

Cost-Benefit Analysis for Fox Run

Prepared by Dutchess County IDA using InformAnalytics

Executive Summary

INVESTOR
Fox Run at Fulton LLC

TOTAL INVESTED
\$17.0 Million

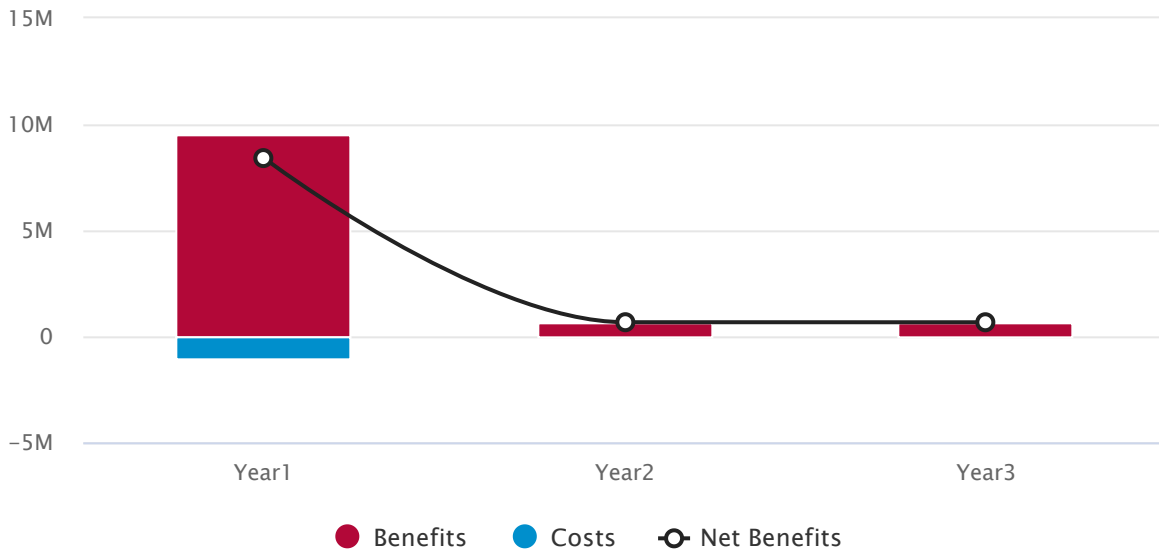
LOCATION
**60 Fulton Street,
Poughkeepsie, NY
12603**

TIMELINE
3 Years

F1 FIGURE 1

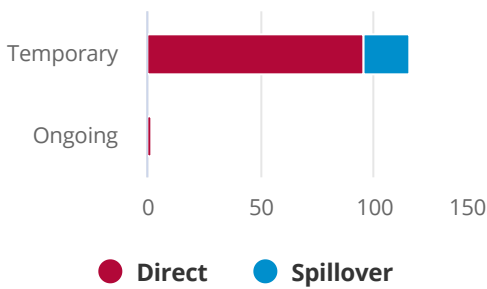
Discounted* Net Benefits for Fox Run by Year

Total Net Benefits: \$9,738,000



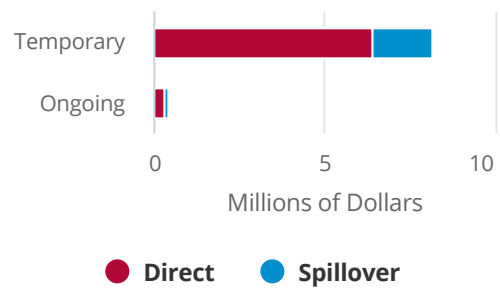
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Fox Run at Fulton LLC proposes to invest \$17.0 million at 60 Fulton Street, Poughkeepsie, NY 12603 over 3 years. Dutchess County IDA staff summarize the proposed with the following: The project proposes to construct a 93,000 sq ft residential building consisting of 69 units ranging from 1 bedroom to 2 bedroom with den units. The building will also include residential amenities including open space, fitness center, a business center and meeting areas.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
93,000 square foot building	\$14,800,000
OTHER SPENDING	
Other Taxable	\$1,285,000
Professional Fees	\$915,000
Total Investments	\$17,000,000
Discounted Total (2%)	\$17,000,000

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 3 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 Fox Run at Fulton LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$961,000	\$961,000
Mortgage Recording Tax Exemption	\$116,000	\$116,000
Total Costs	\$1,077,000	\$1,077,000

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	\$8,408,000	\$1,897,000	\$10,304,000
To Private Individuals	\$6,723,000	\$1,879,000	\$8,601,000
Temporary Payroll	\$6,435,000	\$1,805,000	\$8,240,000
Ongoing Payroll	\$288,000	\$73,000	\$361,000
To the Public	\$1,685,000	\$18,000	\$1,703,000
Property Tax Revenue	\$1,622,000	N/A	\$1,622,000
Temporary Sales Tax Revenue	\$61,000	\$17,000	\$78,000
Ongoing Sales Tax Revenue	\$3,000	\$692	\$3,000
STATE BENEFITS	\$401,000	\$117,000	\$518,000
To the Public	\$401,000	\$117,000	\$518,000
Temporary Income Tax Revenue	\$321,000	\$94,000	\$416,000
Ongoing Income Tax Revenue	\$13,000	\$4,000	\$16,000
Temporary Sales Tax Revenue	\$64,000	\$18,000	\$83,000
Ongoing Sales Tax Revenue	\$3,000	\$737	\$4,000
Total Benefits to State & Region	\$8,809,000	\$2,013,000	\$10,822,000
Discounted Total Benefits (2%)	\$8,803,000	\$2,012,000	\$10,815,000

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	\$10,297,000	\$581,000	18:1
State	\$518,000	\$495,000	1:1
Grand Total	\$10,815,000	\$1,077,000	10:1

May not sum to total due to rounding.

* Discounted at 2%

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