

Dutchess County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 1, 2025
 Project Title Town Center Development
 Project Location Town of LaGrange



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

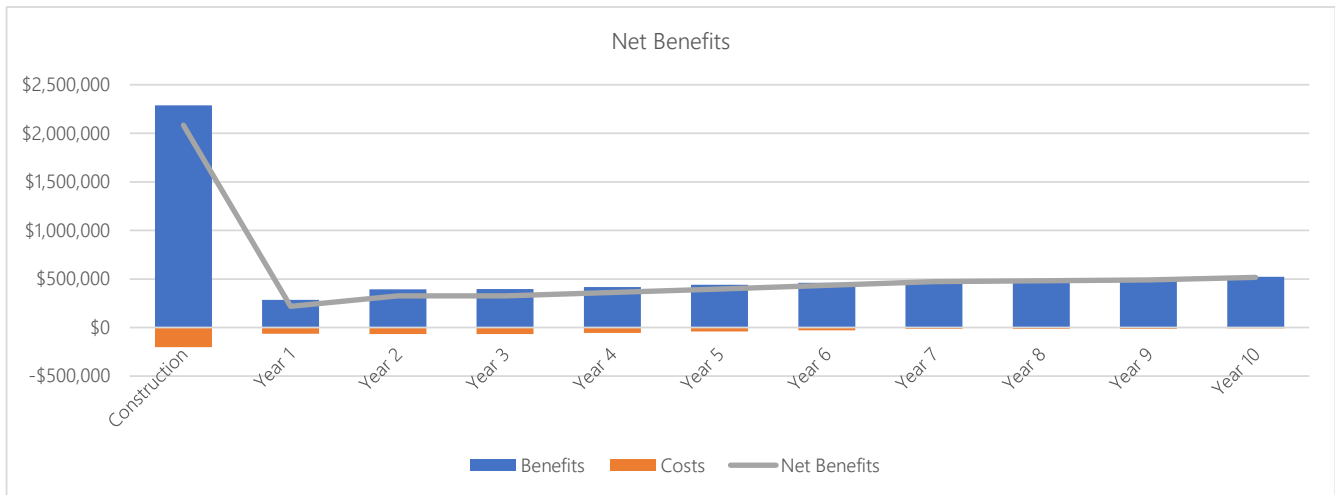
Project Total Investment

\$5,000,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	42	8	50
Earnings	\$1,676,478	\$482,819	\$2,159,298
Local Spend	\$4,000,000	\$1,539,966	\$5,539,966

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	3	2	5
Earnings	\$1,752,688	\$1,405,065	\$3,157,752

Figure 1



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

Figure 2

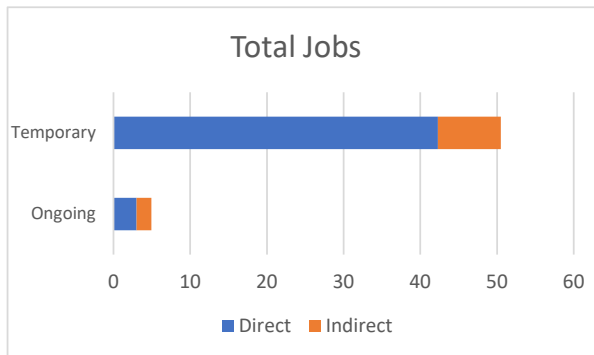
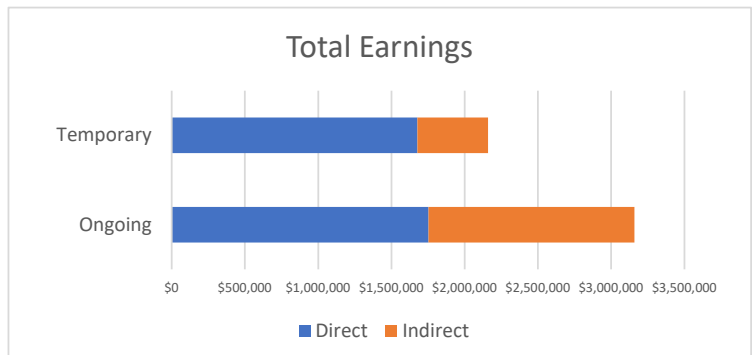


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$379,162	\$351,938
Sales Tax Exemption	\$175,500	\$175,500
Local Sales Tax Exemption	\$89,100	\$89,100
State Sales Tax Exemption	\$86,400	\$86,400
Mortgage Recording Tax Exemption	\$28,125	\$28,125
Local Mortgage Recording Tax Exemption	\$28,125	\$28,125
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$582,787	\$555,563

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$6,409,897	\$5,946,915
To Private Individuals	\$5,317,050	\$4,979,299
Temporary Payroll	\$2,159,298	\$2,159,298
Ongoing Payroll	\$3,157,752	\$2,820,001
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,092,847	\$967,616
Increase in Property Tax Revenue	\$1,054,464	\$931,671
Temporary Jobs - Sales Tax Revenue	\$15,587	\$15,587
Ongoing Jobs - Sales Tax Revenue	\$22,795	\$20,357
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$276,487	\$258,924
To the Public	\$276,487	\$258,924
Temporary Income Tax Revenue	\$97,168	\$97,168
Ongoing Income Tax Revenue	\$142,099	\$126,900
Temporary Jobs - Sales Tax Revenue	\$15,115	\$15,115
Ongoing Jobs - Sales Tax Revenue	\$22,104	\$19,740
Total Benefits to State & Region	\$6,686,384	\$6,205,838

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,946,915	\$469,163	13:1
State	\$258,924	\$86,400	3:1
Grand Total	\$6,205,838	\$555,563	11:1

*Discounted at 2%

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes