

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator



Date: January 3, 2025
 Project Title: NED - New Energy Solar 8, LLC Tier III Solar Energy Project
 Project Location: 1050 New Road, Amherst 14228

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

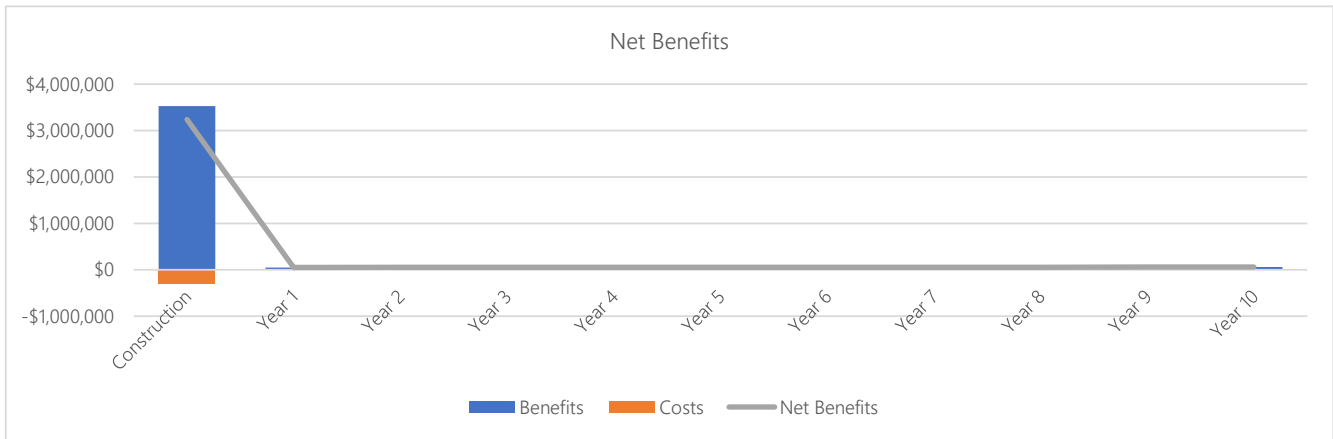
Project Total Investment

\$10,330,994

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	23	20	44
Earnings	\$2,156,057	\$1,172,003	\$3,328,059
Local Spend	\$5,165,497	\$3,633,511	\$8,799,008

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	1	1	2
Earnings	\$493,519	\$570,903	\$1,064,423

Figure 1



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

Figure 2

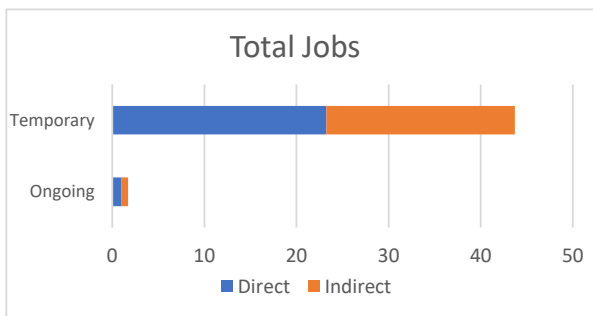
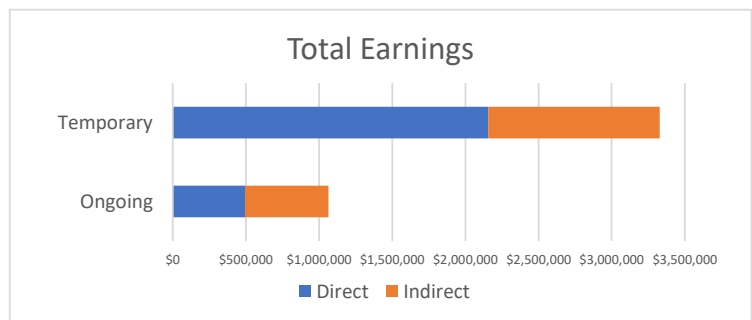


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$217,392	\$217,392
Local Sales Tax Exemption	\$118,013	\$118,013
State Sales Tax Exemption	\$99,379	\$99,379
Mortgage Recording Tax Exemption	\$76,025	\$76,025
Local Mortgage Recording Tax Exemption	\$25,342	\$25,342
State Mortgage Recording Tax Exemption	\$50,683	\$50,683
Total Costs	\$293,417	\$293,417

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$4,865,568	\$4,511,491
To Private Individuals	\$4,392,482	\$4,142,984
Temporary Payroll	\$3,328,059	\$3,328,059
Ongoing Payroll	\$1,064,423	\$814,925
Other Payments to Private Individuals	\$0	\$0
To the Public	\$473,085	\$368,507
Increase in Property Tax Revenue	\$436,573	\$334,069
Temporary Jobs - Sales Tax Revenue	\$27,664	\$27,664
Ongoing Jobs - Sales Tax Revenue	\$8,848	\$6,774
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$228,409	\$215,435
To the Public	\$228,409	\$215,435
Temporary Income Tax Revenue	\$149,763	\$149,763
Ongoing Income Tax Revenue	\$47,899	\$36,672
Temporary Jobs - Sales Tax Revenue	\$23,296	\$23,296
Ongoing Jobs - Sales Tax Revenue	\$7,451	\$5,704
Total Benefits to State & Region	\$5,093,977	\$4,726,926

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,511,491	\$143,354	31:1
State	\$215,435	\$150,063	1:1
Grand Total	\$4,726,926	\$293,417	16:1

*Discounted at 2%

Additional Comments from IDA

Prepard by DM

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