

# Cost-Benefit Analysis for City of Poughkeepsie - Maple Street

Prepared by Dutchess County IDA using InformAnalytics

# Executive Summary

**INVESTOR**  
**Maple Street of Dutchess LLC**

**TOTAL INVESTED**  
**\$5.7 Million**

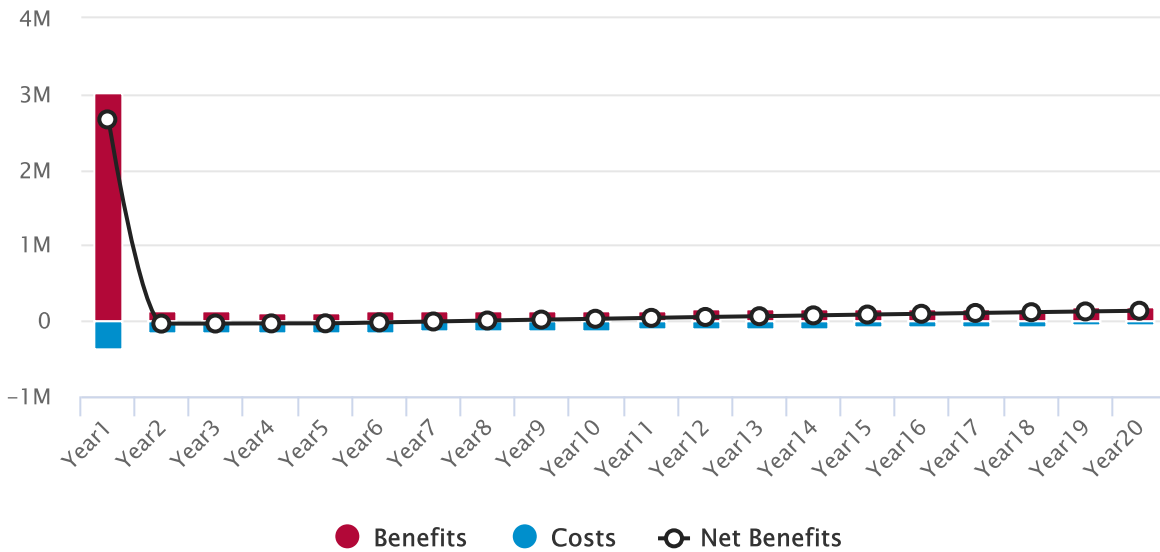
**LOCATION**  
**462 Maple Street,  
 Poughkeepsie, NY  
 12601**

**TIMELINE**  
**20 Years**

F1 FIGURE 1

Discounted\* Net Benefits for City of Poughkeepsie - Maple Street by Year

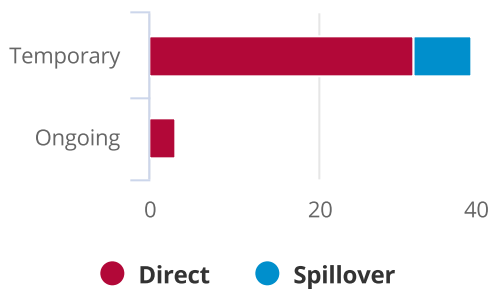
Total Net Benefits: \$3,398,000



Discounted at 2%

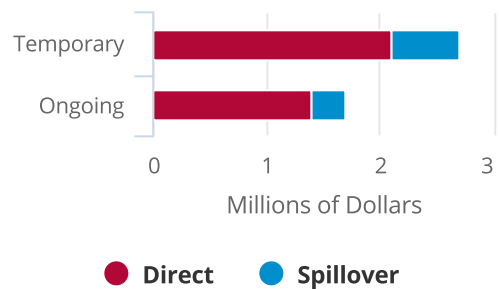
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



# Proposed Investment

Maple Street of Dutchess LLC proposes to invest \$5.7 million at 462 Maple Street, Poughkeepsie, NY 12601 over 20 years.

Dutchess County IDA staff summarize the proposed with the following: The project proposes to construct a 40 unit housing development consisting of both market rate and workforce housing units.

T1 TABLE 1

## Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
Housing Units	\$4,846,000
<b>OTHER SPENDING</b>	
Real Estate	\$300,000
Professional Fees	\$525,000
<b>Total Investments</b>	<b>\$5,671,000</b>
Discounted Total (2%)	\$5,671,000

May not sum to total due to rounding.

F4 FIGURE 4

## Location of Investment

# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Dutchess County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 20 years, with future returns discounted at a 2% rate.

T2 TABLE 2

## Estimated Costs or Incentives

Dutchess County IDA is considering the following incentive package for Maple Street of Dutchess LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,641,000	\$2,259,000
Sales Tax Exemption	\$139,000	\$139,000
Mortgage Recording Tax Exemption	\$46,000	\$46,000
<b>Total Costs</b>	<b>\$2,826,000</b>	<b>\$2,444,000</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

T3 TABLE 3

**State & Regional Impact (Life of Project)**

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$4,963,000</b>	<b>\$1,034,000</b>	<b>\$5,972,000</b>
<b>To Private Individuals</b>	<b>\$3,727,000</b>	<b>\$1,005,000</b>	<b>\$4,731,000</b>
Temporary Payroll	\$2,107,000	\$591,000	\$2,698,000
Ongoing Payroll	\$1,620,000	\$413,000	\$2,033,000
<b>To the Public</b>	<b>\$1,236,000</b>	<b>\$29,000</b>	<b>\$1,240,000</b>
Property Tax Revenue	\$1,196,000	N/A	\$1,196,000
Temporary Sales Tax Revenue	\$20,000	\$6,000	\$25,000
Ongoing Sales Tax Revenue	\$15,000	\$4,000	\$19,000
<b>STATE BENEFITS</b>	<b>\$160,000</b>	<b>\$62,000</b>	<b>\$221,000</b>
<b>To the Public</b>	<b>\$160,000</b>	<b>\$62,000</b>	<b>\$221,000</b>
Temporary Income Tax Revenue	\$105,000	\$31,000	\$136,000
Ongoing Income Tax Revenue	\$17,000	\$21,000	\$38,000
Temporary Sales Tax Revenue	\$21,000	\$6,000	\$27,000
Ongoing Sales Tax Revenue	\$16,000	\$4,000	\$20,000
<b>Total Benefits to State &amp; Region</b>	<b>\$5,123,000</b>	<b>\$1,095,000</b>	<b>\$6,193,000</b>
<b>Discounted Total Benefits (2%)</b>	<b>\$4,846,000</b>	<b>\$1,022,000</b>	<b>\$5,842,000</b>

May not sum to total due to rounding.

T4 TABLE 4

**Benefit to Cost Ratio**

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$5,631,000	\$2,327,000	2:1
State	\$212,000	\$118,000	2:1
<b>Grand Total</b>	<b>\$5,842,000</b>	<b>\$2,444,000</b>	<b>2:1</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

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