

Regional Economic Impact Analysis – Plum Bottom Creek Properties, LLC

Utilizing *informAnalytics* modeling software, an economic impact analysis was conducted to measure new investment by Plum Bottom Creek Properties, LLC in the Village of Lancaster. *informAnalytics* is a model developed by CGR and widely accepted software application and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.

The impacts generated can be measured on an annual basis except for finite activities, such as economic activity occurring as a result of construction investment. Other activities, such as ongoing operation of the facility, accrue benefits as long as the facility remains operating at forecasted levels.

New Capital Investment:

New Construction	\$1,800,000
Land/Building Acquisition	\$100,000
Soft Costs	\$100,000

Employment:

New Jobs	20
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New Investment Impact:

- o New capital investment in construction materials, labor and equipping the expanded building creates 18 construction and supplier positions.
- o The fully operational mixed-use operation, which will employ 20, generates 1 indirect and 1 induced jobs through its annual supplier relationships and employee spending patterns.
- o \$1,041,574 of labor income results from this investment, which continues to impact the area annually.

New Operation Impact (Over 10-Years):

- o The permanent employment at the facility and construction positions create \$47,319 in income taxes.
- o The new operation generates \$45,972 in sales taxes from construction, operations and employee spending.

Plum Bottom Creek Properties, LLC	Applicant Benefit	Community Benefit
PILOT agreement to phase in payment in lieu of taxes, thereby generating additional revenues	0	438,104
*Utilization of Town services would be minimal		
*No increased burden to schools		
Property Tax Exemptions	178,182	
Sales Tax Exemptions	87,500	
Mortgage Recording Tax Exemption	1,500	
Investment in Lancaster creates and retains jobs and income taxes.		47,319
Investment in Lancaster generates and retains sales taxes.		45,972
TOTAL	267,182	531,395

*Output = Value Added + Intermediate Purchases and represents the total impact of the entire operation including such metrics as labor income, proprietor income, property income and taxes.
 Construction and Equipment Employment is measured on an annual basis even though many projects are complete before 12 months is up.