

MRB Cost Benefit Calculator

Orange County Industrial Development Agency

Date: February 14, 2022
 Project Title: Walgreens Eastern Co., Inc.,
 Project Location: 1396 Route 300, Newburgh, NY

Construction Phase - Project Assumptions

Project Costs

Enter total project costs:

Local Construction Spending*

% of locally sourced materials and labor

In-region construction spending

Project Costs

Value

\$24,000,000

0%

\$0

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$0
(Not Applicable)	0		\$0
(Not Applicable)	0		\$0
Most projects will only have one line related to construction type.		100%	\$0

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

Year 1 - Enter NAICS

NAICS Lookup

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	1	\$216,480	\$216,480
General Warehousing and Storage	493110	1	\$154,440	\$154,440
General Warehousing and Storage	493110	6	\$135,960	\$815,760
General Warehousing and Storage	493110	3	\$63,149	\$189,447
General Warehousing and Storage	493110	6	\$97,680	\$586,080
General Warehousing and Storage	493110	90	\$41,184	\$3,706,560
Total		107		\$5,668,767

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	1	\$216,480	\$216,480
General Warehousing and Storage	493110	1	\$154,440	\$154,440
General Warehousing and Storage	493110	12	\$135,960	\$1,631,520
General Warehousing and Storage	493110	6	\$63,149	\$378,894
General Warehousing and Storage	493110	12	\$97,680	\$1,172,160
General Warehousing and Storage	493110	158	\$41,184	\$6,507,072
Total		190		\$10,060,566

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	1	\$216,480	\$216,480
General Warehousing and Storage	493110	1	\$154,440	\$154,440
General Warehousing and Storage	493110	12	\$135,960	\$1,631,520
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Total		190		\$10,060,566

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$1,950,000	PILOT Term (Years)	0
Local Sales Tax Rate	3.50%	\$910,000	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$1,040,000	Discount Factor	2%
Mortgage Recording Tax Exemption		\$0		
Local	0.25%	\$0		
State	0.50%	\$0		
Total Costs		\$1,950,000	Includes PILOT exemption, calculated below.	

Property Tax Exemption

[illegible]

Other Benefits to Public and Private Individuals - if Applicable

[illegible]

Notes

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

☒ Yes

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Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

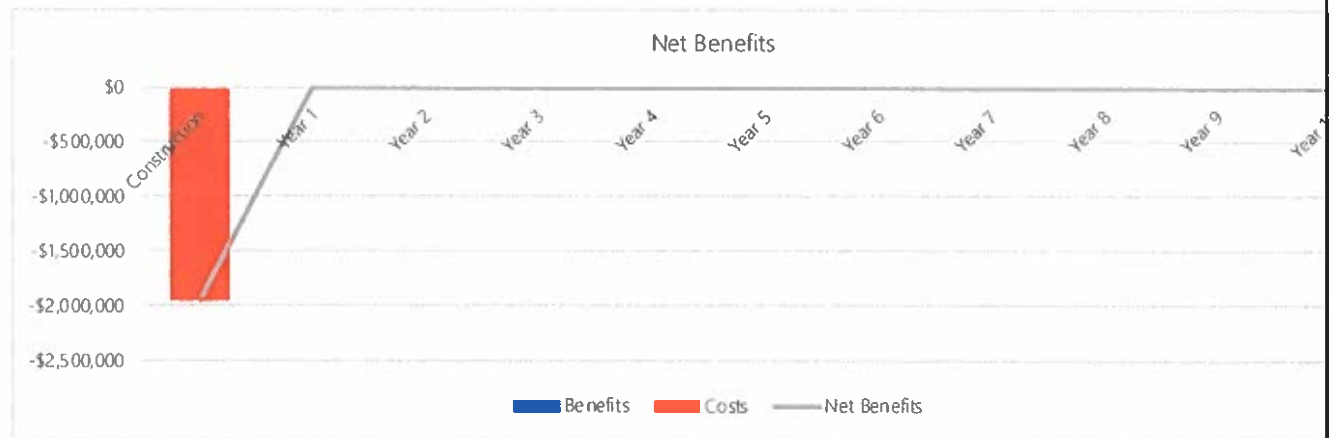
Project Total Investment

\$24,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$0	\$0	\$0

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$25,789,899	\$5,973,451	\$31,763,350

Figure 1



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

Figure 2

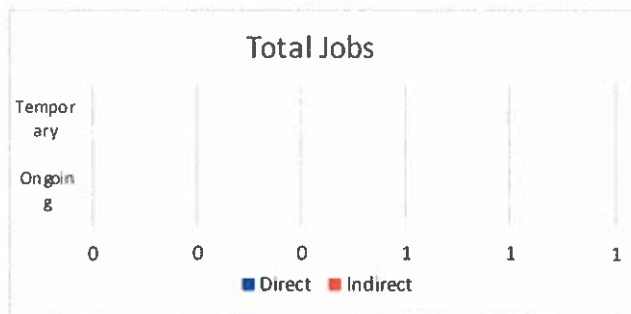
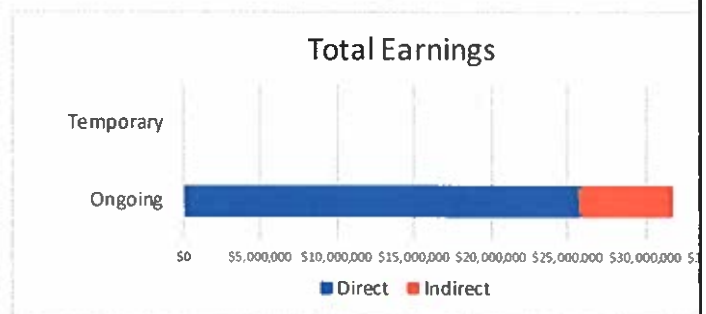


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$1,950,000	\$1,950,000
Local Sales Tax Exemption	\$910,000	\$910,000
State Sales Tax Exemption	\$1,040,000	\$1,040,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,950,000	\$1,950,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$31,981,302	\$30,699,499
To Private Individuals	\$31,763,350	\$30,490,692
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$31,763,350	\$30,490,692
Other Payments to Private Individuals	\$0	\$0
To the Public	\$217,952	\$208,807
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$217,952	\$208,807
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,678,439	\$1,610,718
To the Public	\$1,678,439	\$1,610,718
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$1,429,351	\$1,372,081
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$249,088	\$238,637
Total Benefits to State & Region	\$33,659,741	\$32,310,217

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$30,699,499	\$910,000	34:1
State	\$1,610,718	\$1,040,000	2:1
Grand Total	\$32,310,217	\$1,950,000	17:1

*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