

# Town of Montgomery Industrial Development Agency

## MRB Cost Benefit Calculator



Date: June 9, 2026  
 Project Title: Sweeteners Plus d/b/a Ingredients Plus  
 Project Location: STEAM Park, Maybrook NY

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$48,500,000

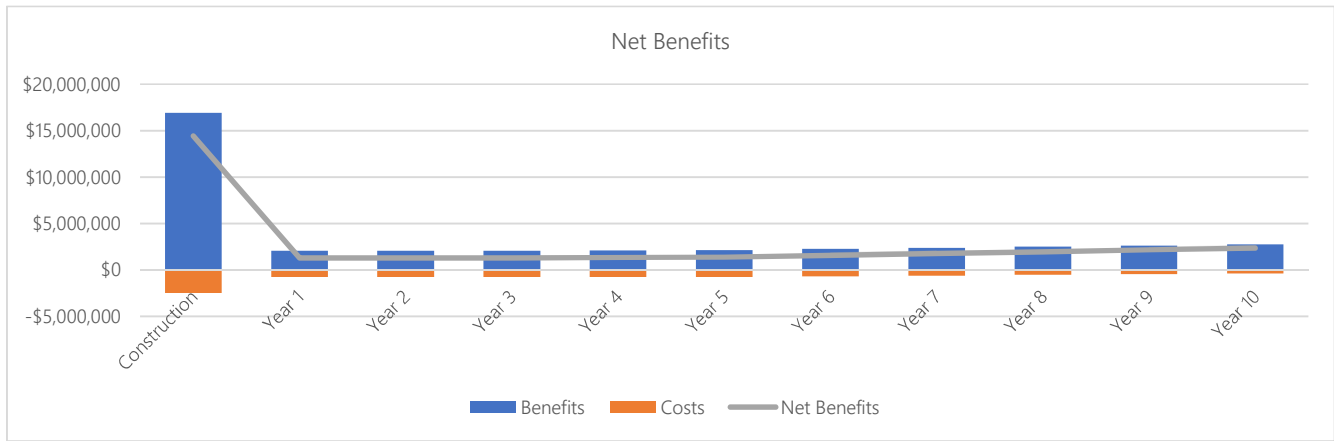
		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		196	53	249
Earnings		\$13,488,985	\$2,516,677	\$16,005,662
Local Spend		\$41,225,000	\$10,635,621	\$51,860,621

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		27	2	29
Earnings		\$30,625,089	\$1,721,278	\$32,346,367

Aggregate over life of the PILOT

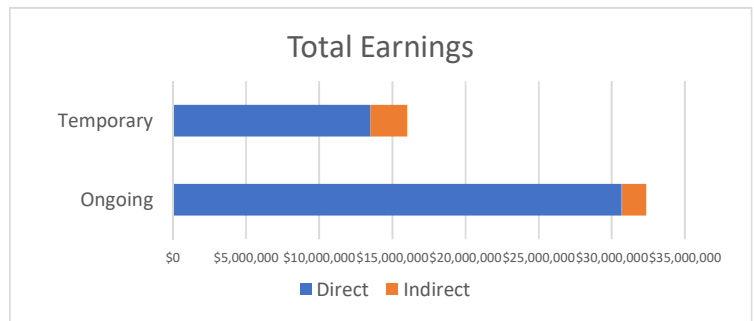
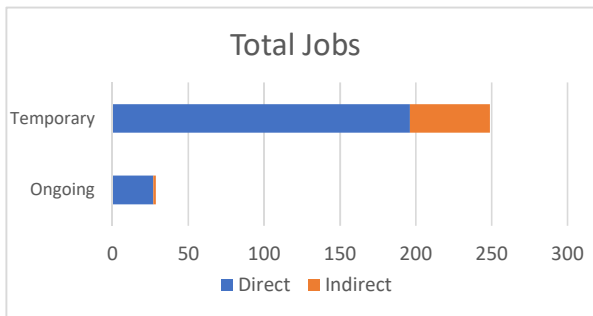
Figure 1



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	\$7,299,600	\$6,531,078
Sales Tax Exemption	\$2,205,937	\$2,205,937
Local Sales Tax Exemption	\$1,029,437	\$1,029,437
State Sales Tax Exemption	\$1,176,500	\$1,176,500
Mortgage Recording Tax Exemption	\$300,000	\$300,000
Local Mortgage Recording Tax Exemption	\$100,000	\$100,000
State Mortgage Recording Tax Exemption	\$200,000	\$200,000
<b>Total Costs</b>	<b>\$9,805,537</b>	<b>\$9,037,015</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$52,813,925</b>	<b>\$47,083,125</b>
<b>To Private Individuals</b>	<b>\$48,352,028</b>	<b>\$43,526,193</b>
Temporary Payroll	\$16,005,662	\$16,005,662
Ongoing Payroll	\$32,346,367	\$27,520,532
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$4,461,896</b>	<b>\$3,556,931</b>
Increase in Property Tax Revenue	\$4,165,740	\$3,290,333
Temporary Jobs - Sales Tax Revenue	\$98,035	\$98,035
Ongoing Jobs - Sales Tax Revenue	\$198,121	\$168,563
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,514,305</b>	<b>\$2,263,362</b>
<b>To the Public</b>	<b>\$2,514,305</b>	<b>\$2,263,362</b>
Temporary Income Tax Revenue	\$720,255	\$720,255
Ongoing Income Tax Revenue	\$1,455,586	\$1,238,424
Temporary Jobs - Sales Tax Revenue	\$112,040	\$112,040
Ongoing Jobs - Sales Tax Revenue	\$226,425	\$192,644
<b>Total Benefits to State &amp; Region</b>	<b>\$55,328,230</b>	<b>\$49,346,487</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$47,083,125	\$7,660,516	6:1
State	\$2,263,362	\$1,376,500	2:1
<b>Grand Total</b>	<b>\$49,346,487</b>	<b>\$9,037,015</b>	<b>5:1</b>

\*Discounted at 2%

## Additional Comments from IDA

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