

# Orange County Industrial Development Agency

## MRB Cost Benefit Calculator

Date March 15, 2022  
 Project Title CITIVA Medical LLC/iAnthus  
 Project Location 75 John Hicks Drive, Warwick, New York

## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

### Project Total Investment

\$49,587,011

### Temporary (Construction)

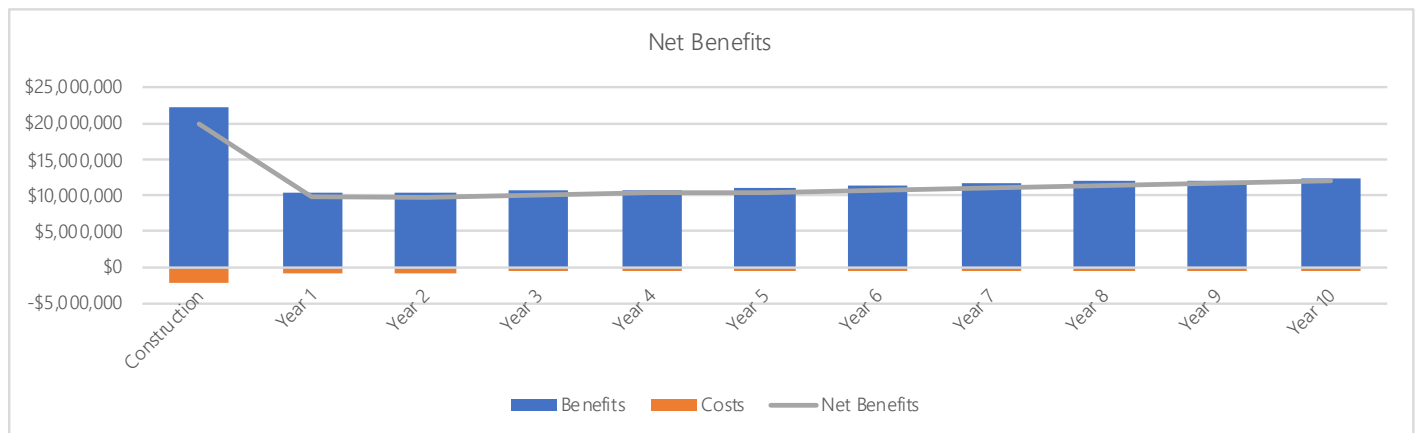
	Direct	Indirect	Total
Jobs	187	92	278
Earnings	\$15,440,525	\$5,398,566	\$20,839,090
Local Spend	\$42,148,959	\$18,580,459	\$60,729,418

### Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	100	64	164
Earnings	\$93,451,557	\$70,837,736	\$164,289,293

Figure 1



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

Figure 2

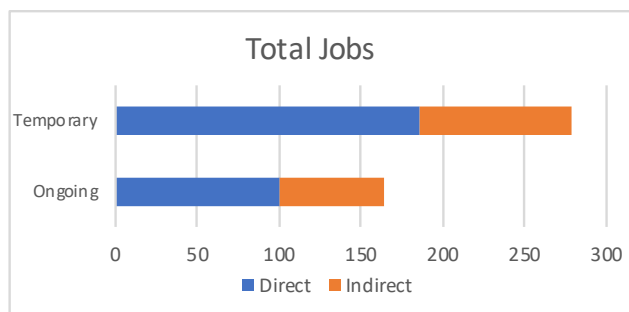
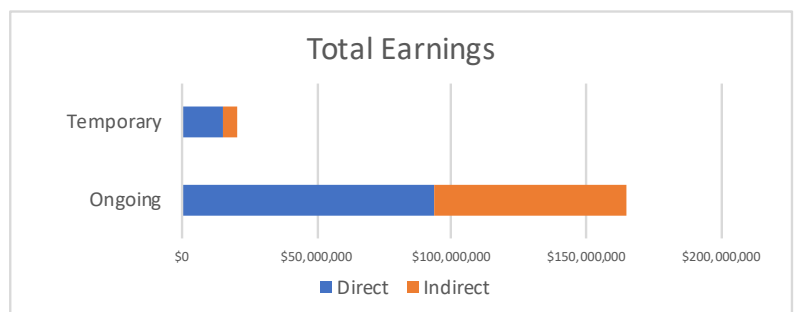


Figure 3



## Fiscal Impacts

### Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$6,468,314	\$5,740,157
Sales Tax Exemption	\$2,153,125	\$2,153,125
Local Sales Tax Exemption	\$1,004,792	\$1,004,792
State Sales Tax Exemption	\$1,148,333	\$1,148,333
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$8,621,439</b>	<b>\$7,893,282</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$193,262,984</b>	<b>\$167,252,752</b>
To Private Individuals	<b>\$185,128,383</b>	<b>\$160,617,654</b>
Temporary Payroll	\$20,839,090	\$20,839,090
Ongoing Payroll	\$164,289,293	\$139,778,564
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$8,134,601</b>	<b>\$6,635,098</b>
Increase in Property Tax Revenue	\$7,000,690	\$5,651,315
Temporary Jobs - Sales Tax Revenue	\$127,639	\$127,639
Ongoing Jobs - Sales Tax Revenue	\$1,006,272	\$856,144
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$9,626,676</b>	<b>\$8,352,118</b>
To the Public	<b>\$9,626,676</b>	<b>\$8,352,118</b>
Temporary Income Tax Revenue	\$937,759	\$937,759
Ongoing Income Tax Revenue	\$7,393,018	\$6,290,035
Temporary Jobs - Sales Tax Revenue	\$145,874	\$145,874
Ongoing Jobs - Sales Tax Revenue	\$1,150,025	\$978,450
<b>Total Benefits to State &amp; Region</b>	<b>\$202,889,660</b>	<b>\$175,604,870</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$167,252,752	\$6,744,949	25:1
State	\$8,352,118	\$1,148,333	7:1
<b>Grand Total</b>	<b>\$175,604,870</b>	<b>\$7,893,282</b>	<b>22:1</b>

\*Discounted at 2%

### Additional Comments from IDA

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