

Project Summary Sheet – FINAL

Byrne Dairy Expansion – Phase 2

Cortlandville, NY
Project # 1101-25-01

Total Project Amount \$120,000,000

Estimated Value of Each Exemption		
Sales Tax Exemption on \$22m	\$	1,800,000
Mortgage Recording Tax		82,500
Real Property Taxes		3,430,422
Total Savings	\$	5,312,922

The applicant has proposed a 16-year PILOT that will discount the anticipated project assessment (\$10,065,000) by 0% for the first year, 60% for years 2-6, 50% for years 7-11 and 40% for years 12-16. Applicant will make payments each year based on the current tax rate and reduced assessment. Applicant will be adding 0 jobs in year 1, 6 jobs in year 2 and 94 jobs in year 3 totaling 100 fulltime jobs.

This proposal varies from the agency's Uniform Tax Exemption Policy {UTEP}, which calls for an overall tax abatement of 65 percent over a 10-year period. This proposal also departs from UTEP in that it would mean payments to the taxing jurisdictions in each year of the agreement.

PILOT Scenerios	Taxes	%
No PILOT	<u>\$ 7,073,543</u>	0%
Byrne Payment	3,643,121	51%
Byrne Benefit	3,430,422	49%
Totals		100%

In addition to the project costs the wages and fringes will be as follows:

Job Type	# of Employees	Annual Averages		Total Annually	Total 16 Years
		Wages	Fringe		
Management	4	\$ 150,000	\$ 175,000	\$ 845,000	\$ 13,520,000
Professional	26	100,000	125,000	3,802,500	\$ 60,840,000
Production	70	58,000	85,000	6,506,500	\$ 104,104,000
Totals	100			\$ 11,154,000	\$ 178,464,000

Cost Benefit Analysis		
Total Project Amount	\$	120,000,000
Estimated Wages & Fringe (16 years)		<u>178,464,000</u>
Total Investment	\$	298,464,000
Sales Tax Exemption	\$	1,800,000
Mortgage Recording Tax		82,500
Real Property Taxes		<u>3,430,422</u>
Total Savings	\$	5,312,922
Cost per new job for exemption per year	\$	3,321
Ratio of Investment/Abatement		56.18

This project meets all of the qualifying criteria as noted in the Development Policy as follows:

- *The timeline for the projected investment and job creation is within the first two years of application and will be completed in 2028;*
- *The applicant procures goods and services locally and regionally as often as possible during the construction phase of the project;*
- *The level and type of investment to be made by the applicant exceeds the minimum investment of \$500,000;*
- *The project enhances the strategic goals identified in BDC's economic development plan and will enhance the overall regional economic climate;*
- *The project will create jobs which will be available to county residents and displaced workers;*
- *The project enhances strategic goals identified in Section II of the Development Policy.*