

Rockland County Industrial Development Agency

MRB Cost Benefit Calculator

Date: October 20, 2026
Project Title: ONE75 LLC
Project Location: 175 West Clarkstown Road, New City, NY 10956



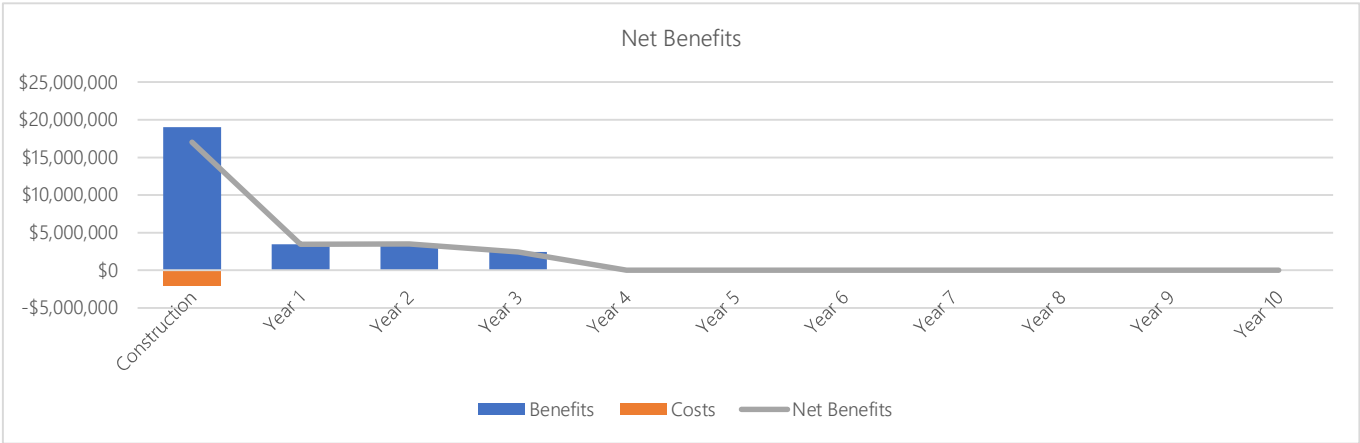
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
Project Total Investment
\$48,649,999

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	141	59	200
Earnings	\$14,061,470	\$3,885,487	\$17,946,957
Local Spend	\$36,487,499	\$12,405,127	\$48,892,626

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$6,612,183	\$2,161,153	\$8,773,336

Figure 1



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

Figure 2

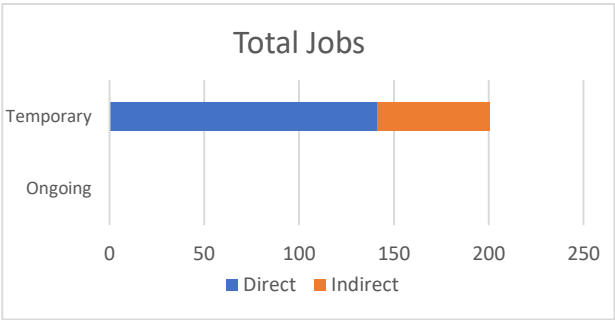
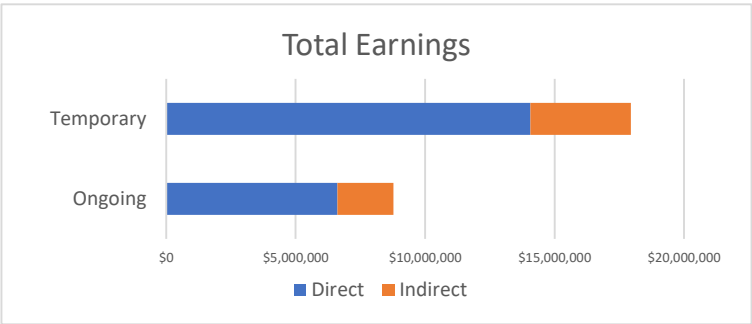


Figure 3



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	\$1,591,250	\$1,591,250
Local Sales Tax Exemption	\$831,250	\$831,250
State Sales Tax Exemption	\$760,000	\$760,000
Mortgage Recording Tax Exemption	\$432,915	\$432,915
Local Mortgage Recording Tax Exemption	\$144,305	\$144,305
State Mortgage Recording Tax Exemption	\$288,610	\$288,610
Total Costs	\$2,024,165	\$2,024,165

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$26,978,348	\$26,652,720
To Private Individuals	\$26,720,293	\$26,399,366
Temporary Payroll	\$17,946,957	\$17,946,957
Ongoing Payroll	\$8,773,336	\$8,452,409
Other Payments to Private Individuals	\$0	\$0
To the Public	\$258,055	\$253,355
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$137,406	\$137,406
Ongoing Jobs - Sales Tax Revenue	\$120,648	\$115,948
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,438,349	\$1,419,610
To the Public	\$1,438,349	\$1,419,610
Temporary Income Tax Revenue	\$807,613	\$807,613
Ongoing Income Tax Revenue	\$394,800	\$380,358
Temporary Jobs - Sales Tax Revenue	\$125,629	\$125,629
Ongoing Jobs - Sales Tax Revenue	\$110,307	\$106,010
Total Benefits to State & Region	\$28,416,697	\$28,072,330

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$26,652,720	\$975,555	27:1
State	\$1,419,610	\$1,048,610	1:1
Grand Total	\$28,072,330	\$2,024,165	14:1

*Discounted at 2%

Additional Comments from IDA

This is a housing project with STE & MTE only, No PILOT

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