Created On: 2/3/2025

Attraction

Customer Information

Potential Customer:

Potentia Holdings, LLC **Opportunity Type:**

Project Street Address: Crosby Road Opportunity Product: Property & Sales Taxes Only

City/Town/Village: Town of Alabama Type of Project: Attraction

Project Description: 2025 Project Hydroscale **New Jobs:** 200

Total Capital Investment: \$2,156,900,000 Retained Jobs: N/A

Incentive Amount: \$167,648,801 School District: Oakfield-Alabama

Benefited Amount:

\$2,156,900,000 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: Potentia Holdings, LLC is proposing to construct a 892,000 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 \$143,378,881 in local municipal revenue over 20

vears.

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: \$2,156,900,000

Estimated Benefits Provided

Sales Tax Exempt: \$124,864,000

Mortgage Tax Exempt: \$0

Property Tax Exempt: \$42,784,801

Total Estimated Tax \$167,648,801

Incentives Provided:

Total Amount Finance: \$0

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date 1.31.25 Project Title Project Hydroscale Project Location STAMP

Construction Phase - Project Assumptions

Project Costs

Project Costs

Value

Enter total project costs:

\$2,156,900,000

Local Construction Spending* % of locally sourced materials and labor In-region construction spending

68% \$1,458,000,000

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,458,000,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.	•	100%	\$1,458,000,000

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 Servi	518210	200	\$129,250	\$25,850,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
	Total	200		\$25,850,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Servi	518210	200	\$129,250	\$25,850,000
0	0			\$0
0	0			\$0
0	0			\$0
Ō	0			\$0
0	0			\$0
	Total	200		\$25,850,000

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Servi	518210	200	\$129,250	\$25,850,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
	Total	200	1	\$25,850,000

Estimated Costs of Incentives

Value Sales Tax Exemption \$124,864,000 Local Sales Tax Rate 4.00% \$62,432,000 State Sales Tax Rate 4.00% \$62,432,000 PILOT Term (Years) Escalation Factor

20 0%

Mortgage Recording Tax Exemption

0.50%

Discount Factor

2%

Local

State 0.50%

Total Costs

\$167,648,801 Includes PILOT exemption, calculated below.

Year#	Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILC vs Full Taxes
1	2026		\$1,760,882	\$3,521,764	\$1,760,882	-\$1,760,88
2	2027		\$1,796,100	\$3,592,199	\$1,796,100	-\$1,796,10
3	2028		\$1,832,022	\$3,664,043	\$1,832,022	-\$1,832,02
4	2029		\$1,868,662	\$3,737,324	\$1,868,662	-\$1,868,66
5	2030		\$1,906,035	\$3,812,071	\$1,906,035	-\$1,906,03
6	2031		\$1,944,156	\$3,888,312	\$1,944,156	-\$1,944,15
7	2032		\$1,983,039	\$3,966,078	\$1,983,039	-\$1,983,03
8	2033		\$2,022,700	\$4,045,400	\$2,022,700	-\$2,022,70
9	2034		\$2,063,154	\$4,126,308	\$2,063,154	-\$2,063,15
10	2035		\$2,104,417	\$4,208,834	\$2,104,417	-\$2,104,4
11	2036		\$2,146,505	\$4,293,011	\$2,146,505	-\$2,146,50
12	2037		\$2,189,435	\$4,378,871	\$2,189,435	-\$2,189,43
13	2038		\$2,233,224	\$4,466,448	\$2,233,224	-\$2,233,22
14	2039		\$2,277,889	\$4,555,777	\$2,277,889	-\$2,277,88
15	2040		\$2,323,446	\$4,646,893	\$2,323,446	-\$2,323,44
16	2041		\$2,369,915	\$4,739,831	\$2,369,915	-\$2,369,9
17	2042		\$2,417,314	\$4,834,627	\$2,417,314	-\$2,417,3
18	2043		\$2,465,660	\$4,931,320	\$2,465,660	-\$2,465,60
19	2044		\$2,514,973	\$5,029,946	\$2,514,973	-\$2,514,9
20	2045		\$2,565,273	\$5,130,545	\$2,565,273	-\$2,565,2
	2013		\$2,505,215	\$3,130,343	-	-
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То		\$0	\$42,784,801	\$85,569,602	\$42,784,801	-\$42,784,80

		Other Local Municipal	Other Payments to
Year #	Year	Revenue	Private Individuals
1	2026	\$42,079,704	
2	2027	\$3,079,704	
3	2028	\$3,079,704	
4	2029	\$3,079,704	
5	2030	\$3,079,704	
6	2031	\$3,079,704	
7	2032	\$3,079,704	
8	2033	\$3,079,704	
9	2034	\$3,079,704	
10	2035	\$3,079,704	
11	2036	\$3,079,704	
12	2037	\$3,079,704	
13	2038	\$3,079,704	
14	2039	\$3,079,704	
15	2040	\$3,079,704	
16	2041	\$3,079,704	
17	2042	\$3,079,704	
18	2043	\$3,079,704	
19	2044	\$3,079,704	
20	2045	\$3,079,704	
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	protein Parl Handling Control	\$100,594,080	

Notes

\$1,000,000 community grant +\$500,000 county host +\$82,104 fire district+\$1,497,600 electric sales tax revenue = \$3,079,704 plus one time \$39,000,000 substation

Does the IDA believe the	project can be	e accomplished in	n a timely	fashion?
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Genesee County Industrial Development Agency MRB Cost Benefit Calculator

MRB group

Date 1.31.25

Project Title Project Hydroscale

Project Location STAMP

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT $\,$

Project Total Investment

\$2,156,900,000

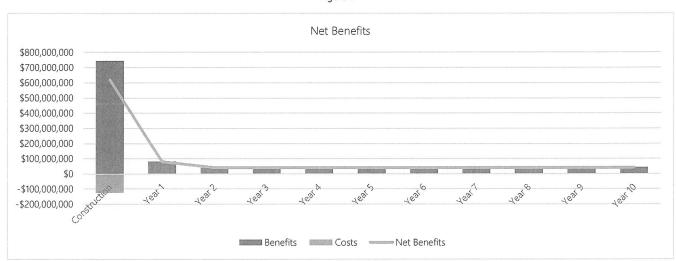
Temporary (Construction)

	Direct	Indirect	Total
Jobs	7,159	2,108	9,267
Earnings	\$602,936,618	\$101,172,271	\$704,108,889
Local Spend	\$1,458,000,000	\$363,066,935	\$1,821,066,935

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	200	76	276
Earnings	\$517,000,000	\$204,780,956	\$721,780,956

Figure 1



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

Figure 2

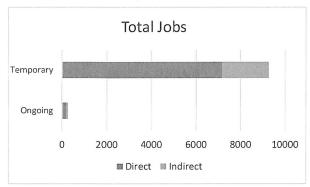


Figure 3



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

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Fiscal Impacts



Estimated	Costs	of	Exem	ptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$42,784,801	\$32,938,852
Sales Tax Exemption	\$124,864,000	\$124,864,000
Local Sales Tax Exemption	\$62,432,000	\$62,432,000
State Sales Tax Exemption	\$62,432,000	\$62,432,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$167,648,801	\$157,802,852

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,579,249,955	\$1,426,396,031
To Private Individuals	<u>\$1,425,889,845</u>	\$1,294,216,549
Temporary Payroll	\$704,108,889	<i>\$704,108,889</i>
Ongoing Payroll	\$721,780,956	\$590,107,660
Other Payments to Private Individuals	\$ <i>O</i>	\$0
To the Public	<u>\$153,360,110</u>	\$132,179,483
Increase in Property Tax Revenue	\$42,784,801	\$34,527,098
Temporary Jobs - Sales Tax Revenue	\$4,928,762	\$4,928,762
Ongoing Jobs - Sales Tax Revenue	\$5,052,467	\$4,130,754
Other Local Municipal Revenue	\$100,594,080	\$88,592,869
State Benefits	\$74,146,272	\$67,299,261
To the Public	<u>\$74,146,272</u>	\$67,299,261
Temporary Income Tax Revenue	\$31,684,900	\$31,684,900
Ongoing Income Tax Revenue	\$32,480,143	\$26,554,845
Temporary Jobs - Sales Tax Revenue	\$4,928,762	\$4,928,762
Ongoing Jobs - Sales Tax Revenue	\$5,052,467	\$4,130,754
Total Benefits to State & Region	\$1,653,396,227	\$1,493,695,292

Benefit to Cost Ratio

		Benefit*	Cost*	Ratio
	Local	\$1,426,396,031	\$95,370,852	15:1
	State	\$67,299,261	\$62,432,000	1:1
Grand Total		\$1,493,695,292	\$157,802,852	9:1

^{*}Discounted at 2%

Additional Comments from IDA

\$1,000,000 community grant +\$500,000 county host +\$82,104 fire district +\$1,497,600 electric sales tax revenue =\$3,079,704 plus one time \$39,000,000 substation

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