

Customer Information

Potential Customer:	Project Rampart, LLC	Opportunity Type:	Attraction
Project Street Address:	Crosby Road	Opportunity Product:	Sales & Mortgage Recording
City/Town/Village:	Town of Alabama	Type of Project:	Attraction
Project Description:	2025 Project Rampart	New Jobs:	105
Total Capital Investment:	\$3,318,450,000	Retained Jobs:	N/A
Incentive Amount:	\$238,910,000	School District:	Oakfield-Alabama
Benefited Amount:	\$3,318,450,000	PILOT Applicable:	Pre-project value of land and/or buildings, plus added value of land and/or buildings that results from project improvements (total taxable value)

Project Information

Organization:	GCEDC		
Opportunity Source:	Direct/Personal Contact	Date of Public Hearing:	2/3/2025
Initial Acceptance Date:	1/16/2025	Inducement Date:	TBD
Opportunity Summary:	Project Rampart, LLC is proposing to construct a 750,000 square-foot data center at the Western New York Science & Technology Advanced Manufacturing Park.		
Economic Impact:	The project is estimated to generate a total of \$206,028,908 in local municipal revenue over 20 years.		

Project Detail (Total Capital Investment)

Building Cost (Construction):		Capital Improvements:
Equipment (non-taxable):		Equipment (Taxable) / Other Project Investment:
Land Cost (Real Estate):		
Total Capital Investment:	\$3,318,450,000	

Estimated Benefits Provided

Sales Tax Exempt:	\$218,960,000
Mortgage Tax Exempt:	\$19,950,000
Property Tax Exempt:	\$0
Total Estimated Tax Incentives Provided:	\$238,910,000
Total Amount Finance:	\$1,995,000,000

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs

Project Costs	Value
Enter total project costs:	<input type="text" value="\$3,318,450,000"/>
Local Construction Spending*	
% of locally sourced materials and labor	<input type="text" value="42%"/>
In-region construction spending	<input type="text" value="\$1,395,000,000"/>

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,395,000,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$1,395,000,000

Most projects will only have one line related to construction type.

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Serv	518210	105	\$64,095	\$6,729,975
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		105		\$6,729,975

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Serv	518210	105	\$64,095	\$6,729,975
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		105		\$6,729,975

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Serv	518210	105	\$64,095	\$6,729,975
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		105		\$6,729,975

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		<input type="text" value="\$218,960,000"/>	PILOT Term (Years)	<input type="text" value="20"/>
Local Sales Tax Rate	4.00%	<input type="text" value="\$109,480,000"/>	Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	4.00%	<input type="text" value="\$109,480,000"/>	Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption		<input type="text" value="\$19,950,000"/>		
Local	0.50%	<input type="text" value="\$9,975,000"/>		
State	0.50%	<input type="text" value="\$9,975,000"/>		
Total Costs		<input type="text" value="\$238,910,000"/>	<i>Includes PILOT exemption, calculated below.</i>	



Other Benefits to Public and Private Individuals - If Applicable			
Year #	Year	Other Local Municipal Revenue	Other Payments to Private Individuals
1	2026	\$43,625,727	
2	2027	\$3,625,727	
3	2028	\$3,625,727	
4	2029	\$3,625,727	
5	2030	\$3,625,727	
6	2031	\$3,625,727	
7	2032	\$3,625,727	
8	2033	\$3,625,727	
9	2034	\$3,625,727	
10	2035	\$3,625,727	
11	2036	\$3,625,727	
12	2037	\$3,625,727	
13	2038	\$3,625,727	
14	2039	\$3,625,727	
15	2040	\$3,625,727	
16	2041	\$3,625,727	
17	2042	\$3,625,727	
18	2043	\$3,625,727	
19	2044	\$3,625,727	
20	2045	\$3,625,727	
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Total		\$112,514,540	\$0

Notes
 \$1 M community + \$1 M county host + \$89,727 fire district + \$1,536,000 sales tax revenue = \$3,625,727 a year, plus one time \$40M for substation

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

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date 1.31.25
 Project Title Project Rampart
 Project Location STAMP



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

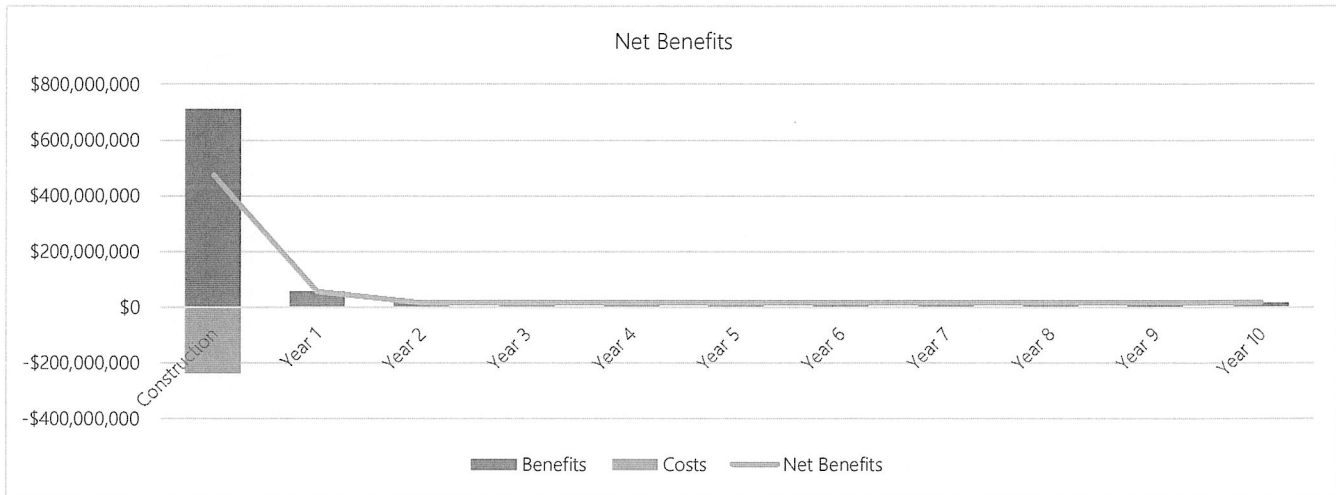
Project Total Investment

\$3,318,450,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		6,850	2,017	8,866
Earnings		\$576,883,801	\$96,800,629	\$673,684,430
Local Spend		\$1,395,000,000	\$347,378,857	\$1,742,378,857

		Ongoing (Operations)		
		Aggregate over life of the PILOT		
		Direct	Indirect	Total
Jobs		105	40	145
Earnings		\$134,599,500	\$53,314,148	\$187,913,648

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

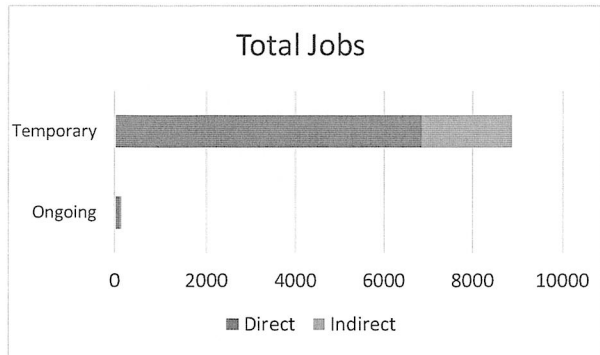
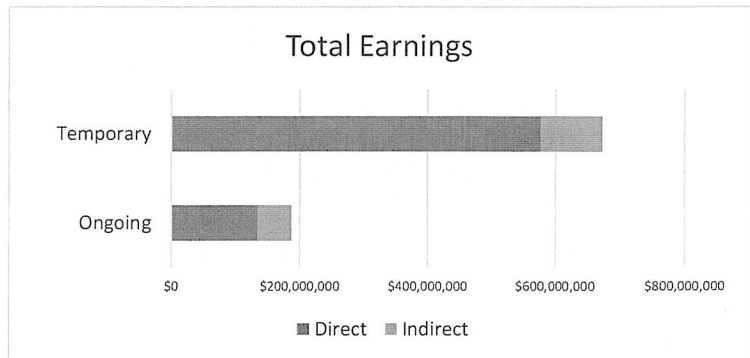


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$218,960,000	\$218,960,000
Local Sales Tax Exemption	\$109,480,000	\$109,480,000
State Sales Tax Exemption	\$109,480,000	\$109,480,000
Mortgage Recording Tax Exemption	\$19,950,000	\$19,950,000
Local Mortgage Recording Tax Exemption	\$9,975,000	\$9,975,000
State Mortgage Recording Tax Exemption	\$9,975,000	\$9,975,000
Total Costs	\$238,910,000	\$238,910,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,073,658,173	\$1,007,075,624
To Private Individuals	\$861,598,078	\$827,317,305
Temporary Payroll	\$673,684,430	\$673,684,430
Ongoing Payroll	\$187,913,648	\$153,632,874
Other Payments to Private Individuals	\$0	\$0
To the Public	\$212,060,095	\$179,758,319
Increase in Property Tax Revenue	\$93,514,368	\$75,465,578
Temporary Jobs - Sales Tax Revenue	\$4,715,791	\$4,715,791
Ongoing Jobs - Sales Tax Revenue	\$1,315,396	\$1,075,430
Other Local Municipal Revenue	\$112,514,540	\$98,501,520
State Benefits	\$44,803,100	\$43,020,500
To the Public	\$44,803,100	\$43,020,500
Temporary Income Tax Revenue	\$30,315,799	\$30,315,799
Ongoing Income Tax Revenue	\$8,456,114	\$6,913,479
Temporary Jobs - Sales Tax Revenue	\$4,715,791	\$4,715,791
Ongoing Jobs - Sales Tax Revenue	\$1,315,396	\$1,075,430
Total Benefits to State & Region	\$1,118,461,273	\$1,050,096,124

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,007,075,624	\$119,455,000	8:1
State	\$43,020,500	\$119,455,000	:1
Grand Total	\$1,050,096,124	\$238,910,000	4:1

*Discounted at 2%

Additional Comments from IDA

\$1 M community + \$1 M county host + \$89,727 fire district + \$1,536,000 sales tax revenue = \$3,625,727 a year, plus one time \$40M for substation

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

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