Rockland County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	September 3, 2026
Project Title	Palisades Estates EOM LLC
Project Location	1000A Lake Street Ramsey NJ 07446

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$7,500,000

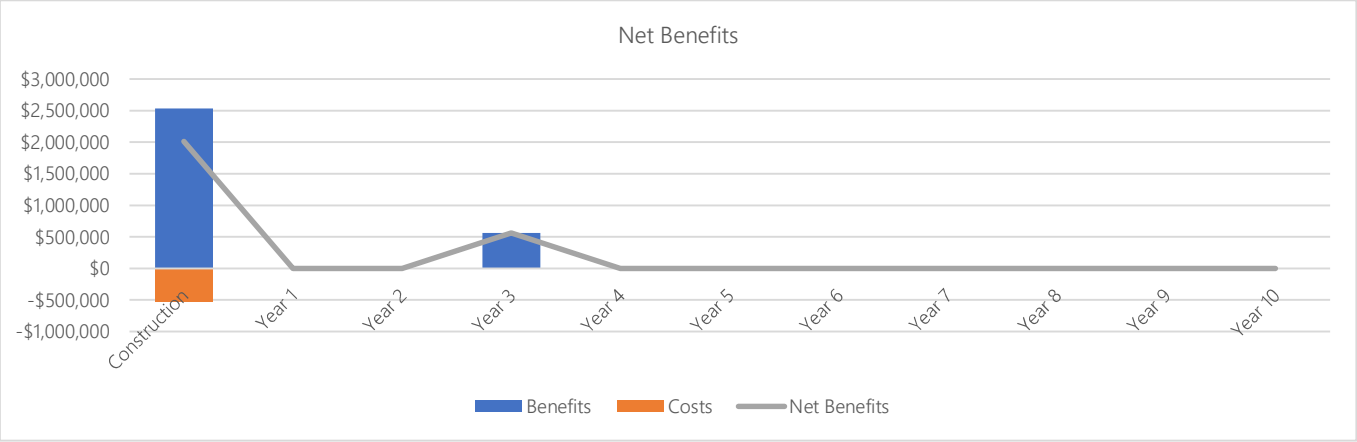
Temporary (Construction)

	Direct	Indirect	Total
Jobs	19	8	27
Earnings	$1,878,716	$519,130	$2,397,846
Local Spend	$4,875,000	$1,657,417	$6,532,417

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$525,000	$0	$525,000

Figure 1



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

Figure 2

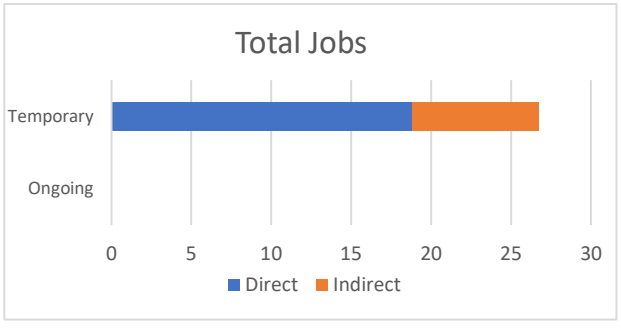
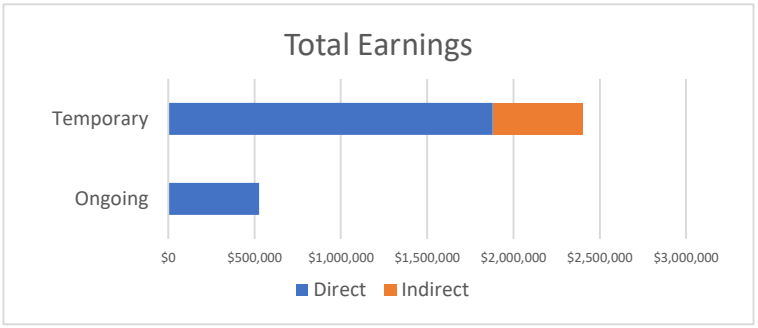


Figure 3



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

Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$0	$0
Sales Tax Exemption	$418,750	$418,750
Local Sales Tax Exemption	*$195,417*	*$195,417*
State Sales Tax Exemption	*$223,333*	*$223,333*
Mortgage Recording Tax Exemption	$105,000	$105,000
Local Mortgage Recording Tax Exemption	*$35,000*	*$35,000*
State Mortgage Recording Tax Exemption	*$70,000*	*$70,000*
Total Costs	**$523,750**	**$523,750**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$2,943,233**	**$2,912,624**
To Private Individuals	**$2,922,846**	**$2,892,566**
Temporary Payroll	*$2,397,846*	*$2,397,846*
Ongoing Payroll	*$525,000*	*$494,719*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	**$20,387**	**$20,058**
Increase in Property Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$14,687*	*$14,687*
Ongoing Jobs - Sales Tax Revenue	*$5,700*	*$5,372*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$154,828**	**$153,089**
To the Public	**$154,828**	**$153,089**
Temporary Income Tax Revenue	*$107,903*	*$107,903*
Ongoing Income Tax Revenue	*$23,625*	*$22,262*
Temporary Jobs - Sales Tax Revenue	*$16,785*	*$16,785*
Ongoing Jobs - Sales Tax Revenue	*$6,515*	*$6,139*
Total Benefits to State & Region	**$3,098,061**	**$3,065,713**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$2,912,624	$230,417	13:1
State	$153,089	$293,333	1:1
Grand Total	**$3,065,713**	**$523,750**	**6:1**

*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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