

## Orange County Industrial Development Agency

### MRB Cost Benefit Calculator

Date June 30, 2023  
 Project Title OC Hospitality, LLC  
 Project Location 21 Med Parc Rd. Town of Wallkill, Orange County, NY



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

### Project Total Investment

\$14,730,000

### Temporary (Construction)

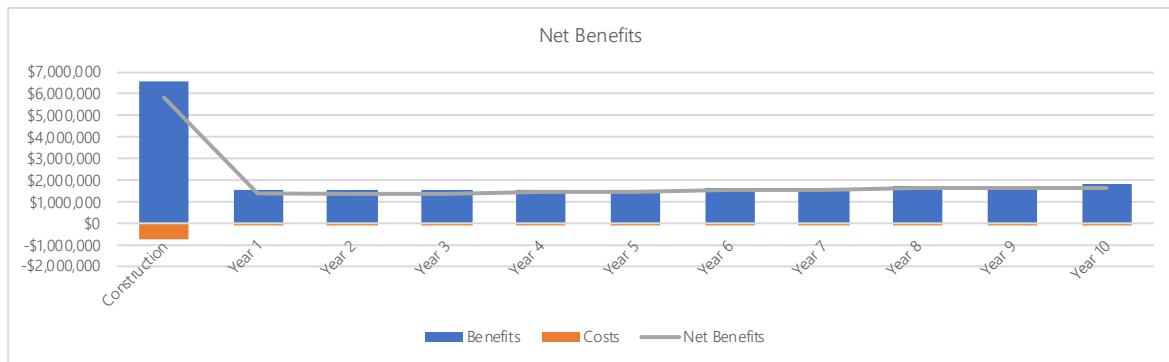
|             | Direct       | Indirect    | Total        |
|-------------|--------------|-------------|--------------|
| Jobs        | 55           | 27          | 83           |
| Earnings    | \$4,586,663  | \$1,603,663 | \$6,190,327  |
| Local Spend | \$12,520,500 | \$5,519,392 | \$18,039,892 |

### Ongoing (Operations)

Aggregate over life of the PILOT

|          | Direct      | Indirect    | Total        |
|----------|-------------|-------------|--------------|
| Jobs     | 20          | 7           | 27           |
| Earnings | \$8,783,864 | \$5,288,730 | \$14,072,594 |

Figure 1



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

Figure 2

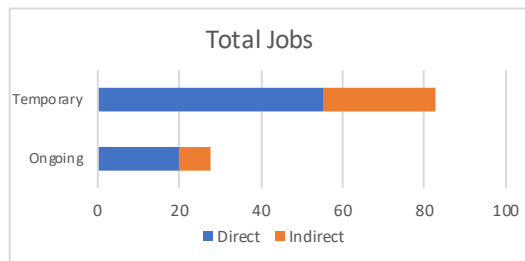
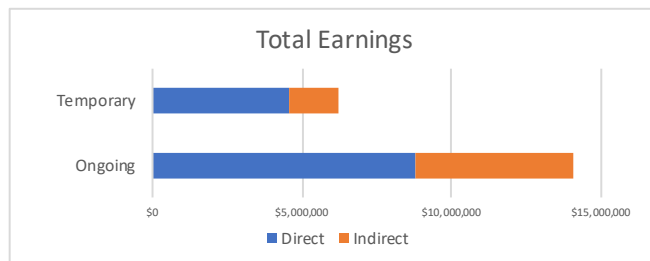


Figure 3



## Fiscal Impacts

### Estimated Costs of Exemptions

|  | Nominal Value      | Discounted Value*  |
|--|--------------------|--------------------|
| Property Tax Exemption                 | \$1,165,194        | \$1,049,893        |
| Sales Tax Exemption                    | \$625,625          | \$625,625          |
| Local Sales Tax Exemption              | \$291,958          | \$291,958          |
| State Sales Tax Exemption              | \$333,667          | \$333,667          |
| Mortgage Recording Tax Exemption       | \$82,500           | \$82,500           |
| Local Mortgage Recording Tax Exemption | \$27,500           | \$27,500           |
| State Mortgage Recording Tax Exemption | \$55,000           | \$55,000           |
| <b>Total Costs</b>                     | <b>\$1,873,319</b> | <b>\$1,758,018</b> |

### State and Local Benefits

|   | Nominal Value       | Discounted Value*   |
|---|---------------------|---------------------|
| <b>Local Benefits</b>                       | <b>\$21,740,274</b> | <b>\$20,116,582</b> |
| To Private Individuals                      | <b>\$20,262,921</b> | <b>\$18,796,445</b> |
| Temporary Payroll                           | \$6,190,327         | \$6,190,327         |
| Ongoing Payroll                             | \$14,072,594        | \$12,606,118        |
| Other Payments to Private Individuals       | \$0                 | \$0                 |
| To the Public                               | <b>\$1,477,353</b>  | <b>\$1,320,137</b>  |
| Increase in Property Tax Revenue            | \$1,353,242         | \$1,205,009         |
| Temporary Jobs - Sales Tax Revenue          | \$37,916            | \$37,916            |
| Ongoing Jobs - Sales Tax Revenue            | \$86,195            | \$77,212            |
| Other Local Municipal Revenue               | \$0                 | \$0                 |
| <b>State Benefits</b>                       | <b>\$1,053,672</b>  | <b>\$977,415</b>    |
| To the Public                               | <b>\$1,053,672</b>  | <b>\$977,415</b>    |
| Temporary Income Tax Revenue                | \$278,565           | \$278,565           |
| Ongoing Income Tax Revenue                  | \$633,267           | \$567,275           |
| Temporary Jobs - Sales Tax Revenue          | \$43,332            | \$43,332            |
| Ongoing Jobs - Sales Tax Revenue            | \$98,508            | \$88,243            |
| <b>Total Benefits to State &amp; Region</b> | <b>\$22,793,945</b> | <b>\$21,093,997</b> |

### Benefit to Cost Ratio

|                    | Benefit*            | Cost*              | Ratio       |
|--------------------|---------------------|--------------------|-------------|
| Local              | \$20,116,582        | \$1,369,351        | 15:1        |
| State              | \$977,415           | \$388,667          | 3:1         |
| <b>Grand Total</b> | <b>\$21,093,997</b> | <b>\$1,758,018</b> | <b>12:1</b> |

\*Discounted at 2%

### Additional Comments from IDA

This analysis was completed by William Fioravanti, CEO of the Orange County IDA.

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