

Orange County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 20, 2026

Project Title Scannell Properties #600 LLC & Amazon.com Services Inc.

Project Location 22 McBride Rd. Slate Hill, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

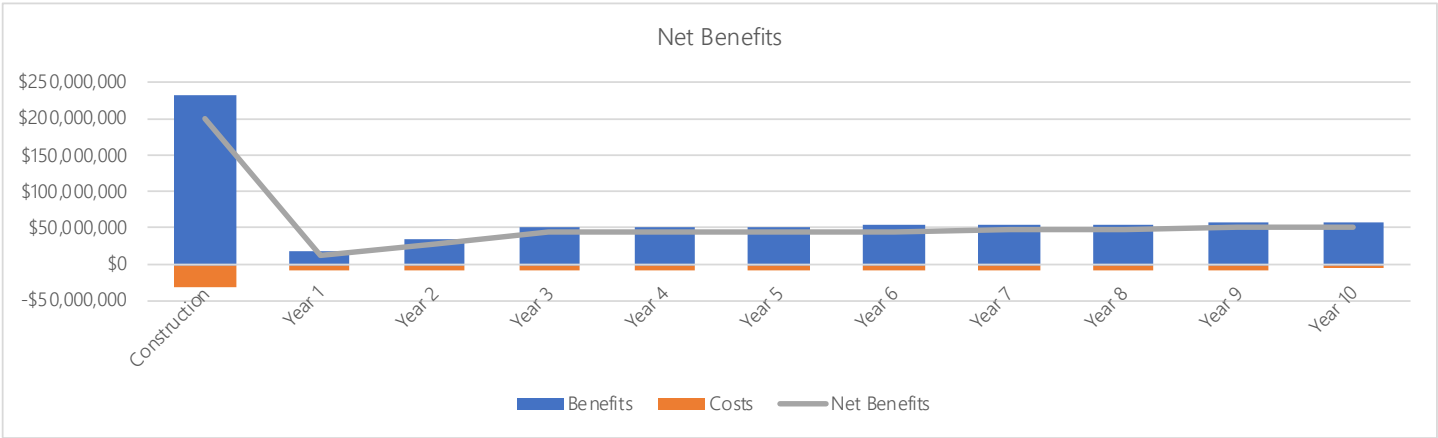
Project Total Investment

\$607,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	1797	879	2676
Earnings	\$163,746,998	\$54,478,228	\$218,225,226
Local Spend	\$424,900,000	\$183,758,153	\$608,658,153

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	750	177	927
Earnings	\$285,304,155	\$169,600,913	\$454,905,068

Figure 1



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

Figure 2

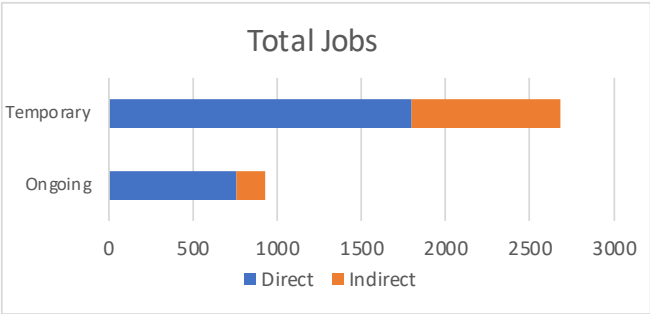
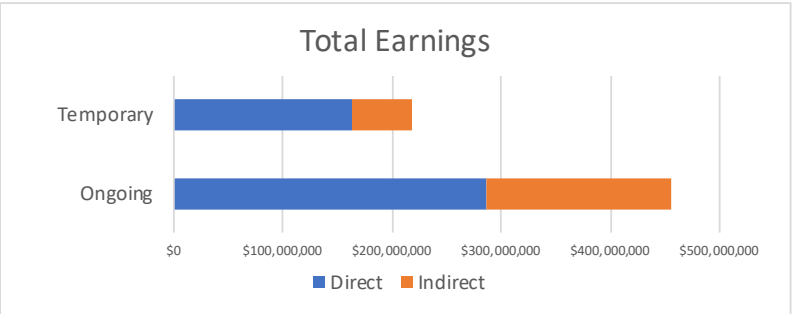


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions		Nominal Value	Discounted Value*	
Property Tax Exemption		\$70,478,263	\$63,325,634	
Sales Tax Exemption		\$31,008,750	\$31,008,750	
Local Sales Tax Exemption		\$14,470,750	\$14,470,750	
State Sales Tax Exemption		\$16,538,000	\$16,538,000	
Mortgage Recording Tax Exemption		\$0	\$0	
Local Mortgage Recording Tax Exemption		\$0	\$0	
State Mortgage Recording Tax Exemption		\$0	\$0	
Total Costs		\$101,487,013	\$94,334,384	
State and Local Benefits				
		Nominal Value	Discounted Value*	
Local Benefits		\$696,833,576	\$643,345,275	
To Private Individuals		\$674,130,294	\$622,994,163	
Temporary Payroll		\$218,225,226	\$218,225,226	
Ongoing Payroll		\$454,905,068	\$403,788,545	
Other Payments to Private Individuals		\$1,000,000	\$980,392	
To the Public		\$22,703,282	\$20,351,111	
Increase in Property Tax Revenue		\$17,080,359	\$15,070,689	
Temporary Jobs - Sales Tax Revenue		\$1,336,630	\$1,336,630	
Ongoing Jobs - Sales Tax Revenue		\$2,786,294	\$2,473,205	
Other Local Municipal Revenue		\$1,500,000	\$1,470,588	
State Benefits		\$35,002,775	\$32,344,716	
To the Public		\$35,002,775	\$32,344,716	
Temporary Income Tax Revenue		\$9,820,135	\$9,820,135	
Ongoing Income Tax Revenue		\$20,470,728	\$18,170,485	
Temporary Jobs - Sales Tax Revenue		\$1,527,577	\$1,527,577	
Ongoing Jobs - Sales Tax Revenue		\$3,184,335	\$2,826,520	
Total Benefits to State & Region		\$731,836,351	\$675,689,991	
Benefit to Cost Ratio				
		Benefit*	Cost*	Ratio
	Local	\$643,345,275	\$77,796,384	8:1
	State	\$32,344,716	\$16,538,000	2:1
Grand Total		\$675,689,991	\$94,334,384	7:1

*Discounted at 2%

Additional Comments from IDA

This analysis is based upon a 10-year PILOT that was negotiated down from an original 20-year term. The proposed project also includes a \$1 million payment to Town of Wawayanda and \$1 million for construction of new ambulance bay building for the town. Assumes at least 70% of all construction labor will be local.

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