Rockland County Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date 11.10.26
Project Title Haverstraw Chair Factory
Project Location 0

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$367,868,521

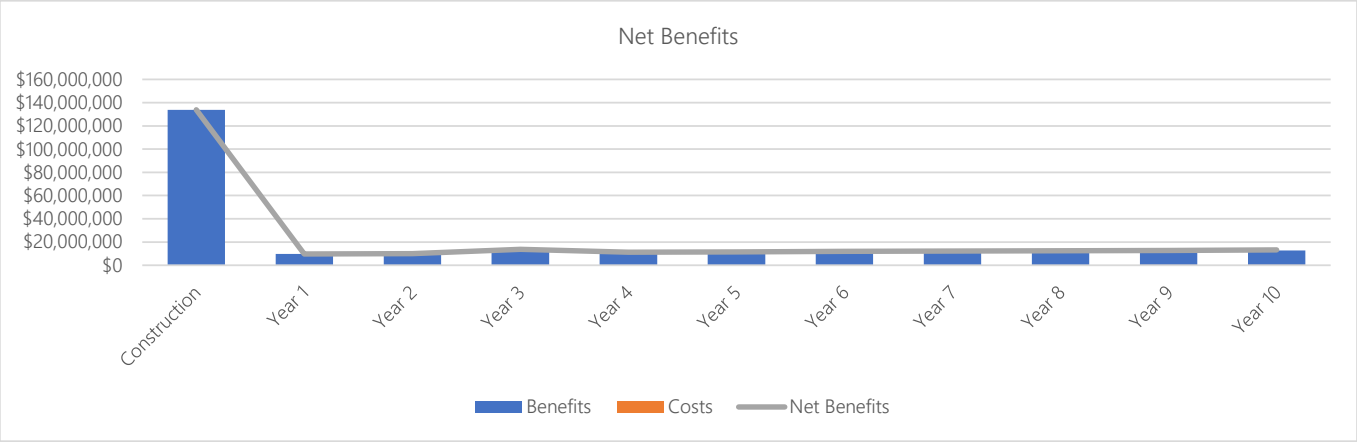
Temporary (Construction)

	Direct	Indirect	Total
Jobs	1948	415	2363
Earnings	$99,199,566	$27,311,064	$126,510,630
Local Spend	$257,507,965	$87,276,151	$344,784,115

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	131	48	178
Earnings	$204,386,055	$97,339,530	$301,725,585

Figure 1



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

Figure 2

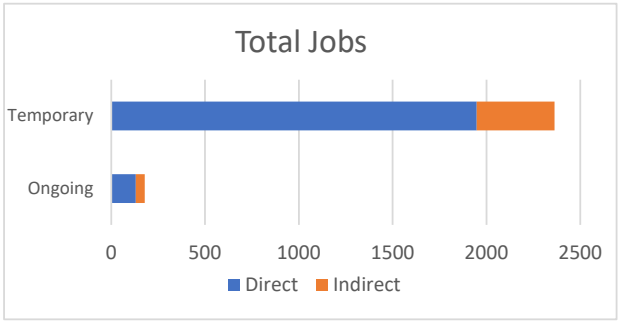
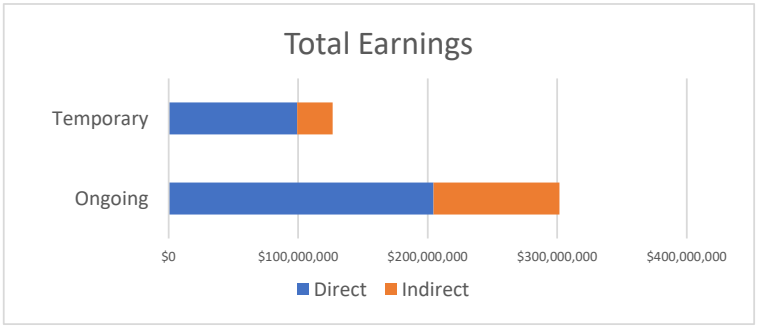


Figure 3



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

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Fiscal Impacts

MRB group
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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	-$15,125,503	-$10,646,335
Sales Tax Exemption	$0	$0
Local Sales Tax Exemption	*$0*	*$0*
State Sales Tax Exemption	*$0*	*$0*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**-$15,125,503**	**-$10,646,335**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$449,178,979**	**$375,297,569**
To Private Individuals	$428,236,215	$359,558,445
Temporary Payroll	*$126,510,630*	*$126,510,630*
Ongoing Payroll	*$301,725,585*	*$233,047,815*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$20,942,764	$15,739,124
Increase in Property Tax Revenue	*$12,877,415*	*$8,907,579*
Temporary Jobs - Sales Tax Revenue	*$774,878*	*$774,878*
Ongoing Jobs - Sales Tax Revenue	*$1,840,471*	*$1,421,533*
Other Local Municipal Revenue	*$5,450,000*	*$4,635,134*
State Benefits	**$22,259,600**	**$18,690,313**
To the Public	$22,259,600	$18,690,313
Temporary Income Tax Revenue	*$5,692,978*	*$5,692,978*
Ongoing Income Tax Revenue	*$13,577,651*	*$10,487,152*
Temporary Jobs - Sales Tax Revenue	*$885,574*	*$885,574*
Ongoing Jobs - Sales Tax Revenue	*$2,103,396*	*$1,624,609*
Total Benefits to State & Region	**$471,438,579**	**$393,987,882**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$375,297,569	-$10,646,335	35:1
State	$18,690,313	$0	:1
Grand Total	**$393,987,882**	**-$10,646,335**	**37:1**

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

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