

Project Summary

1. Project: Northside Genesee Associates, LLC **2. Project Number:** 0

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

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:	\$ 83,058,643	8. Total Jobs	6
Land	\$ 6,966,045	8A. Job Retention	0
Site Work	\$ 550,000		
Building	\$ 65,500,000	8B: Job Creation	6
Furniture & Fixtures	\$ 1,460,000	(Next 5 Years)	
Equipment			
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ 2,030,000		
Financial Charges	\$ 4,730,552		
Legal Fees	\$ 496,000		
Other	\$ 678,000		

Cost Benefit Analysis:	Northside Genesee Associates, LLC	
	Fiscal Impact (\$)	
Abatement Cost:		\$16,757,352
Sales Tax	\$3,225,600	
Mortgage Tax	\$434,300	
Property Tax Relief (PILOT)15yr	\$13,097,452.41	
New Investment:		\$106,601,313.43
PILOT Payments 15yrs	\$8,583,625.87	
Project Wages (5yrs)	\$2,665,351.94	
Construction Wages	\$ 17,412,000.00	
Employee Benefits (10 years)	\$599,704	
Project Capital Investment	\$76,506,045.00	
New Sales Tax Generated	\$4,000.00	
Agency Fees	\$830,586	
Benefit:Cost Ratio		6.36 :1