

Town of Clarence Industrial Development Agency

MRB Cost Benefit Calculator

Date July 1, 2025
 Project Title Whiteledge Properties LLC
 Project Location 9105 Sheridan Drive, Clarence 14031



Economic Impacts

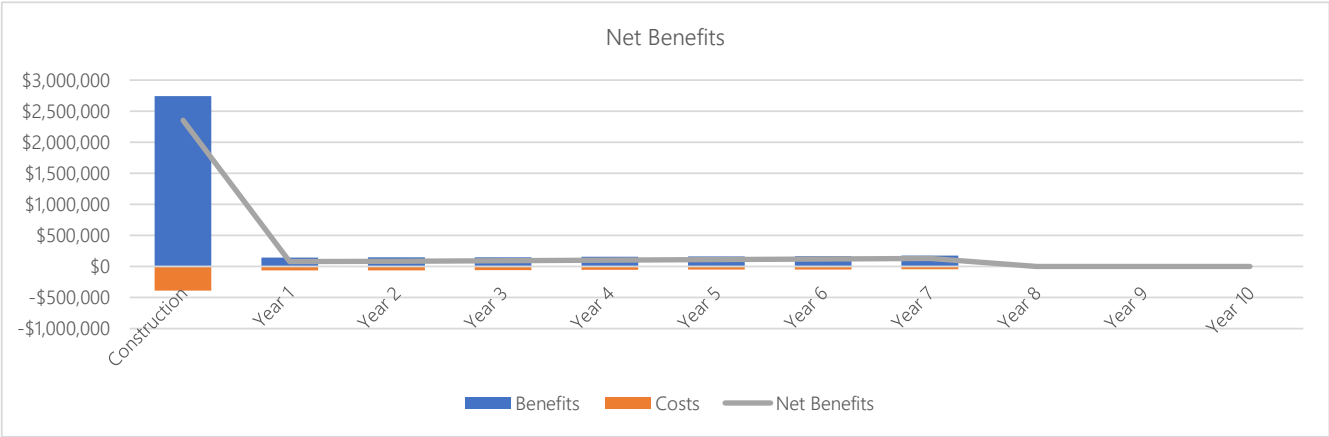
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$7,500,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	26	6	33
Earnings	\$2,213,513	\$374,039	\$2,587,552
Local Spend	\$6,000,000	\$1,096,441	\$7,096,441

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	1	2
Earnings	\$594,333	\$306,700	\$901,033

Figure 1



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

Figure 2

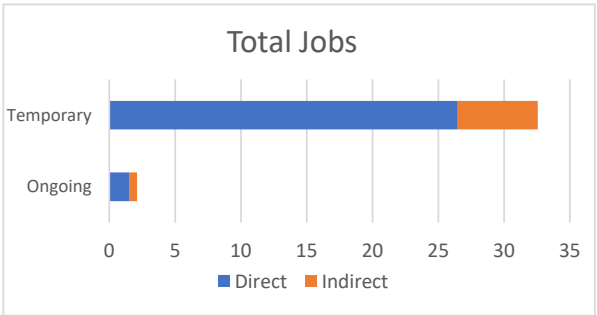
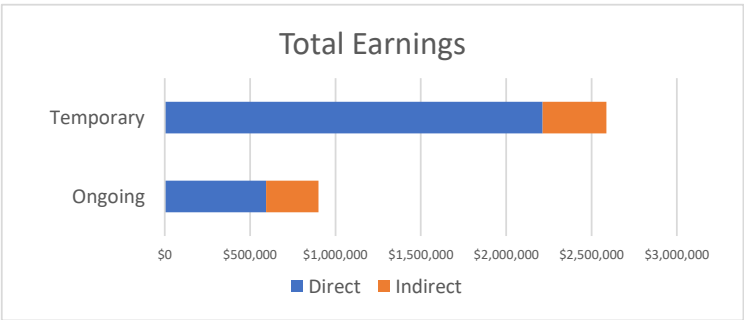


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$385,627	\$358,304
Sales Tax Exemption	\$345,625	\$345,625
Local Sales Tax Exemption	\$187,625	\$187,625
State Sales Tax Exemption	\$158,000	\$158,000
Mortgage Recording Tax Exemption	\$45,000	\$45,000
Local Mortgage Recording Tax Exemption	\$15,000	\$15,000
State Mortgage Recording Tax Exemption	\$30,000	\$30,000
Total Costs	\$776,252	\$748,929

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,656,693	\$3,574,964
To Private Individuals	\$3,488,586	\$3,419,687
Temporary Payroll	\$2,587,552	\$2,587,552
Ongoing Payroll	\$901,033	\$832,135
Other Payments to Private Individuals	\$0	\$0
To the Public	\$168,108	\$155,278
Increase in Property Tax Revenue	\$96,407	\$87,370
Temporary Jobs - Sales Tax Revenue	\$21,509	\$21,509
Ongoing Jobs - Sales Tax Revenue	\$7,490	\$6,917
Other Local Municipal Revenue	\$42,702	\$39,481
State Benefits	\$181,406	\$177,824
To the Public	\$181,406	\$177,824
Temporary Income Tax Revenue	\$116,440	\$116,440
Ongoing Income Tax Revenue	\$40,547	\$37,446
Temporary Jobs - Sales Tax Revenue	\$18,113	\$18,113
Ongoing Jobs - Sales Tax Revenue	\$6,307	\$5,825
Total Benefits to State & Region	\$3,838,100	\$3,752,788

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,574,964	\$560,929	6:1
State	\$177,824	\$188,000	1:1
Grand Total	\$3,752,788	\$748,929	5:1

*Discounted at 2%

Additional Comments from IDA

Prepared by DM

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