17,216 \$20,659	Discount Factor Property Tax on Full Assessment \$68.862 \$68.86	2% Difference in Current vs. PLOT \$13,443 \$6,886 \$10,329 \$13,772 \$17216 \$722659	PILOT vs Full Taxes -\$65,419 -\$61,976 -\$58,533 -\$55,090 -\$51,647 -\$48,203	amount of sales/more 2. Earter the applicat the Morgage Recor- verempted 3. Eachton Factor 4. Eachton Factor 5. Discount Factor is 1. Discount Factor is 1. Discount Factor is 1. Discount Factor 1. Discou

r the Construction Economic Impacts table: Select the type of construction (industrial, multi-family, commercial). Enter the % of total investment associated with that type (100% if only e type). Add more lines if more than one type of construction is happening.

## structions for operation phase employment tables: te: "Year I" is the first year of operations. Do not include construction impacts or es we in construction impacts.)

Begin by centering into the lines of the Yaur 1 table all the application of the procession of the procesion of the proc operly.

e: In very rare cases, you may receive a "SECTOR NOT AVAILABLE" message. This is due to a lack of data in New York e related to shat industry. Just select the next best match.

structions: Enter in the value of the sales tax exemption and mortgage recording tax exemption (not the meant of sales/mortgage, rather, the dollar value of the <u>exemptions</u>) on the sales tax for the sales tax to the tax the sale of the tax to the sale of the Mortgage Recording Tax can be exempted ONly worth tay pupticable rate that can be compted. Enter in the number of years of requested PILOT battement. Exelution Factor is the rate of change of the underlying taxs. Declarith is 2%. Discount Factor is the rate at which future costs/benefits are discounted to present value.

## Escalator Tool

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 REANT: Instructions to Property Tax Exemption Table:

 1.1 In the "Year" column, enter the first year of the PILOT. The remaining years will

 550.000
 1. In the "Year"

 550.001
 2. To fifl out the "Property Tax WITHOUT Project", use the "Escalator Tool" to the Istancian in the interview of the project in any time of the trade of the trade on the property interview current assessment, as if the project in question does not accept. The rest of the values will be trade of the trade on the property fax WITHOUT Project", right citcle, and select 555.020

 555.030
 To the tax due on the property gass will able softward will past the formulas. This tool assumes that the tax due on the property gass will able softward will past the formalis. This tool assumes that the tax due on the property gass will able softward will past the formalis. This tool assumes that the tax due on the property gass up each year by the escalation factor assumes that the tax due on the property gass up each year of the property due to the property tass Sinth the project would otherwaise pay. Bu-for the PILOT Balament, on the tax the tax due of the property thans that the project would advect assess pay. Bu-for the PILOT Balament, on the time the instancial PILOT payment for each of the years in the "Estimated PILOT" column.

Other Benefits to Public and Private Individuals - If Applicable

	Year #	Year	Other Local Municipal Revenue	Other Payments to Private Individuals	Instructions: 1. "Other Local Municipal Revenue" - Use this column to enter any amount of other local government revenue that would be applicable to the project. Examples of this could include:
	1	2020			-Hotel occupancy tax revenue,
	2		\$6,100 \$6,100		-Host community benefit agreement revenue, -In-kind contributions from a developer,
	3	2028	\$6,100		<ul> <li>Tax paid to special taxing jurisdictions not subject to the PILOT,</li> <li>Onsite Retail Sales Tax Revenue* (see important note, below)</li> </ul>
	4		\$6,100 \$6,100		
	6		\$6,100		*Enter the amount of local sales tax revenue, i.e. County/City portion only, generated from retail operations at the project site. Do not enter the amount of sales, rather, enter the local tax revenue itself that
	7	2032	\$6,100		expensions at the project and the one care the another of alloc, tarted, each the focus at the focus of the training of the second second the second se
	-	-			2. "Other Payments to Private Individuals" - Use this column for any payments or other earnings received
		-			by private individuals. This could include lease payments made by renewable energy projects to farmers,
	-	-			royalties, etc.
	-	-			In all cases, be sure to explain these items in the text box, below.
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		- Total	\$42,702	\$0	
Notes Prepared by DM					
					Notes instructions: Add any notes that you would like to have appear in the output. This can include notes about other quantifiable benefits, such as host community benefit agreement payments, and non- quantifiable hencifits related to affordable housing or other.
					quantitative conclusive number of university of solar projects, you enter in how the project will advance the state's clean entry woals.
Does the IDA believe the project can be a	ccomplished in a	a timely fashior	a	Yes	Instructions: The law requires the CBA to include "the likelihood of accomplishing the proposed project in a timely fishion". The default answer to this question is "yes".
	Maniantan	Nata			
	Version Log 2021.12.05	Notes Original build rev4			