

# Onondaga County Industrial Development Agency



## Project Summary

2/10/2020

|                         |  |                           |                    |
|-------------------------|--|---------------------------|--------------------|
| <b>1. Project</b>       | Tessy Plastics 2020 Elbridge Expansion   | <b>2. Project Number</b>  | <b>3101-20-02K</b> |
| <b>3. Location</b>      | Elbridge                                 | <b>4. School District</b> | Jordan Elbridge    |
| <b>5. Tax Parcel(s)</b> | 040.-04-23.2, 040.-04-23.1, 040.-04-25.1 | <b>6. Project Type</b>    | -                  |
|                         |  | <b>Village</b>            | -                  |

|   |    |                      |                      |     |
|---|----|----------------------|----------------------|-----|
| <b>7.Total Project Cost</b>                   | \$ | <b>18,090,000.00</b> | <b>8. Total Jobs</b> | 714 |
| Land  | \$ | -                    | 8A. Job Retention    | 564 |
| Site Work                                     | \$ | 1,400,000            | 8B: Job Creation     | 150 |
| Building                                      | \$ | 6,240,000            | (Next 5 Years)       |     |
| Furniture & Fixtures                          | \$ | 150,000              |                      |     |
| Equipment                                     | \$ | 10,000,000           |                      |     |
| Equipment Subject to NYS Production Exemption | \$ | -                    |                      |     |
| Engineering/Architecture Fees                 | \$ | 300,000              |                      |     |
| Financial Charges                             | \$ | -                    |                      |     |
| Legal Fees                                    | \$ | -                    |                      |     |
| Other   | \$ | -                    |                      |     |

## Cost Benefit Analysis

### Tessy Plastics 2020 Elbridge Expansion

#### Fiscal Impact (\$)

|                              |    |                   |
|------------------------------|----|-------------------|
| <b>Abatement Cost</b>        | \$ | <b>1,126,263</b>  |
| Sales Tax                    | \$ | 323,600           |
| Mortgage Tax                 | \$ | -                 |
| Property Tax Relief (PILOT)  | \$ | 802,663           |
| <b>New Investment</b>        | \$ | <b>95,571,827</b> |
| PILOT Payments               | \$ | 701,371           |
| Project Wages (10 years)     | \$ | 75,038,950        |
| Construction Wages           | \$ | 2,176,500         |
| Employee Benefits (10 years) | \$ | 9,787,881         |
| Project Capital Investment   | \$ | 7,640,000         |
| New Sales Tax Generated      | \$ | -                 |
| Agency Fees                  | \$ | 227,125           |
| Agency Legal Fees            | \$ | 45,225            |

**Benefit:Cost Ratio** **84.86 :1**

## Project Description

Tessy Plastics is proposing to construct additional space of 98,000 sq. ft to expand the capabilities of the Elbridge plant.

# Tessy Plastics 2020 Elbridge Expansion

2/10/2020

A) PILOTS Estimate Table Worksheet

for 10 years

|   |  |  |  |  |               |
|---|--|--|--|--|---------------|
| OCIDA estimate of current market value                            |  |  |  |  | \$ 18,784,152 |
| Projected investment  |  |  |  |  | \$ 6,240,000  |
| OCIDA estimate of increase in value                               |  |  |  |  | \$ 3,920,000  |
| OCIDA estimated value after project is completed                  |  |  |  |  | \$ 22,704,152 |
| Taxes that would have been collected if the project did not occur |  |  |  |  | \$ 7,181,636  |
| Scheduled PILOT payments  |  |  |  |  | \$ 7,883,007  |

| PILOT YEAR   | Exemption % | County PILOT Amount | Town                | School District     | Village     | Total PILOT         | Full Tax Payment w/o PILOT | Net Exemption     |
|--------------|-------------|---------------------|---------------------|---------------------|-------------|---------------------|----------------------------|-------------------|
| 2020         |             | \$ 88,507           | \$ 77,711           | \$ 420,656          |             | \$ 586,873          |                            |                   |
| 2021         | 100%        | \$ 93,519           | \$ 81,972           | \$ 444,141          | \$ -        | \$ 619,631          | \$ 756,989                 | \$ 137,358        |
| 2022         | 90%         | \$ 100,796          | \$ 88,241           | \$ 478,438          | \$ -        | \$ 667,475          | \$ 793,570                 | \$ 126,095        |
| 2023         | 80%         | \$ 108,327          | \$ 94,728           | \$ 513,930          | \$ -        | \$ 716,984          | \$ 831,310                 | \$ 114,326        |
| 2024         | 70%         | \$ 112,679          | \$ 98,567           | \$ 534,655          | \$ -        | \$ 745,901          | \$ 847,937                 | \$ 102,036        |
| 2025         | 60%         | \$ 117,161          | \$ 102,521          | \$ 556,005          | \$ -        | \$ 775,687          | \$ 864,895                 | \$ 89,209         |
| 2026         | 50%         | \$ 121,777          | \$ 106,595          | \$ 577,994          | \$ -        | \$ 806,366          | \$ 882,193                 | \$ 75,827         |
| 2027         | 40%         | \$ 126,532          | \$ 110,790          | \$ 600,641          | \$ -        | \$ 837,962          | \$ 899,837                 | \$ 61,875         |
| 2028         | 30%         | \$ 131,427          | \$ 115,110          | \$ 623,962          | \$ -        | \$ 870,499          | \$ 917,834                 | \$ 47,334         |
| 2029         | 20%         | \$ 136,468          | \$ 119,559          | \$ 647,976          | \$ -        | \$ 904,003          | \$ 936,191                 | \$ 32,187         |
| 2030         | 10%         | \$ 141,658          | \$ 124,140          | \$ 672,700          | \$ -        | \$ 938,499          | \$ 954,914                 | \$ 16,416         |
| <b>TOTAL</b> |             | <b>\$ 1,190,345</b> | <b>\$ 1,042,221</b> | <b>\$ 5,650,441</b> | <b>\$ -</b> | <b>\$ 7,883,007</b> | <b>\$ 8,685,671</b>        | <b>\$ 802,663</b> |

|                        | Year |     |     |     |     |     |
|------------------------|------|-----|-----|-----|-----|-----|
|                        | 0    | 1   | 2   | 3   | 4   | 5   |
| Jobs                   |      |     |     |     |     |     |
| Current/Actuals        |      |     |     |     |     |     |
| Creation Goals         |      | 50  | 25  | 25  | 25  | 25  |
| Total Employment Goals | 564  | 614 | 639 | 664 | 689 | 714 |