

MRB Cost Benefit Calculator



Putnam County Industrial Development Agency

Date:
 Project Title:
 Project Location:

Construction Phase - Project Assumptions

Project Costs

Project Costs Value
 Enter total construction project costs: <- as defined by NYS Labor Law 224-a
Local Construction Spending
 In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Commercial and Institutional Building Construction	236220	100%	\$2,493,900
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$2,493,900

Most projects will only have one line related to construction type.

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1
 Description:
 Unit Count:
 Target Income (HH):

Unit Type 2
 Description:
 Unit Count:
 Target Income (HH):

% Net New (See Instructions)

Total Units

Total Local Household Spending

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Painting and Wall Covering Contractors	238320	10	\$68,500	\$685,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		10		\$685,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Painting and Wall Covering Contractors	238320	15	\$67,333	\$1,009,995
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		15		\$1,009,995

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Painting and Wall Covering Contractors	238320	19	\$66,842	\$1,269,998
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		19		\$1,269,998

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$232,209	PILOT Term (Years)	10
Local Sales Tax Rate	4.38%	\$121,369	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$110,840	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$0		
Local	0.50%	\$0		
State	0.55%	\$0		
Total Costs		\$450,789	<i>Includes PILOT exemption, calculated below.</i>	

Putnam County Industrial Development Agency

MRB Cost Benefit Calculator

Date: April 28, 2026
 Project Title: Apap Land Management
 Project Location: 1912 Route 22, Brewster, NY 10509



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

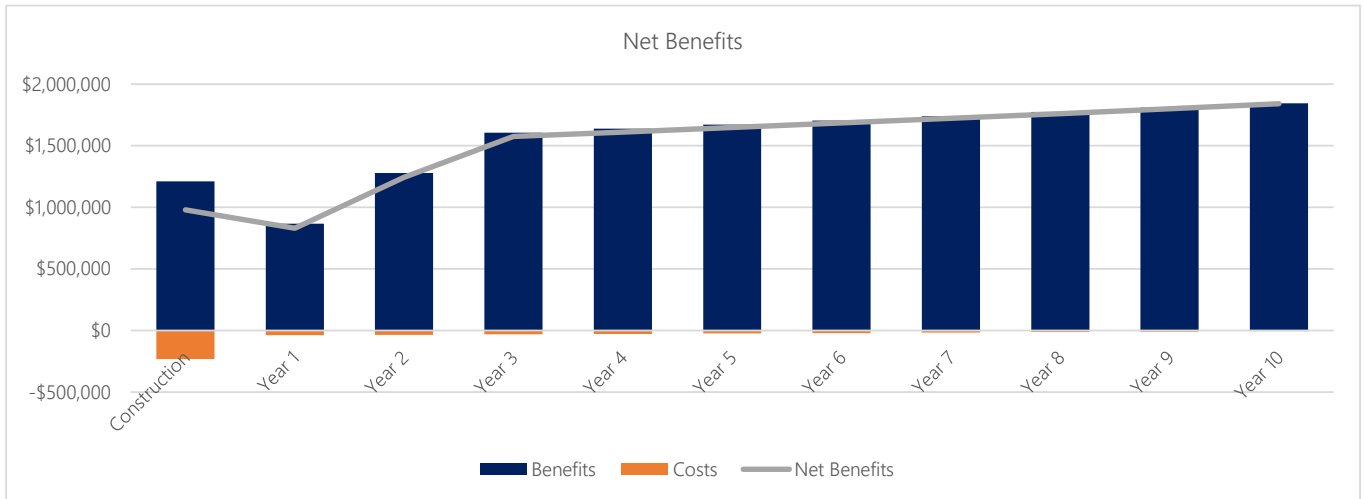
Construction Project Costs

\$2,771,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	3	12
Earnings	\$960,522	\$183,383	\$1,143,905
Local Spend	\$2,493,900	\$689,448	\$3,183,348

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	19	3	22
Earnings	\$12,595,349	\$2,420,269	\$15,015,618

Figure 1



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

Figure 2

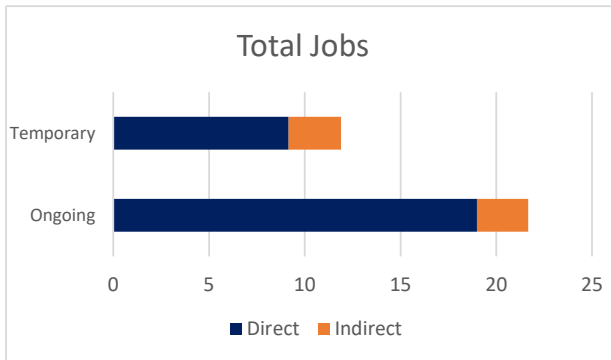
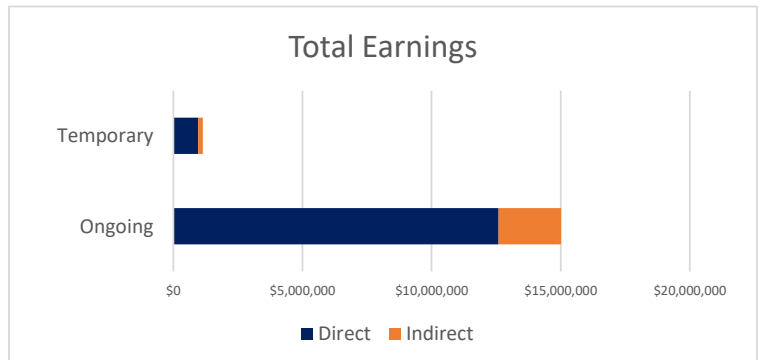


Figure 3



Fiscal Impacts



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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$218,580	\$201,694
Sales Tax Exemption	\$232,209	\$232,209
Local Sales Tax Exemption	\$121,369	\$121,369
State Sales Tax Exemption	\$110,840	\$110,840
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$450,789	\$433,903

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$16,860,871	\$15,137,841
To Private Individuals	\$16,159,523	\$14,515,511
Temporary Payroll	\$1,143,905	\$1,143,905
Ongoing Payroll	\$15,015,618	\$13,371,606
Other Payments to Private Individuals	\$0	\$0
To the Public	\$701,348	\$622,330
Increase in Property Tax Revenue	\$550,124	\$486,570
Temporary Jobs - Sales Tax Revenue	\$8,768	\$8,768
Ongoing Jobs - Sales Tax Revenue	\$115,095	\$102,493
Other Local Municipal Revenue	\$27,361	\$24,498
State Benefits	\$840,295	\$754,807
To the Public	\$840,295	\$754,807
Temporary Income Tax Revenue	\$51,476	\$51,476
Ongoing Income Tax Revenue	\$675,703	\$601,722
Temporary Jobs - Sales Tax Revenue	\$8,007	\$8,007
Ongoing Jobs - Sales Tax Revenue	\$105,109	\$93,607
Total Benefits to State & Region	\$17,701,166	\$15,892,648

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$15,137,841	\$323,064	47:1
State	\$754,807	\$110,840	7:1
Grand Total	\$15,892,648	\$433,903	37:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

This is a good project.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes No
 Does this project provide onsite childcare facilities? Yes No

Public Subsidy Board Test



20.00% <- Private sector discount rate, user-entered.

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Calculations Showing Discounted Values of "Public Funds"						
Year #	Year	STE & MRTE*	PILOT Savings	Other "Public Funds"***	Total, Nominal	Total, Discounted
0	Current	\$232,209		\$0	\$232,209	\$232,209
1	2026		\$37,405	\$0	\$37,405	\$31,171
2	2027		\$34,338	\$0	\$34,338	\$23,846
3	2028		\$31,133	\$0	\$31,133	\$18,017
4	2029		\$27,786	\$0	\$27,786	\$13,400
5	2030		\$24,293	\$0	\$24,293	\$9,763
6	2031		\$20,649	\$0	\$20,649	\$6,915
7	2032		\$16,850	\$0	\$16,850	\$4,703
8	2033		\$12,890	\$0	\$12,890	\$2,998
9	2034		\$8,765	\$0	\$8,765	\$1,699
10	2035		\$4,470	\$0	\$4,470	\$722
>10**	-		\$0	\$0	\$0	\$0

*STE & MRTE = Sales tax exemption and mortgage recording tax exemption.

**Sum total of all benefits from Year 11 to the end of the PILOT, if applicable.

***"Public funds" as defined in NYS Labor Law 224-a. See notes below that explain values, if any, entered in this column.

Other Public Funds Explanation (if any):

Net Present Value of All Benefits		
NPV of All Benefits	Total Construction Project Costs*	%
\$345,442	\$2,771,000	12.47%

*As defined in NYS Labor Law 224-a, user-entered.