

**Incodema**

**Cost Benefit Analysis**

**Assumptions**

\$ 1,200,000 Current Assessment  
 2% Annual Tax Rate/Assessment Increase  
 Tax Rates  
 County 4.303195  
 Town 5.088859  
 Village 0.000000  
 School 16.587991 Ithaca City  
 Total 25.980045

**Inputs**

Year	Abatement Multipliers		Projected Taxable Value
	1	0.0000	1.0000
2	0.0000	1.0000	1,326,000
3	0.0000	1.0000	1,352,520
4	0.0000	1.0000	1,379,570
5	0.0000	1.0000	1,407,162
6	0.0000	1.0000	1,435,305
7	0.0000	1.0000	1,464,011
8	0.0000	1.0000	1,493,291
9	0.0000	1.0000	1,523,157
10	0.0000	1.0000	1,553,620

**Proposed Incentive -  
 Deviates from Standard Schedule**

Year	Total Tax Payment	Taxes Abated
1	31,176	2,598
2	31,176	3,273
3	31,176	3,962
4	31,176	4,665
5	31,176	5,382
6	31,176	6,113
7	31,176	6,859
8	33,047	5,749
9	35,029	4,542
10	37,131	3,232
<b>Total</b>	<b>323,440</b>	<b>46,377</b>

**Estimated Actual with No Incentive (for comparison)**

Year	Abatement	County	Town	School	Taxes Paid
1	0%	5,594	6,616	21,564	33,774
2	0%	5,706	6,748	21,996	34,450
3	0%	5,820	6,883	22,436	35,139
4	0%	5,937	7,020	22,884	35,841
5	0%	6,055	7,161	23,342	36,558
6	0%	6,176	7,304	23,809	37,289
7	0%	6,300	7,450	24,285	38,035
8	0%	6,426	7,599	24,771	38,796
9	0%	6,554	7,751	25,266	39,572
10	0%	6,686	7,906	25,771	40,363
<b>Total</b>		<b>61,254</b>	<b>72,438</b>	<b>236,124</b>	<b>369,817</b>

The Total Tax Payment includes taxation of the Land, the Existing Improvements and the Improvements. After the tenth (10th) PILOT Year, the Land, the Existing Improvements, and the Improvements shall be subject to full taxation by the Affected Tax Jurisdictions.

**Project Costs** \$ 2,127,000

**Sales Taxes Abatement**

category	value	taxes
construction	400,000	32,000
ff&e	-	0
<b>Total</b>	<b>32,000</b>	<b>32,000</b>

**Mortgage Recording Tax Abatement**

Mortgage	1,777,000
<b>Tax</b>	<b>4,443</b>

**Fees**

	(1% of Project Costs)	fee reduction
IDA	\$21,270	\$5,000
IDA Attorney	\$5,000	\$7,000
CIITAP app	\$0	\$0
IDA app	\$1,000	\$0
<b>Total</b>	<b>\$27,270</b>	<b>\$12,000</b>

**Summary**

\$ 46,377	Total Property Tax Abatement
32,000	Sales Tax Abatement
4,443	Mortgage Recording Tax Abatement
<b>\$ 82,819</b>	<b>Total IDA Incentives</b>