

**PROJECT SUMMARY**  
**MGA Construction, LLC**



<b>Applicant:</b>	<b>MGA Construction, LLC</b>	
<b>Project Location:</b>	7505 Shawnee Road, Wheatfield, NY 14120	
<b>Assistance:</b>	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>MGA Construction will be constructing a 60,000 sq. ft. mixed-use building that will have commercial space on the first floor and two floors of market rate residential units, which will be known as the Villas at Forest Parkway.</p> <p>The project will create 10 two-bedroom and 10 three-bedroom market rate apartments within the Wheatfield community. Currently, there are no market rate housing options in the surrounding area for families of the occupants of the senior housing developments within the park. These apartments will also provide housing opportunities for the employees at the park and helps to reduce the housing burden many Western New Yorkers are facing.</p> <p>The 20,000 sq. ft. of commercial space will be built out as a Class A space, which there is a severe shortage of Class A space in Niagara County. They are currently working to secure a potential tenant that will retain an estimated 30 jobs in Niagara County.</p>	
<b>Project Costs:</b>	Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs <p style="text-align: right;"><b>TOTAL</b></p>	\$ 857,000 \$ 8,400,000 \$ 500,000 \$ 195,000 <hr/> <b>\$ 11,027,000</b>
<b>Employment:</b>	Current jobs in Niagara County: 30 New Jobs in Niagara County within 3 years: 2 Estimated Annual Payroll for New Jobs: \$150,000 Skills: Management, administration, accounting, IT, maintenance	
<b>Evaluative Criteria:</b>	Alignment with local planning and development efforts. Regional wealth creation, supports local business, retention/flight risk	

# Niagara County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: March 13, 2024  
 Project Title: MGA CONSTRUCTION, LLC  
 Project Location: 3820 Forest Parkway, Wheatfield, NY 14120



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

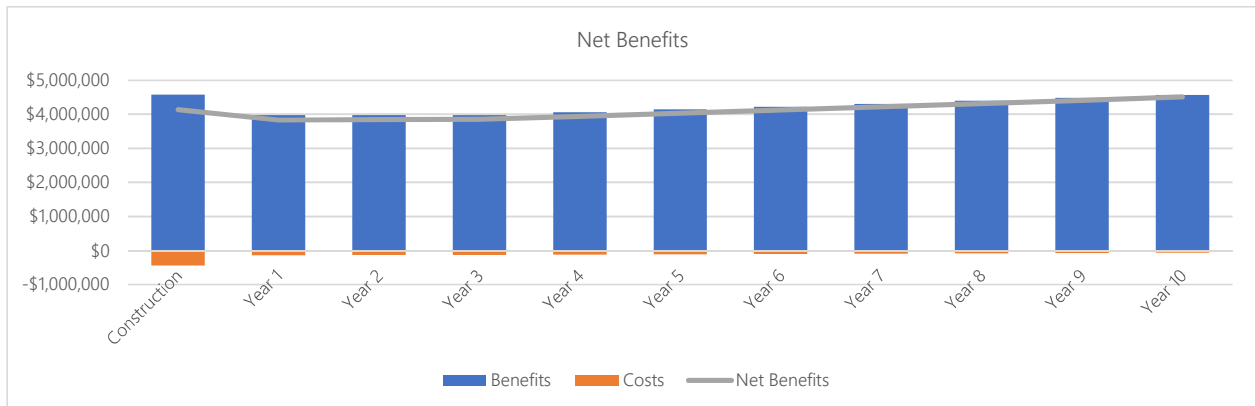
**Project Total Investment**  
 \$11,027,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	77	17	94
Earnings	\$3,398,730	\$923,789	\$4,322,519
Local Spend	\$8,821,600	\$3,179,169	\$12,000,769

	Ongoing (Operations) Aggregate over life of the PILOT		
	Direct	Indirect	Total
Jobs	34	14	49
Earnings	\$24,702,374	\$15,069,531	\$39,771,905

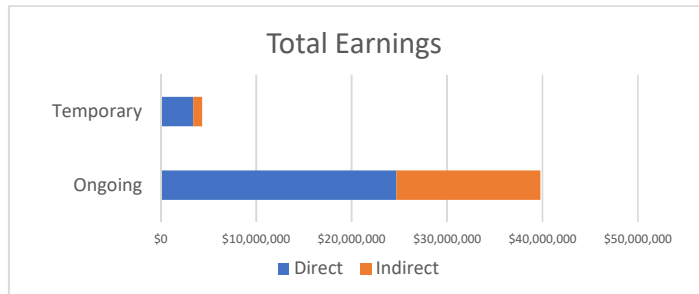
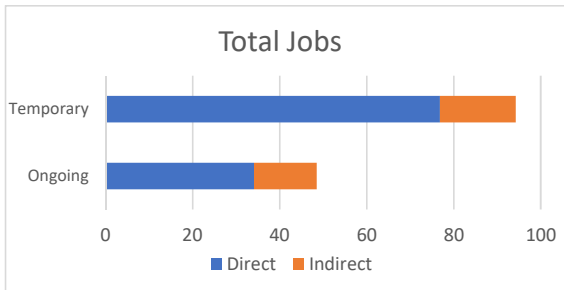
Figure 1



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

Figure 2

Figure 3



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Ongoing earnings are all earnings over the life of the PILOT.

# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,035,008	\$942,904
Sales Tax Exemption	\$376,000	\$376,000
Local Sales Tax Exemption	\$188,000	\$188,000
State Sales Tax Exemption	\$188,000	\$188,000
Mortgage Recording Tax Exemption	\$66,150	\$66,150
Local Mortgage Recording Tax Exemption	\$22,050	\$22,050
State Mortgage Recording Tax Exemption	\$44,100	\$44,100
<b>Total Costs</b>	<b>\$1,477,158</b>	<b>\$1,385,054</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$45,147,887</b>	<b>\$40,884,822</b>
To Private Individuals	\$44,094,424	\$39,949,293
Temporary Payroll	\$4,322,519	\$4,322,519
Ongoing Payroll	\$39,771,905	\$35,626,774
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,053,463	\$935,529
Increase in Property Tax Revenue	\$745,296	\$656,327
Temporary Jobs - Sales Tax Revenue	\$30,258	\$30,258
Ongoing Jobs - Sales Tax Revenue	\$277,909	\$248,945
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,292,416</b>	<b>\$2,076,920</b>
To the Public	\$2,292,416	\$2,076,920
Temporary Income Tax Revenue	\$194,513	\$194,513
Ongoing Income Tax Revenue	\$1,789,736	\$1,603,205
Temporary Jobs - Sales Tax Revenue	\$30,258	\$30,258
Ongoing Jobs - Sales Tax Revenue	\$277,909	\$248,945
<b>Total Benefits to State &amp; Region</b>	<b>\$47,440,302</b>	<b>\$42,961,743</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$40,884,822	\$1,152,954	35:1
State	\$2,076,920	\$232,100	9:1
<b>Grand Total</b>	<b>\$42,961,743</b>	<b>\$1,385,054</b>	<b>31:1</b>

\*Discounted at 2%

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

### Additional Revenues:

County	\$209,608
City/Town/Village	
School District	\$555,398

\*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application) (To be used on NYS ST-60)

### Additional Comments from IDA

This is a good project.

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