

Orange County Industrial Development Agency

MRB Cost Benefit Calculator

Date: November 17, 2025
 Project Title: Mountain Green Partners LLC
 Project Location: 5 Hathorn Rd. Warwick, NY



Economic Impacts

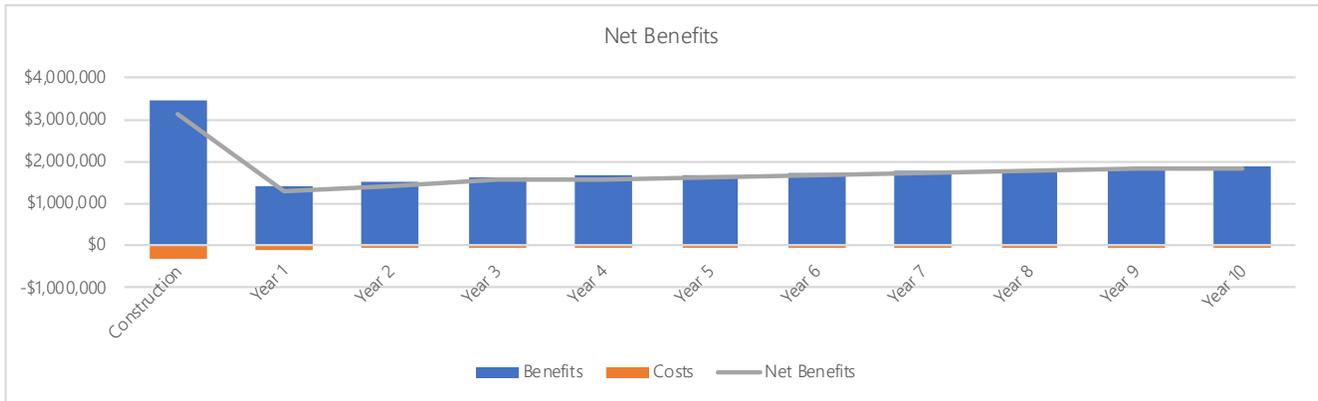
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$7,460,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	27	13	40
Earnings	\$2,443,680	\$813,006	\$3,256,687
Local Spend	\$6,341,000	\$2,742,317	\$9,083,317

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	21	9	30
Earnings	\$14,926,061	\$10,251,020	\$25,177,081

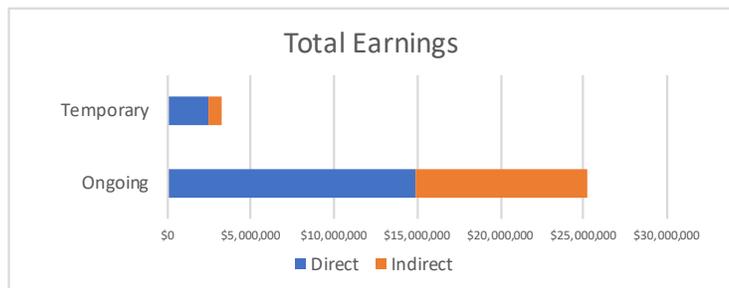
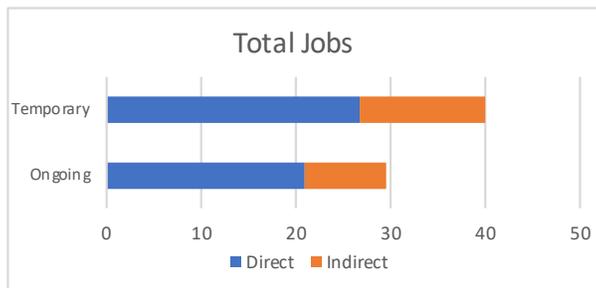
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$551,271	\$508,685
Sales Tax Exemption	\$322,968	\$322,968
Local Sales Tax Exemption	\$150,718	\$150,718
State Sales Tax Exemption	\$172,250	\$172,250
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$874,239	\$831,653

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$29,123,278	\$25,232,587
To Private Individuals	\$28,433,767	\$24,635,369
Temporary Payroll	\$3,256,687	\$3,256,687
Ongoing Payroll	\$25,177,081	\$21,378,682
Other Payments to Private Individuals	\$0	\$0
To the Public	\$689,511	\$597,218
Increase in Property Tax Revenue	\$515,354	\$446,327
Temporary Jobs - Sales Tax Revenue	\$19,947	\$19,947
Ongoing Jobs - Sales Tax Revenue	\$154,210	\$130,944
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,478,556	\$1,281,039
To the Public	\$1,478,556	\$1,281,039
Temporary Income Tax Revenue	\$146,551	\$146,551
Ongoing Income Tax Revenue	\$1,132,969	\$962,041
Temporary Jobs - Sales Tax Revenue	\$22,797	\$22,797
Ongoing Jobs - Sales Tax Revenue	\$176,240	\$149,651
Total Benefits to State & Region	\$30,601,834	\$26,513,626

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$25,232,587	\$659,404	38:1
State	\$1,281,039	\$172,250	7:1
Grand Total	\$26,513,626	\$831,653	32:1

*Discounted at 2%

Additional Comments from IDA

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