

Town of Montgomery Industrial Development Agency

MRB Cost Benefit Calculator



Date: December 9, 2025
 Project Title: Choice Films, Inc
 Project Location: Bracken Rd. Montgomery, NY

Economic Impacts

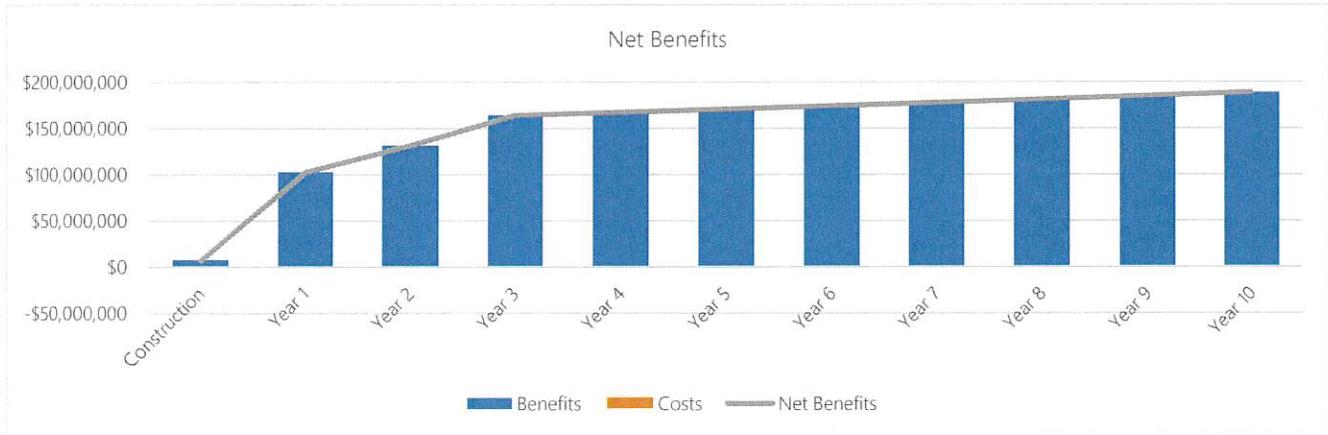
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$21,607,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		87	24	111
Earnings		\$6,009,412	\$1,121,192	\$7,130,605
Local Spend		\$18,365,950	\$4,738,224	\$23,104,174

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		800	713	1513
Earnings		\$1,000,796,905	\$551,384,144	\$1,552,181,049

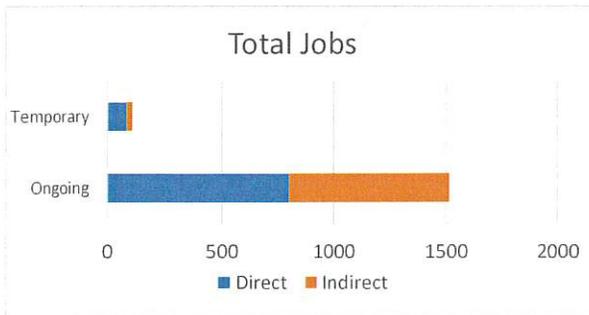
Figure 1



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	\$471,128	\$440,257
Sales Tax Exemption	\$812,500	\$812,500
Local Sales Tax Exemption	\$379,167	\$379,167
State Sales Tax Exemption	\$433,333	\$433,333
Mortgage Recording Tax Exemption	\$120,000	\$120,000
Local Mortgage Recording Tax Exemption	\$40,000	\$40,000
State Mortgage Recording Tax Exemption	\$80,000	\$80,000
Total Costs	\$1,403,628	\$1,372,757

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,569,446,480	\$1,399,635,774
To Private Individuals	\$1,559,311,654	\$1,390,613,766
Temporary Payroll	\$7,130,605	\$7,130,605
Ongoing Payroll	\$1,552,181,049	\$1,383,483,162
Other Payments to Private Individuals	\$0	\$0
To the Public	\$10,134,826	\$9,022,008
Increase in Property Tax Revenue	\$584,042	\$504,498
Temporary Jobs - Sales Tax Revenue	\$43,675	\$43,675
Ongoing Jobs - Sales Tax Revenue	\$9,507,109	\$8,473,834
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$81,084,206	\$72,311,916
To the Public	\$81,084,206	\$72,311,916
Temporary Income Tax Revenue	\$320,877	\$320,877
Ongoing Income Tax Revenue	\$69,848,147	\$62,256,742
Temporary Jobs - Sales Tax Revenue	\$49,914	\$49,914
Ongoing Jobs - Sales Tax Revenue	\$10,865,267	\$9,684,382
Total Benefits to State & Region	\$1,650,530,686	\$1,471,947,690

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,399,635,774	\$859,423	1629:1
State	\$72,311,916	\$513,333	141:1
Grand Total	\$1,471,947,690	\$1,372,757	1072:1

*Discounted at 2%

Additional Comments from IDA

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