



Internal Report: Yahoo - Yahoo BF I

Table 1: Basic Information

Project Name	Yahoo BF I
Project Applicant	Yahoo
Project Description	Construction of 190,000 SF datacenter and administrative center plus equipping with computer equipment
Project Industry	Internet Service Providers, Web Search Portals, and Data Processing Services
Municipality	Lockport Town
School District	Starpoint
Type of Transaction	Lease
Project Cost	\$242,779,863

Table 2: Permanent New /Retained Employment (Annual FTEs)

	State	Region
Total Employment	1,102	1,102
Direct**	75	75
Indirect***	59	59
Induced****	50	50
Temporary Construction (Direct and Indirect)	917	917

Table 3: Permanent New /Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total	\$57,120,213	\$57,120,213	\$51,836
Direct**	\$4,365,880	\$4,365,880	\$58,212
Indirect***	\$3,050,616	\$3,050,616	\$51,605
Induced****	\$2,006,420	\$2,006,420	\$39,797
Temporary Construction (Direct and Indirect)	\$47,697,296	\$47,697,296	\$51,991

Table 4: Cost/Benefit Analysis (Discounted Present Value *)

Total Costs to State and Region	\$33,669,641
Property Tax Revenue Forgone	\$33,412,711
485-B Property Tax Abatement	\$1,839,597
Above 485-B	\$31,573,114
Sales Tax Revenue Forgone	\$2,948,170
Construction Materials	\$2,948,170
Other Items	\$0
Less IDA Fee	-\$2,691,240
Total Benefits to State and Region	\$17,405,529
Total State Benefits	\$8,690,014
Income Tax Revenue	\$6,602,122
Direct**	\$2,378,113
Indirect***	\$1,661,683
Induced****	\$797,526
Construction (Direct and Indirect, over 0 years)	\$1,764,800
Sales Tax Revenue	\$2,087,892
Direct**	\$719,861
Indirect***	\$502,996
Induced****	\$330,825
Construction (Direct and Indirect, over 0 years)	\$534,210
Total Regional Benefits	\$8,715,514
Property Tax/PILOT Revenue	\$6,627,622
Sales Tax Revenue	\$2,087,892
Direct**	\$719,861
Indirect***	\$502,996
Induced****	\$330,825
Construction (Direct and Indirect, over Array years)	\$534,210
Benefit to Cost Ratio	0.5:1

Table 5: Regional Fiscal Impact (Discounted Present Value *)

Total Local Client Incentives	\$32,195,556
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$8,715,514
Net Local Revenue	\$-23,480,042
Benefit to Cost Ratio	0.3:1

Table 6: Property Tax Revenue (Discounted Present Value *)

Total Property Tax	\$6,726,300
County Property Tax	\$1,807,562
Property Tax on Existing Property	\$5,747
Property Tax on Improvement to Property	\$1,801,814
School District Property Tax	\$4,918,738
Property Tax on Existing Property	\$92,931
Property Tax on Improvement to Property	\$4,825,807

* Figures over 20 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

© Center for Governmental Research 2019. All rights reserved.

Powered by **informANALYTICS** 