

Project Summary

1. Project: GW Syracuse, LLC **2. Project Number:** 0

3. Location: Syracuse 13210 **4. School District:** Syracuse CSD

5. Tax Parcel(s): 048.-09-14.0; 048.-09-13.0; 048.-09-12.0;
048.-09; 048.-09-14.0-11.0; 048.-09-09.0;
048.-09-08.0; 048.-09-07.0; 048.-09-06.0;
048.-09-05.0; 048.-09-04.0; 048.-09-03.0;
048.-09-02.0; 048.-09-01.0 **6. Type of Project:** Mixed Use

7. Total Project Cost: \$ 129,849,580
Land \$ 7,753,000
Site Work \$ 312,360
Building \$ 96,585,858
Furniture & Fixtures \$ 1,600,000
Equipment
Equipment Subject to NYS Production
Exemption \$ -
Engineering/Architecture Fees \$ 2,700,000
Financial Charges \$ 11,000,000
Legal Fees \$ 1,125,000
Other \$ 8,773,362

8. Total Jobs 6
8A. Job Retention 0

8B: Job Creation 6
(Next 5 Years)

Cost Benefit Analysis: GW Syracuse, LLC
Fiscal Impact (\$)
Abatement Cost: \$23,735,595
Sales Tax \$4,712,921
Mortgage Tax \$696,148
Property Tax Relief (PILOT) 15 year \$18,326,525.70

New Investment: \$137,208,687.42
PILOT Payments 15 years \$5,259,781.71
Project Wages (10 years) \$3,496,483.19
Construction Wages \$ 17,412,000.00
Employee Benefits (10 years) \$786,709
Project Capital Investment \$108,951,218.00
New Sales Tax Generated \$4,000.00
Agency Fees \$1,298,496

Benefit:Cost Ratio 5.78 :1