

# Cost-Benefit Analysis for Tyoga Container

Prepared by Steuben County IDA using InformAnalytics

# Executive Summary

**INVESTOR**  
**Tyoga Container**

**TOTAL INVESTED**  
**\$35.0 Million**

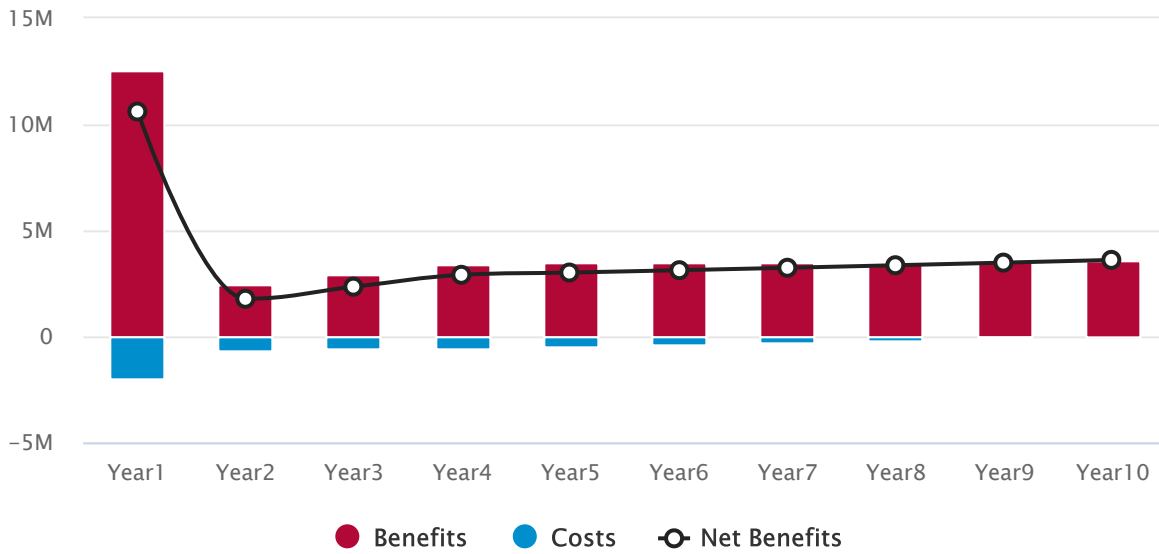
**LOCATION**  
**West Water Street,  
Painted Post, NY**

**TIMELINE**  
**10 Years**

F1 FIGURE 1

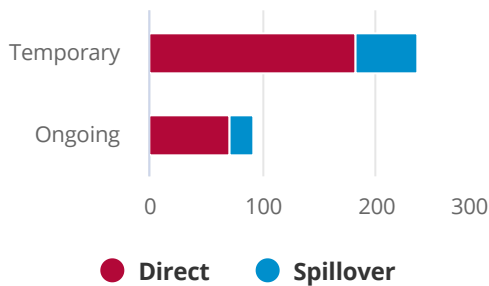
Discounted\* Net Benefits for Tyoga Container by Year

Total Net Benefits: **\$37,458,000**



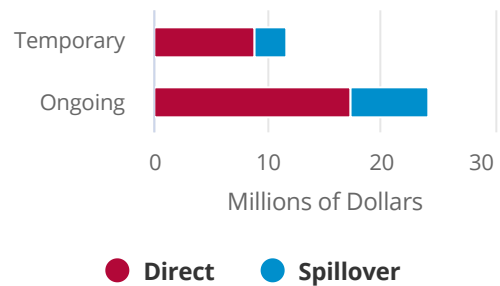
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



# Proposed Investment

Tyoga Container proposes to invest \$35.0 million at West Water Street, Painted Post, NY over 10 years. Steuben County IDA staff summarize the proposed with the following: Tyoga Container will be building a 620,000 sq. ft. warehouse and distribution facility in Painted Post, NY. The project represents an expansion into New York for the PA company and will bring 70 jobs. The facility will be constructed on the former foundry site on West Water Street which has been vacant since 1986.

T1 TABLE 1

## Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
TC Warehouse and Distribution Facility	\$24,085,000
<b>OTHER SPENDING</b>	
Land acquisition	\$243,000
Infrastructure	\$4,580,000
FF&E	\$1,251,000
Soft costs	\$4,841,000
<b>Total Investments</b>	<b>\$35,000,000</b>
Discounted Total (2%)	\$35,000,000

May not sum to total due to rounding.

F4 FIGURE 4

## Location of Investment



# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Steuben County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

## Estimated Costs or Incentives

Steuben County IDA is considering the following incentive package for Tyoga Container.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,345,000	\$3,124,000
Sales Tax Exemption	\$1,629,000	\$1,629,000
Mortgage Recording Tax Exemption	\$339,000	\$339,000
<b>Total Costs</b>	<b>\$5,313,000</b>	<b>\$5,092,000</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

T3 TABLE 3

**State & Regional Impact (Life of Project)**

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$32,756,000</b>	<b>\$10,488,000</b>	<b>\$43,243,000</b>
<b>To Private Individuals</b>	<b>\$28,082,000</b>	<b>\$10,373,000</b>	<b>\$38,455,000</b>
Temporary Payroll	\$8,882,000	\$2,810,000	\$11,693,000
Ongoing Payroll	\$19,200,000	\$7,563,000	\$26,763,000
<b>To the Public</b>	<b>\$4,673,000</b>	<b>\$115,000</b>	<b>\$4,788,000</b>
Property Tax Revenue	\$4,362,000	N/A	\$4,362,000
Temporary Sales Tax Revenue	\$98,000	\$31,000	\$130,000
Ongoing Sales Tax Revenue	\$213,000	\$84,000	\$297,000
<b>STATE BENEFITS</b>	<b>\$1,444,000</b>	<b>\$605,000</b>	<b>\$2,049,000</b>
<b>To the Public</b>	<b>\$1,444,000</b>	<b>\$605,000</b>	<b>\$2,049,000</b>
Temporary Income Tax Revenue	\$398,000	\$135,000	\$533,000
Ongoing Income Tax Revenue	\$691,000	\$339,000	\$1,029,000
Temporary Sales Tax Revenue	\$112,000	\$36,000	\$148,000
Ongoing Sales Tax Revenue	\$243,000	\$96,000	\$339,000
<b>Total Benefits to State &amp; Region</b>	<b>\$34,200,000</b>	<b>\$11,092,000</b>	<b>\$45,292,000</b>
<b>Discounted Total Benefits (2%)</b>	<b>\$32,237,000</b>	<b>\$10,313,000</b>	<b>\$42,551,000</b>

May not sum to total due to rounding.

T4 TABLE 4

**Benefit to Cost Ratio**

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$40,634,000	\$4,088,000	10:1
State	\$1,917,000	\$1,004,000	2:1
<b>Grand Total</b>	<b>\$42,551,000</b>	<b>\$5,092,000</b>	<b>8:1</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

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