

# MRB Cost Benefit Calculator

Putnam County Industrial Development Agency

Date   
 Project Title   
 Project Location



Cost-Benefit Analysis Tool powered by MRB Group

## 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%	\$2,321,340
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$2,321,340

*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
General Warehousing and Storage	493110	53	\$88,333	\$4,681,649
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
<b>Total</b>		53		\$4,681,649

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	54	\$85,000	\$4,590,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
<b>Total</b>		54		\$4,590,000

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	56	\$84,000	\$4,704,000

0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
<b>Total</b>		56		\$4,704,000

**Fiscal Impact Assumptions**

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$243,160	PILOT Term (Years)	10
Local Sales Tax Rate	4.38%	\$127,024	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$116,136	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$38,804		
Local	0.50%	\$18,478		
State	0.55%	\$20,326		
<b>Total Costs</b>		<b>\$735,209</b>	<i>Includes PILOT exemption, calculated below.</i>	





# Putnam County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: April 7, 2026  
 Project Title: Kinsley Group  
 Project Location: 20 Fields Lane, Brewster, NY 10509



Cost-Benefit Analysis Tool powered by MRB Group

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

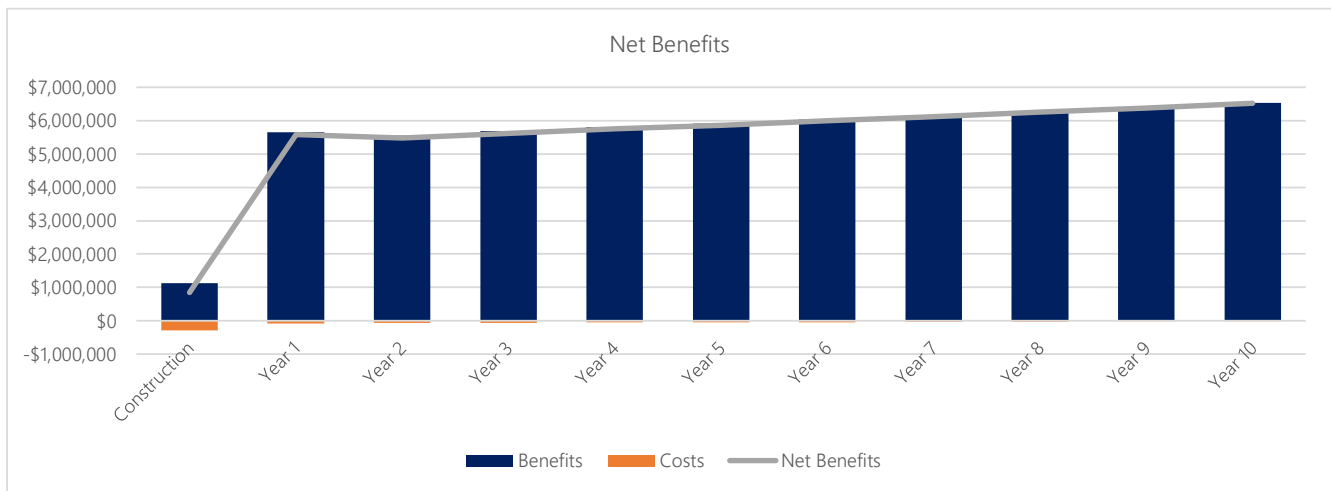
#### Construction Project Costs

\$5,803,350

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	9	3	11
Earnings	\$894,061	\$170,694	\$1,064,755
Local Spend	\$2,321,340	\$641,743	\$2,963,083

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	56	8	64
Earnings	\$49,645,935	\$6,929,999	\$56,575,934

Figure 1



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

Figure 2

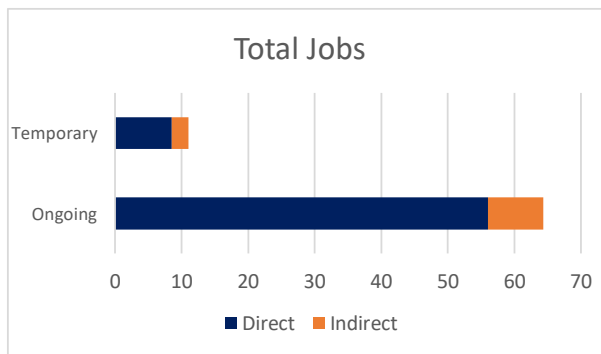
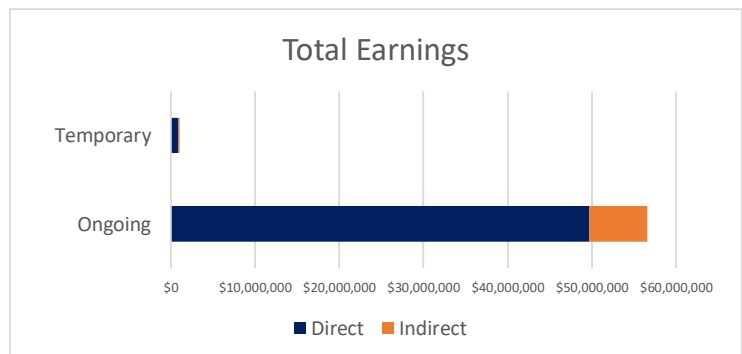


Figure 3



# Fiscal Impacts



## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$453,245	\$418,222
Sales Tax Exemption	\$243,160	\$243,160
Local Sales Tax Exemption	\$127,024	\$127,024
State Sales Tax Exemption	\$116,136	\$116,136
Mortgage Recording Tax Exemption	\$38,804	\$38,804
Local Mortgage Recording Tax Exemption	\$18,478	\$18,478
State Mortgage Recording Tax Exemption	\$20,326	\$20,326
<b>Total Costs</b>	<b>\$735,209</b>	<b>\$700,186</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$59,386,460</b>	<b>\$53,286,023</b>
To Private Individuals	<b>\$57,640,689</b>	<b>\$51,734,379</b>
Temporary Payroll	\$1,064,755	\$1,064,755
Ongoing Payroll	\$56,575,934	\$50,669,624
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$1,745,771</b>	<b>\$1,551,644</b>
Increase in Property Tax Revenue	\$1,247,156	\$1,104,246
Temporary Jobs - Sales Tax Revenue	\$8,152	\$8,152
Ongoing Jobs - Sales Tax Revenue	\$433,159	\$387,939
Other Local Municipal Revenue	\$57,303	\$51,307
<b>State Benefits</b>	<b>\$2,997,316</b>	<b>\$2,690,188</b>
To the Public	<b>\$2,997,316</b>	<b>\$2,690,188</b>
Temporary Income Tax Revenue	\$47,914	\$47,914
Ongoing Income Tax Revenue	\$2,545,917	\$2,280,133
Temporary Jobs - Sales Tax Revenue	\$7,453	\$7,453
Ongoing Jobs - Sales Tax Revenue	\$396,032	\$354,687
<b>Total Benefits to State &amp; Region</b>	<b>\$62,383,776</b>	<b>\$55,976,211</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$53,286,023	\$563,724	95:1
State	\$2,690,188	\$136,462	20:1
<b>Grand Total</b>	<b>\$55,976,211</b>	<b>\$700,186</b>	<b>80:1</b>

\*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  
 Does this project provide onsite childcare facilities? No

## Public Subsidy Board Test



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13.54% <- Private sector discount rate, user-entered.

Calculations Showing Discounted Values of "Public Funds"						
Year #	Year	STE & MRTE*	PILOT Savings	Other "Public Funds"***	Total, Nominal	Total, Discounted
0	Current	\$281,964		\$0	\$281,964	\$281,964
1	2027		\$78,997	\$0	\$78,997	\$69,576
2	2028		\$72,520	\$0	\$72,520	\$56,255
3	2029		\$65,751	\$0	\$65,751	\$44,922
4	2030		\$50,300	\$0	\$50,300	\$30,267
5	2031		\$51,306	\$0	\$51,306	\$27,191
6	2032		\$43,610	\$0	\$43,610	\$20,356
7	2033		\$35,586	\$0	\$35,586	\$14,630
8	2034		\$27,223	\$0	\$27,223	\$9,857
9	2035		\$18,512	\$0	\$18,512	\$5,904
10	2036		\$9,441	\$0	\$9,441	\$2,652
>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*	%
\$563,573	\$5,803,350	9.71%

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