

## Orange County Industrial Development Agency

### MRB Cost Benefit Calculator

Date February 16, 2023  
Project Title Scannell-Amazon  
Project Location 22 McBride Rd. Slate Hill, NY



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

### Project Total Investment

\$204,401,000

### Temporary (Construction)

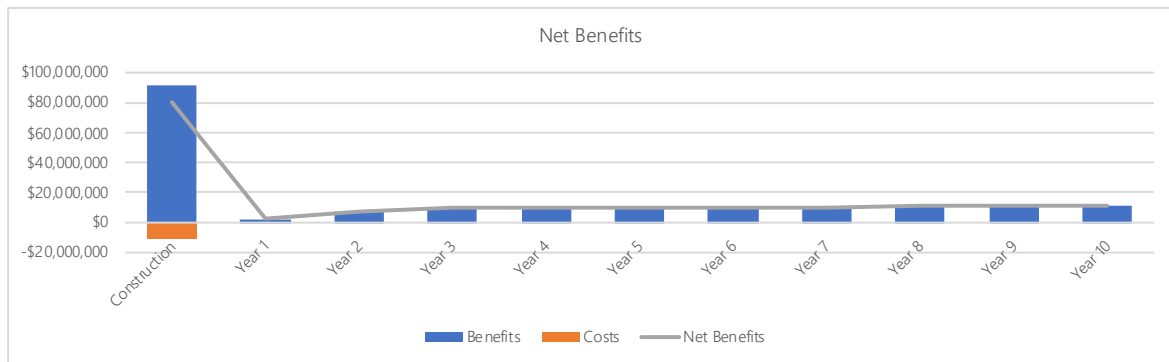
	Direct	Indirect	Total
Jobs	769	377	1146
Earnings	\$63,646,882	\$22,253,252	\$85,900,134
Local Spend	\$173,740,850	\$76,589,904	\$250,330,754

### Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	150	59	209
Earnings	\$48,988,138	\$39,253,645	\$88,241,783

Figure 1



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

Figure 2

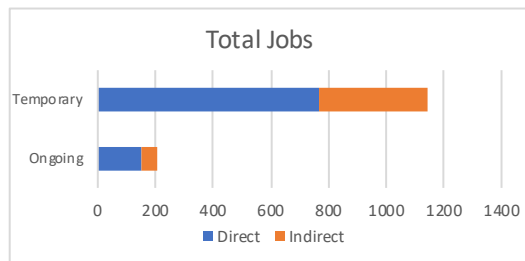
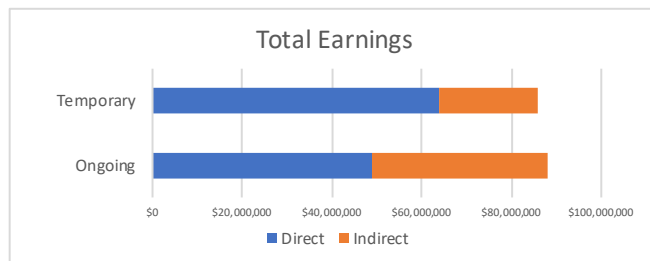


Figure 3



## Fiscal Impacts

### Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$9,517,908	\$9,517,908
Local Sales Tax Exemption	\$4,441,690	\$4,441,690
State Sales Tax Exemption	\$5,076,218	\$5,076,218
Mortgage Recording Tax Exemption	\$1,149,756	\$1,149,756
Local Mortgage Recording Tax Exemption	\$383,252	\$383,252
State Mortgage Recording Tax Exemption	\$766,504	\$766,504
<b>Total Costs</b>	<b>\$10,667,664</b>	<b>\$10,667,664</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$175,208,536</b>	<b>\$165,221,429</b>
To Private Individuals	<b>\$174,141,916</b>	<b>\$164,215,609</b>
Temporary Payroll	\$85,900,134	\$85,900,134
Ongoing Payroll	\$88,241,783	\$78,315,475
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$1,066,619</b>	<b>\$1,005,821</b>
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$526,138	\$526,138
Ongoing Jobs - Sales Tax Revenue	\$540,481	\$479,682
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$9,055,380</b>	<b>\$8,539,212</b>
To the Public	<b>\$9,055,380</b>	<b>\$8,539,212</b>
Temporary Income Tax Revenue	\$3,865,506	\$3,865,506
Ongoing Income Tax Revenue	\$3,970,880	\$3,524,196
Temporary Jobs - Sales Tax Revenue	\$601,301	\$601,301
Ongoing Jobs - Sales Tax Revenue	\$617,692	\$548,208
<b>Total Benefits to State &amp; Region</b>	<b>\$184,263,915</b>	<b>\$173,760,641</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$165,221,429	\$4,824,942	34:1
State	\$8,539,212	\$5,842,722	1:1
<b>Grand Total</b>	<b>\$173,760,641</b>	<b>\$10,667,664</b>	<b>16:1</b>

\*Discounted at 2%

### Additional Comments from IDA

This re-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