GCEDC Opportunity Summary

Created On: 2/3/2025

that results from project improvements (total taxable

value)

Customer Information			
Potential Customer:	STREAM U.S. Data Centers, 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 Double Reed	New Jobs:	122
Total Capital Investment:	\$6,320,000,000	Retained Jobs:	N/A
Incentive Amount:	\$471,560,000	School District:	Oakfield-Alabama
Benefited Amount:	\$6,320,000,000	PILOT Applicable:	Pre-project value of land and/or buildings, plus added value of land and/or buildings

Project Information GCEDC **Organization:** Direct/Personal Contact Date of Public Hearing: 2/3/2025 **Opportunity Source:** Initial Acceptance Date: 1/16/2025 Inducement Date: TBD **Opportunity Summary:** STREAM U.S. Data Centers, LLC is proposing to construct a 900,000 square-foot data center at the Western New York Science & Technology Advanced Manufacturing Park. The project is estimated to generate a total of \$218,450,978 in local municipal revenue over 20 **Economic Impact:** years. **Project Detail (Total Capital Investment) Building Cost (Construction):** Capital Improvements: Equipment (Taxable) / Equipment (non-taxable): **Other Project** Investment: Land Cost (Real Estate): \$6,320,000,000 **Total Capital Investment: Estimated Benefits Provided** Sales Tax Exempt: \$462,560,000 Mortgage Tax Exempt: \$9,000,000 \$0 **Property Tax Exempt:** \$471,560,000 Total Estimated Tax **Incentives Provided: Total Amount Finance:** \$900,000,000

	MRB Cost Benefit Calculator	
	Genesee County Industrial Development Agency	
Date	1.31.25	
Project Title	Project Double Reed STAMP	
Project Location	STAMP	
	Construction Phase - Project Assumptions	

Project Costs
Enter total project costs:
Local Construction Spending*
% of locally sourced materials and labor
In-region construction spending

	Value
No. of Column	\$6,320,000,000
0	21%
14	\$1,300,000,000

Construction Economic Impacts

Project Costs

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,300,000,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$1,300,000,000

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	122	\$88,505	\$10,797,610
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
	Total	122		\$10,797,610

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Servi	518210	122	\$88,505	\$10,797,610
0	0			\$0
0	0			\$0
0	0			\$0
0	0	Statistics.		\$0
0	0			\$0
	Total	122		\$10,797,610

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Data Processing, Hosting, and Related Servi	518210	122	\$88,505	\$10,797,610
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
	Total	122		\$10,797,610

		Fiscal Impact Assumption	ons	
		Estimated Costs of Incentives		
	%	Value	PILOT Term (Years)	20
Sales Tax Exemption		\$462,560,000		
Local Sales Tax Rate	4.00%	\$231,280,000	Escalation Factor	0%
State Sales Tax Rate	4.00%	\$231,280,000		
			Discount Factor	2%
Mortgage Recording Tax Exemption		\$9,000,000		
		A COMPANY AND A COMPANY OF A CO		

Total Costs

Local State

\$471,560,000 Includes PILOT exemption, calculated below.

\$4,500,000

\$4,500,000

0.50%

0.50%

			rty Tax Exemption			
Difference PILC vs Full Taxes	Difference in Current vs. PILOT	Property Tax on Full Assessment	Estimated PILOT	Property Tax WITHOUT Project	Year	Year #
:	\$5,000,000	\$5,000,000	\$5,000,000		2026	1
	\$5,125,000	\$5,125,000	\$5,125,000		2027	2
		\$5,253,125	\$5,253,125		2028	3
	\$5,384,454	\$5,384,454	\$5,384,454	A DE MARTEN I	2029	4
		\$5,519,065	\$5,519,065		2030	5
		\$5,657,041	\$5,657,041		2031	6
		\$5,798,468	\$5,798,468		2032	7
	A SAME A DESCRIPTION OF A	\$5,943,429	\$5,943,429		2033	8
		\$6,092,015	\$6,092,015		2034	9
	\$6,244,315	\$6,244,315	\$6,244,315		2035	10
	\$6,400,423	\$6,400,423	\$6,400,423	all and a second	2036	11
	\$6,560,434	\$6,560,434	\$6,560,434		2037	12
	\$6,724,445	\$6,724,445	\$6,724,445		2038	13
:		\$6,892,556	\$6,892,556		2039	14
	\$7,064,870	\$7,064,870	\$7,064,870		2040	15
	\$7,241,491	\$7,241,491	\$7,241,491		2041	16
	\$7,422,529	\$7,422,529	\$7,422,529		2042	17
	\$7,608,092	\$7,608,092	\$7,608,092		2043	18
	\$7,798,294	\$7,798,294	\$7,798,294		2044	19
	\$7,993,252	\$7,993,252	\$7,993,252		2045	20
					-	- -
-					7	-
	-					-
					-	
						-
						-
					2.000 (0.000 (0.000)) 2.000 (0.000)	_
						-
_	-				-	
1	_				2	-
-	-				-	-
-	_				-	
-	-				-	-
-	-				12	
-	-				-	
-	-				-	
-	-				-	-
-	-				-	
-	-			MARKAN PARA		-
-	-				-	
-	-				-	-
-	-				-	-
	-				-	-
-	-				-	
-	-				-	-
-	-				-	n an a-
-	-				-	•
-	-					-
	- · · · · · · · · · · · · · · · · · · ·	\$127,723,298				

		Other Local Municipal	Other Payments t
Year #	Year	Revenue	Private Individual
1	2026	\$52,036,384	
2	2027	\$2,036,384	
3	2028	\$2,036,384	
4	2029	\$2,036,384	
5	2030	\$2,036,384	
6	2031	\$2,036,384	
7	2032	\$2,036,384	
8	2033	\$2,036,384	机等时间的 计中心运行时
9	2034	\$2,036,384	
10	2035	\$2,036,384	
11	2036	\$2,036,384	
12	2037	\$2,036,384	
13	2038	\$2,036,384	
14	2039	\$2,036,384	
15	2040	\$2,036,384	
16	2041	\$2,036,384	的研究的自然的研究
17	2042	\$2,036,384	
18	2043	\$2,036,384	
19	2044	\$2,036,384	
20	2045	\$2,036,384	
1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -	-		
-			
- 100	- Charles and Charles		
	-		
	-		
	-		
-	-		
-			
	-		
-	-		
-	-		
	-		
	-		
-	-		
-	- Andrewski (* 1975)		
	-		
	-10000000000000000000000000000000000000		
	-		
	-		
- 600 000	-		
- 1000	-		
	-		
	-		
-	-		
	-		
-	-		
1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 -	-		

Notes

\$1,920,000 sales tax revenue + \$116,384 fire district = \$2,036,384 a year, plus one time \$50,000,000 for substation

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

Genesee County Industrial Development Agency



Project Title Project Double Reed Project Location STAMP

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT Project Total Investment \$6,320,000,000

Temporary (Construction)				
Direct	Indirect	Total		
6,383	1,879	8,263		
\$537,597,808	\$90,208,472	\$627,806,279		
\$1,300,000,000	\$323,722,232	\$627,806,279 \$1,623,722,232		
		.OT		
Direct	Indirect	Total		
122	46	168		
\$215,952,200	\$85,537,520	\$301,489,720		
	Direct 6,383 \$537,597,808 \$1,300,000,000 Or Aggreg Direct 122	Direct Indirect 6,383 1,879 \$537,597,808 \$90,208,472 \$1,300,000,000 \$323,722,232 Ongoing (Operations) Aggregate over life of the PIL Direct Indirect 122 46		

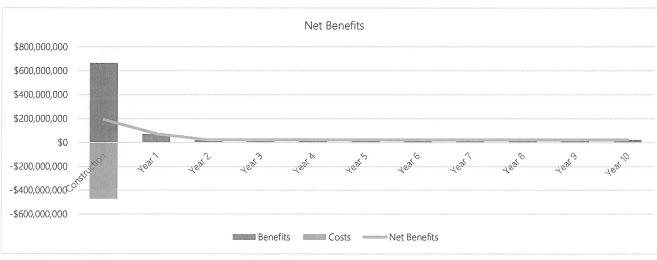


Figure 1

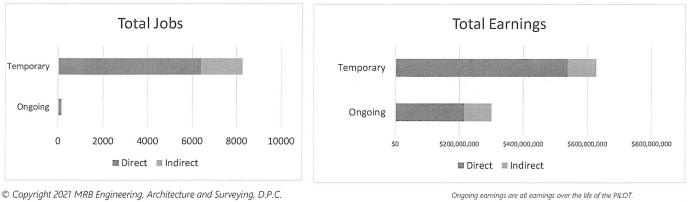
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT. Figure 2



MRB

Cost-Benefit Analysis Tool powered by MRB Group

group



Fiscal Impacts



Estimated Costs of Exemptions

	Nominal Value	Discounted Value*	
Property Tax Exemption	\$0	\$0	
Sales Tax Exemption	\$462,560,000	\$462,560,000	
Local Sales Tax Exemption	\$231,280,000	\$231,280,000	
State Sales Tax Exemption	\$231,280,000	\$231,280,000	
Mortgage Recording Tax Exemption	\$9,000,000	\$9,000,000	
Local Mortgage Recording Tax Exemption	\$4,500,000	\$4,500,000	
State Mortgage Recording Tax Exemption	\$4,500,000	\$4,500,000	
Total Costs	\$471,560,000	\$471,560,000	

State and Local Benefits

	Nominal Value	Discounted Value* \$1,065,475,106	
Local Benefits	\$1,154,252,050		
To Private Individuals	<u>\$929,296,000</u>	<u>\$874,295,733</u>	
Temporary Payroll	\$627,806,279	\$627,806,279	
Ongoing Payroll	\$301,489,720	\$246,489,453	
Other Payments to Private Individuals	\$0	\$0	
Fo the Public	<u>\$224,956,050</u>	<u>\$191,179,373</u>	
Increase in Property Tax Revenue	\$127,723,298	\$102,741,898	
Temporary Jobs - Sales Tax Revenue	\$4,394,644	\$4,394,644	
Ongoing Jobs - Sales Tax Revenue	\$2,110,428	\$1,725,426	
Other Local Municipal Revenue	\$90,727,680	\$82,317,405	
State Benefits	\$48,323,392	\$45,463,378	
Fo the Public	<u>\$48,323,392</u>	<u>\$45,463,378</u>	
Temporary Income Tax Revenue	\$28,251,283	\$28,251,283	
Ongoing Income Tax Revenue	\$13,567,037	\$11,092,025	
Temporary Jobs - Sales Tax Revenue	\$4,394,644	\$4,394,644	
Ongoing Jobs - Sales Tax Revenue	\$2,110,428	\$1,725,426	
Fotal Benefits to State & Region	\$1,202,575,442	\$1,110,938,484	

Benefit to Cost Ratio

		Benefit*	Cost*	Ratio
	Local	\$1,065,475,106	\$235,780,000	5:1
	State	\$45,463,378	\$235,780,000	:1
Grand Total		\$1,110,938,484	\$471,560,000	2:1

*Discounted at 2%

Additional Comments from IDA

\$1,920,000 sales tax revenue + \$116,384 fire district = \$2,036,384 a year, plus one time \$50,000,000 for substation

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

0

 $\ensuremath{\mathbb{C}}$ Copyright 2021 MRB Engineering, Architecture and Surveying, D.P.C.