

REGIONAL ECONOMIC IMPACT ANALYSIS
Plati Niagara Inc. (Cambria Hotel)

Estimated State & Regional Benefits / Estimated Project Incentives Analysis

Total State and Regional Benefits	\$ 2,449,396
Total Project Incentives	\$ 2,511,806
Community Benefit to Cost Ratio	0.98:1

Projected Employment	State	Region
Total Employment	25	25
Direct**	4	4
Indirect***	0	0
Induced****	1	1
Temporary Construction (Direct and Indirect)	20	20

Estimated State & Regional Benefits (Discounted Present Value*)

Total State and Regional Benefits	\$ 2,449,396
Property Tax Revenue	\$ 1,419,357
Income Tax Revenue	\$ 759,774
Sales Tax Revenue	\$ 270,265

Estimated Project Incentives (Discounted Present Value*)

Total Project Incentives	\$ 2,511,806
Property Tax	\$ 1,698,306
Sales Tax	\$ 746,000
Mortgage Tax	\$ 67,500

* Figures over 15 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.