

Cost-Benefit Analysis for T-Rex Hyde Park Owner, LLC

Prepared by Dutchess County IDA using InformAnalytics

Executive Summary

INVESTOR

T-Rex Hyde Park Owner, LLC

TOTAL INVESTED

\$30.0 Million

LOCATION

**330 Albany Post Road,
Hyde Park, NY 10538**

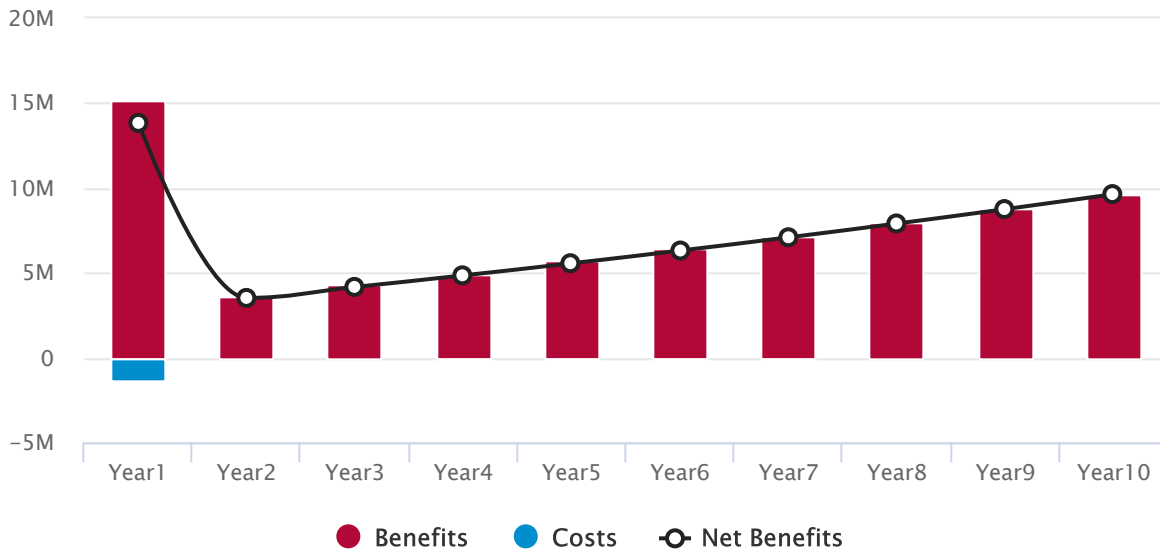
TIMELINE

10 Years

F1 FIGURE 1

Discounted* Net Benefits for T-Rex Hyde Park Owner, LLC by Year

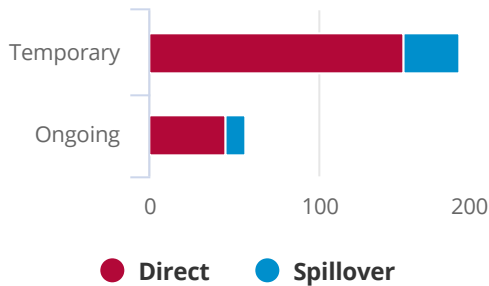
Total Net Benefits: **\$71,619,000**



Discounted at 2%

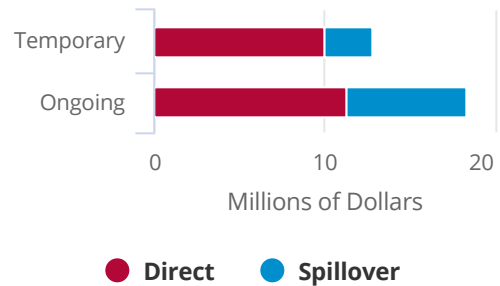
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

T-Rex Hyde Park Owner, LLC proposes to invest \$30.0 million at 330 Albany Post Road, Hyde Park, NY 10538 over 10 years. Dutchess County IDA staff summarize the proposed with the following: The project proposes to develop a multi-faceted hospitality and tourism destination on approximately 339 acre lot in the Town of Hyde Park. The project will feature a Culinary Manufacturing/Research & Development Center, a Culinary Market Place and a Hospitality Zone. Phase I of the project will consist of the construction of a 133 room Residence Inn by Marriott Hotel as well as overall site preparation including utility infrastructure including water, natural gas, sewer and storm lines and construction of a 15,000sf wastewater treatment plant.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Phase 1 - site preparation (including installation of utilities such as water, natural gas, sewer, storm water and a waste water treatment plant) and construction of a 133 room Residence Inn by Marriott	\$23,100,000
OTHER SPENDING	
Professional Services	\$4,100,000
Real Estate	\$2,800,000
Total Investments	\$30,000,000
Discounted Total (2%)	\$30,000,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Dutchess County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Dutchess County IDA is considering the following incentive package for T-Rex Hyde Park Owner, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$966,000	\$884,000
Sales Tax Exemption	\$1,075,000	\$1,075,000
Mortgage Recording Tax Exemption	\$236,000	\$236,000
Total Costs	\$2,278,000	\$2,195,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$63,509,000	\$10,816,000	\$74,205,000
To Private Individuals	\$22,474,000	\$10,622,000	\$33,096,000
Temporary Payroll	\$10,043,000	\$2,818,000	\$12,861,000
Ongoing Payroll	\$12,431,000	\$7,804,000	\$20,235,000
To the Public	\$41,035,000	\$194,000	\$41,109,000
Property Tax Revenue	\$40,797,000	N/A	\$40,797,000
Temporary Sales Tax Revenue	\$95,000	\$27,000	\$121,000
Ongoing Sales Tax Revenue	\$117,000	\$73,000	\$190,000
STATE BENEFITS	\$857,000	\$652,000	\$1,509,000
To the Public	\$857,000	\$652,000	\$1,509,000
Temporary Income Tax Revenue	\$502,000	\$147,000	\$649,000
Ongoing Income Tax Revenue	\$130,000	\$398,000	\$528,000
Temporary Sales Tax Revenue	\$101,000	\$28,000	\$129,000
Ongoing Sales Tax Revenue	\$125,000	\$78,000	\$203,000
Total Benefits to State & Region	\$64,366,000	\$11,468,000	\$75,714,000
Discounted Total Benefits (2%)	\$63,217,000	\$10,718,000	\$73,815,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$72,371,000	\$1,405,000	52:1
State	\$1,443,000	\$791,000	2:1
Grand Total	\$73,815,000	\$2,195,000	34:1

May not sum to total due to rounding.

* Discounted at 2%

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