

## Public Subsidy Board Test

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



Cost-Benefit Analysis Tool powered by MRB Group

Calculations Showing Discounted Values of "Public Funds"						
Year #	Year	STE & MRTE*	PILOT Savings	Other "Public Funds"***	Total, Nominal	Total, Discounted
0	Current	\$1,500,000		\$0	\$1,500,000	\$1,500,000
1	2026		\$675,000	\$2,500,000	\$3,175,000	\$2,796,371
2	2027		\$688,500	\$0	\$688,500	\$534,080
3	2028		\$702,270	\$0	\$702,270	\$479,797
4	2029		\$716,315	\$0	\$716,315	\$431,031
5	2030		\$730,642	\$0	\$730,642	\$387,222
6	2031		\$745,255	\$0	\$745,255	\$347,865
7	2032		\$760,160	\$0	\$760,160	\$312,509
8	2033		\$775,363	\$0	\$775,363	\$280,746
9	2034		\$790,870	\$0	\$790,870	\$252,212
10	2035		\$806,687	\$0	\$806,687	\$226,577
>10**	-		\$4,281,995	\$0	\$4,281,995	\$830,839

\*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): Applicant has been awarded a \$2.5 million grant by ESD, which should pay out in 2026.

Net Present Value of All Benefits		
NPV of All Benefits	Total Construction Project Costs*	%
\$8,379,250	\$30,000,000	27.93%

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