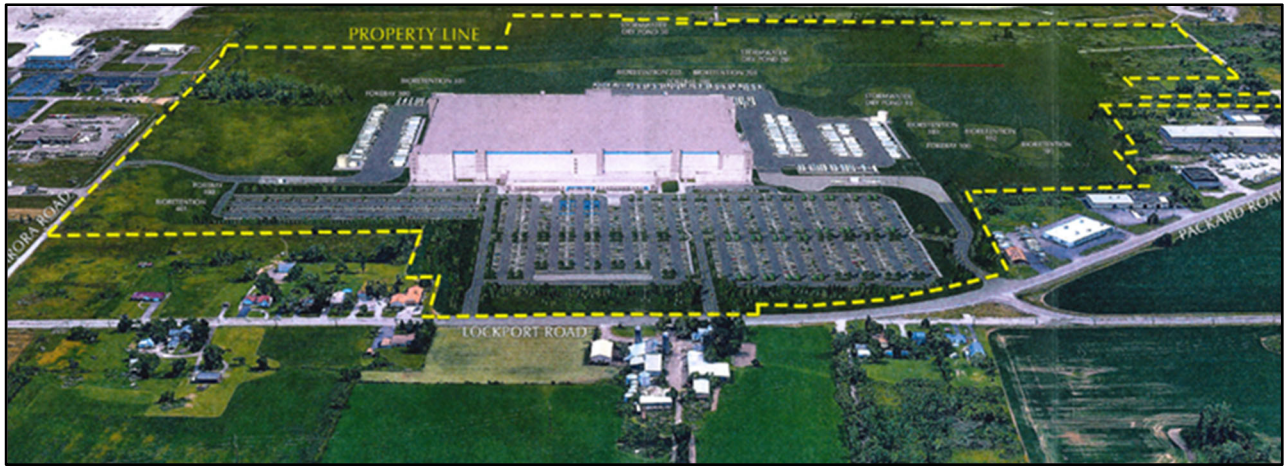


PROJECT SUMMARY
Amazon.com Services LLC



Applicant:	Amazon.com Services LLC and an entity formed or to be formed, on its behalf	
Project Location:	8995 Lockport Rd. Town of Niagara	
Assistance:	Sales Tax Abatement Mortgage Recording Abatement 15 Year PILOT	
Description:	<p>The proposed project consists of the construction and operation of an e-commerce storage and distribution facility located at 8995 Lockport Rd. The site is a vacant 216-acre heavy industrial zoned site that will be considered a “First Mile” fulfillment center. The facility will receive inbound bulk shipments of products from suppliers and then send products to other facilities within the logistics network for direct shipment to consumers. The project will employ approximately 1,000 individuals over two separate shifts.</p> <p>The applicant’s Development partner JB2 received unanimous approvals from the Town of Niagara planning board and the Niagara County planning board. In addition, the Niagara Town Board voted unanimously in favor of a “negative declaration” for the New York State Environmental Quality Review (SEQR). Items discussed at those meetings included the consolidation of parcels, a height variance, which would reduce the percentage of ground disturbance, and traffic mitigations as a result of a traffic study that had been conducted.</p>	
Project Costs:	Construction FF&E Costs TOTAL	\$ 450,000,000 <u>\$ 100,000,000</u> \$550,000,000
Employment:	Jobs Created in Niagara County: 1000	
Evaluative Criteria:	Regional Wealth Creation, In Region Purchases, Research and Development Activities, Supports Existing Business Growth Potential, Workforce Access, Locational Land Use Factors (locally designated development area)	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator



Date: March 1, 2022
 Project Title: Amazon.com Services LLC
 Project Location: Town of Niagara

Economic Impacts

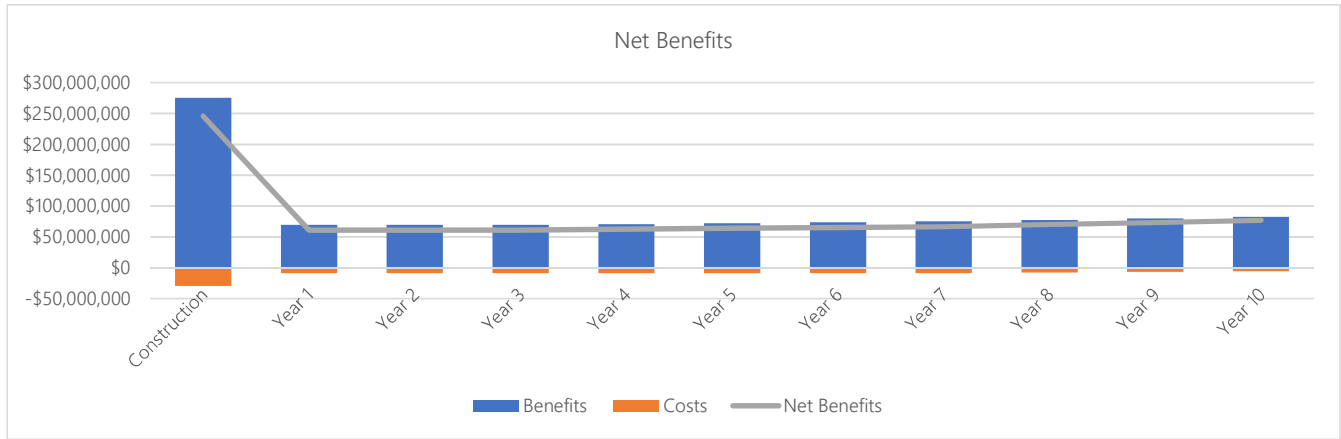
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$550,000,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		2652	1074	3726
Earnings		\$207,216,188	\$52,749,828	\$259,966,016
Local Spend		\$495,000,000	\$178,370,213	\$673,370,213

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		1000	527	1527
Earnings		\$667,213,261	\$412,085,827	\$1,079,299,087

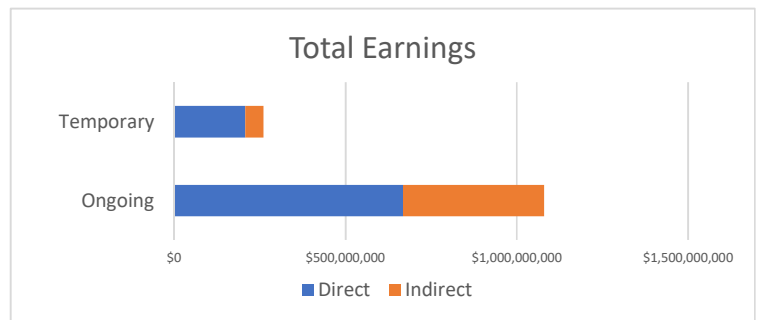
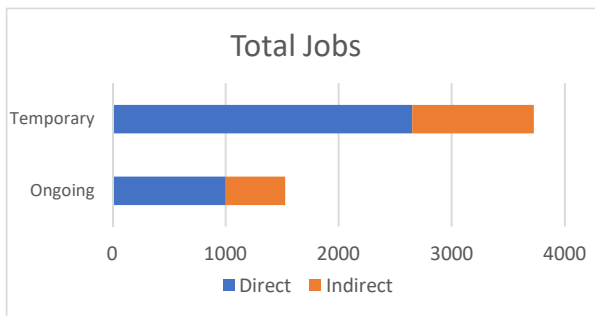
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$94,374,974	\$83,515,531
Sales Tax Exemption	\$26,000,000	\$26,000,000
Local Sales Tax Exemption	\$13,000,000	\$13,000,000
State Sales Tax Exemption	\$13,000,000	\$13,000,000
Mortgage Recording Tax Exemption	\$3,547,500	\$3,547,500
Local Mortgage Recording Tax Exemption	\$1,182,500	\$1,182,500
State Mortgage Recording Tax Exemption	\$2,365,000	\$2,365,000
Total Costs	\$123,922,474	\$113,063,031

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,396,923,473	\$1,225,179,795
To Private Individuals	\$1,339,265,103	\$1,178,241,782
Temporary Payroll	\$259,966,016	\$259,966,016
Ongoing Payroll	\$1,079,299,087	\$918,275,766
Other Payments to Private Individuals	\$0	\$0
To the Public	\$57,658,369	\$46,938,012
Increase in Property Tax Revenue	\$48,283,514	\$38,690,320
Temporary Jobs - Sales Tax Revenue	\$1,819,762	\$1,819,762
Ongoing Jobs - Sales Tax Revenue	\$7,555,094	\$6,427,930
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$69,641,785	\$61,268,573
To the Public	\$69,641,785	\$61,268,573
Temporary Income Tax Revenue	\$11,698,471	\$11,698,471
Ongoing Income Tax Revenue	\$48,568,459	\$41,322,409
Temporary Jobs - Sales Tax Revenue	\$1,819,762	\$1,819,762
Ongoing Jobs - Sales Tax Revenue	\$7,555,094	\$6,427,930
Total Benefits to State & Region	\$1,466,565,258	\$1,286,448,367

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,225,179,795	\$97,698,031	13:1
State	\$61,268,573	\$15,365,000	4:1
Grand Total	\$1,286,448,367	\$113,063,031	11:1

*Discounted at 2%

Additional Comments from IDA

NY State ST-60- \$325,000,000 Additional Revenue: County \$10,999,626 Town \$3,932,739 School \$33,685,046

Does the IDA believe that the project can be accomplished in a timely fashion? Yes