



Onondaga County Industrial Development Agency
Project Summary

5/13/2019

1. Project: Willow Brook of Manlius, LLC **2. Project Number:** 3101-19-01A

3. Location: Manlius **4. School Districts:** Fayetteville Manlius

5. Tax Parcel(s): 024.-01-10.1, 024.-01-09.1, 024.-01-08.1, 024.-01-05.1 **6. Type of Project:** Multi Use Facility

7. Description: This is a mixed used project that entails 31,000 sq. ft. service oriented retail, 24,000 sq. ft. of professional offices, 50,000 sq. ft. of residential apartments with an approximate 16,000 sq. ft. enclosed parking facility for residential units (30 cars) . In addition, a separate lot of approximately 194,000 sq. ft. to house approximately 270 vehicles. There is also a new path being constructed on site to Perry Springs Park/Nature Trails with a gazebo.

7. Total Project Cost:	\$ 21,693,000	8. Total Jobs	100
Land	\$ 3,800,000	8A. Job Retention	0
Site Work	\$ 3,096,000	8B: Job Creation	100
Building	\$ 7,305,000	(Next 5 Years)	
Furniture & Fixtures	\$ 1,610,000		
Equipment	\$ 3,224,000		
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ 579,000		
Financial Charges	\$ 800,000		
Legal Fees	\$ 100,000		
Other	\$ 904,000		

Cost Benefit Analysis:	Willow Brook of Manlius, LLC
	Fiscal Impact (\$)
Abatement Cost:	\$2,610,980
Sales Tax	\$386,720
Mortgage Tax	\$122,025
Property Tax Relief (PILOT)	\$2,102,235
New Investment:	\$109,830,937
PILOT Payments	\$1,836,943
Project Wages	\$61,391,447
Construction Wages	\$13,711,950
Employee Benefits	\$18,417,434
Project Capital Investment	\$14,201,000
New Sales Tax Generated	
Agency Fees	\$272,163
Benefit:Cost Ratio	42.07 :1