

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator



Date: September 16, 2022
 Project Title: Ingram Micro 2022
 Project Location: 1759 Wehrle Drive, 14221

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

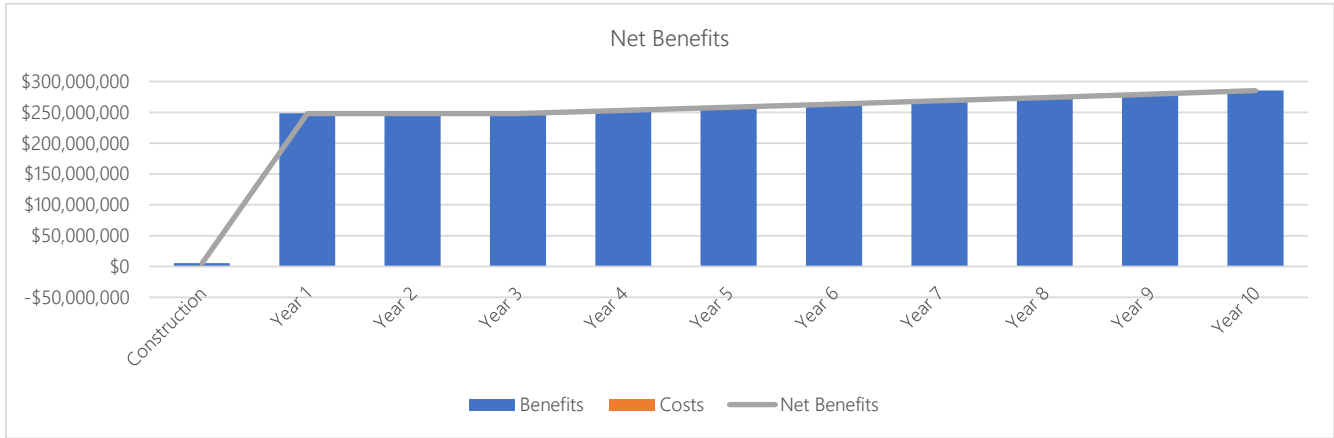
Project Total Investment

\$10,200,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		39	33	71
Earnings		\$3,415,927	\$1,865,620	\$5,281,548
Local Spend		\$8,160,000	\$5,777,576	\$13,937,576

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		1670	2295	3965
Earnings		\$1,325,516,874	\$1,152,005,192	\$2,477,522,065

Figure 1



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

Figure 2

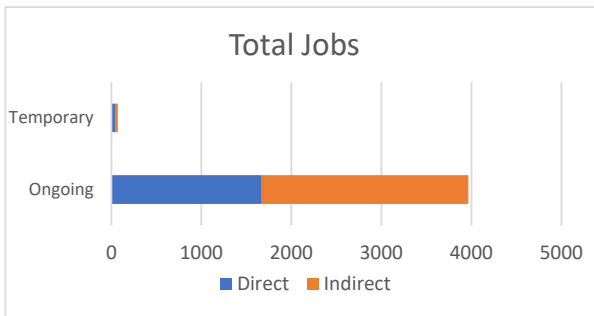
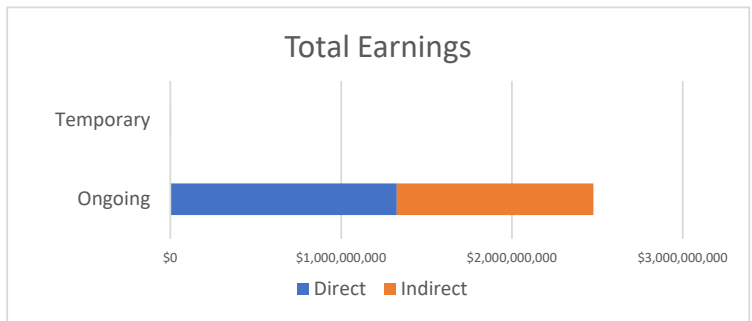


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,770,827	\$1,600,301
Sales Tax Exemption	\$743,750	\$743,750
Local Sales Tax Exemption	\$403,750	\$403,750
State Sales Tax Exemption	\$340,000	\$340,000
Mortgage Recording Tax Exemption	\$105,000	\$105,000
Local Mortgage Recording Tax Exemption	\$35,000	\$35,000
State Mortgage Recording Tax Exemption	\$70,000	\$70,000
Total Costs	\$2,619,577	\$2,449,051

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$2,506,671,861	\$2,246,010,023
To Private Individuals	\$2,482,803,613	\$2,224,626,135
Temporary Payroll	\$5,281,548	\$5,281,548
Ongoing Payroll	\$2,477,522,065	\$2,219,344,587
Other Payments to Private Individuals	\$0	\$0
To the Public	\$23,868,248	\$21,383,888
Increase in Property Tax Revenue	\$634,693	\$560,478
Temporary Jobs - Sales Tax Revenue	\$43,903	\$43,903
Ongoing Jobs - Sales Tax Revenue	\$20,594,402	\$18,448,302
Other Local Municipal Revenue	\$2,595,250	\$2,331,205
State Benefits	\$129,105,788	\$115,680,559
To the Public	\$129,105,788	\$115,680,559
Temporary Income Tax Revenue	\$237,670	\$237,670
Ongoing Income Tax Revenue	\$111,488,493	\$99,870,506
Temporary Jobs - Sales Tax Revenue	\$36,971	\$36,971
Ongoing Jobs - Sales Tax Revenue	\$17,342,654	\$15,535,412
Total Benefits to State & Region	\$2,635,777,649	\$2,361,690,582

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,246,010,023	\$2,039,051	1101:1
State	\$115,680,559	\$410,000	282:1
Grand Total	\$2,361,690,582	\$2,449,051	964:1

*Discounted at 2%

Additional Comments from IDA

2022 Project Investment to Purchase and Renovate 1759 Wehrle Drive

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