

Dutchess County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 1, 2026
Project Title Mid Hudson Development Corp.
Project Location 2736-2738 South Road, Poughkeepsie, NY 12601

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

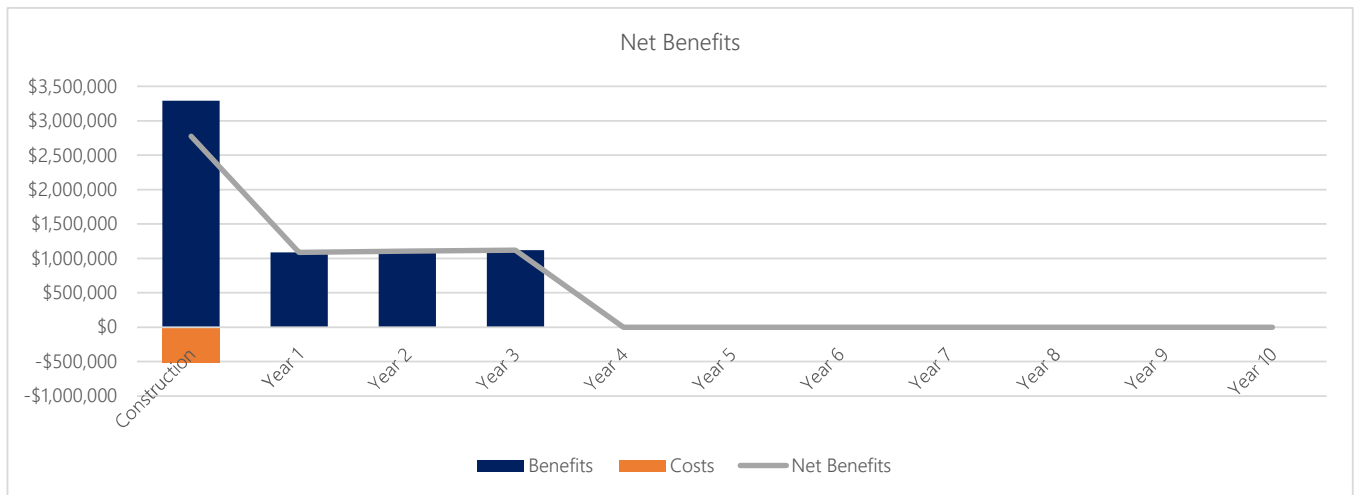
Construction Project Costs

\$7,781,400

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	37	11	48
Earnings	\$2,397,083	\$710,772	\$3,107,855
Local Spend	\$6,225,120	\$2,411,670	\$8,636,790

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	12	5	17
Earnings	\$2,012,954	\$1,088,288	\$3,101,241

Figure 1



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

Figure 2

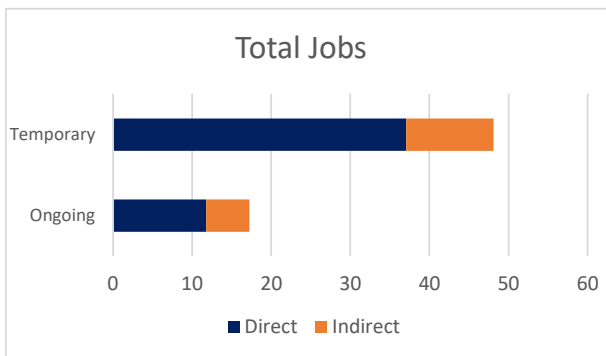
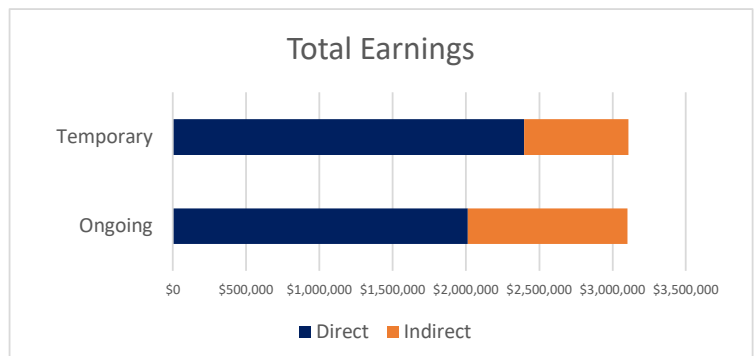


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$442,567	\$442,567
Local Sales Tax Exemption	\$224,688	\$224,688
State Sales Tax Exemption	\$217,879	\$217,879
Mortgage Recording Tax Exemption	\$75,000	\$75,000
Local Mortgage Recording Tax Exemption	\$50,000	\$50,000
State Mortgage Recording Tax Exemption	\$25,000	\$25,000
Total Costs	\$517,567	\$517,567

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$6,269,977	\$6,147,848
To Private Individuals	\$6,209,096	\$6,088,463
Temporary Payroll	\$3,107,855	\$3,107,855
Ongoing Payroll	\$3,101,241	\$2,980,608
Other Payments to Private Individuals	\$0	\$0
To the Public	\$60,881	\$59,385
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$22,435	\$22,435
Ongoing Jobs - Sales Tax Revenue	\$38,447	\$36,950
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$338,446	\$331,566
To the Public	\$338,446	\$331,566
Temporary Income Tax Revenue	\$139,853	\$139,853
Ongoing Income Tax Revenue	\$139,556	\$134,127
Temporary Jobs - Sales Tax Revenue	\$21,755	\$21,755
Ongoing Jobs - Sales Tax Revenue	\$37,281	\$35,830
Total Benefits to State & Region	\$6,608,423	\$6,479,414

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$6,147,848	\$274,688	22:1
State	\$331,566	\$242,879	1:1
Grand Total	\$6,479,414	\$517,567	13:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

None

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No