

Cost Benefit Analysis Questionnaire

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary (“Company”):	Premier Riverview, LLC
2. Brief Identification of the Project:	Purchase of vacant 120,000 sq ft former retail space for expansion of company’s operations.
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ <u>0</u>
B. Value of Sales Tax Exemption Sought	\$ <u>28,000</u>
C. Value of Real Property Tax Exemption Sought	\$ <u>48,920</u>
D. Value of Mortgage Recording Tax Exemption Sought	\$ <u>25,000</u>

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ _____
2. Site preparation	\$ _____
3. Landscaping	\$ _____
4. Utilities and infrastructure development	\$ _____
5. Access roads and parking development	\$ _____
6. Other land-related costs (describe)	\$ _____
B. Building-Related Costs	
1. Acquisition of existing structures	\$ <u>1,900,000</u>
2. Renovation of existing structures	\$ <u>200,000</u>
3. New construction costs	\$ _____
4. Electrical systems	\$ _____
5. Heating, ventilation and air conditioning	\$ _____
6. Plumbing	\$ _____
7. Other building-related costs (describe)	\$ _____
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ <u>450,000</u>
2. Packaging equipment	\$ _____
3. Warehousing equipment	\$ _____
4. Installation costs for various equipment	\$ _____
5. Other equipment-related costs (describe)	\$ _____

D.	Furniture and Fixture Costs	
1.	Office furniture	\$ _____
2.	Office equipment	\$ _____
3.	Computers	\$ _____
4.	Other furniture-related costs (describe)	\$ _____
E.	Working Capital Costs	
1.	Operation costs	\$ _____
2.	Production costs	\$ _____
3.	Raw materials	\$ _____
4.	Debt service	\$ _____
5.	Relocation costs	\$ _____
6.	Skills training	\$ _____
7.	Other working capital-related costs (describe)	\$ _____
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 20,000 _____
2.	Accounting/legal	\$ 40,000 _____
3.	Other service-related costs (describe)	\$ _____
G.	Other Costs	
1.	__ financing _____	\$ 20,000 _____
2.	_____	\$ _____
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ _____
2.	Total Building-Related Costs	\$ 2,100,000 _____
3.	Total Machinery and Equipment Costs	\$ 450,000 _____
4.	Total Furniture and Fixture Costs	\$ _____
5.	Total Working Capital Costs	\$ 20,000 _____
6.	Total Professional Service Costs	\$ 60,000 _____
7.	Total Other Costs	\$ _____
	Total	\$2,630,000

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1		\$ _____	\$ _____
Year 2		\$ _____	\$ _____
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Please provide estimates of total number of existing permanent jobs to be preserved or retained as a result of the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1	2	4	4	2
Year 2	3	12	5	5
Year 3				
Year 4				
Year 5				

III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

IV. Provide the projected percentage of employment that would be filled by Columbia County residents: 90

A. Provide a brief description of how the project expects to meet this percentage: Work with WIB in filling positions.

PROJECTED OPERATING IMPACT

Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	SEE ATTACHED		
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide a brief description for the impact of other economic benefits expected to be produced as a result of the Project: Payroll will exceed \$600,000 annually.

ANALYSIS

Cost (Total Estimate Value of Relief Requested: \$101,920
Payroll Estimate Value: \$600,000/year or \$6,000,000 over ten years