



## Evaluation of Projects Requesting IDA Benefits

**Project:** Shop-Rite Supermarkets, Inc **Location:** Town of Poughkeepsie

**Type of Business:** Supermarket

### Agency Request

Sales Tax  Mortgage Tax Exemption  PILOT

### Company Description:

### Project Description:

Shop-Rite Supermarket, Inc is requesting sales tax exemptions during the period of construction to build a \$17 million supermarket at 3532 North Road (Route 9) in Poughkeepsie. The supermarket will be the anchor tenant in the East of Winslow phase of the Hudson Heritage development.

### Project Timeline:

Proposed date for commencement of acquisition or construction: Beginning of 2020

The actual or expected dates of:

Construction completion: End of 2020

Occupancy: Immediately following construction

### Total Cost of Project:

Amount Private Investment

Total Project Cost \$ 17,000,000 Private Investment: \$ 17,000,000

Amount of other public financial assistance, grants and source \$ 0

Construction Costs: \$                      Equipment: \$ 12,750,000

### Company Incentives:

Amount of Sales tax benefits: \$1,035,937

Amount of Mortgage Recording Tax: n/a

Projected amount of PILOT payments and length: n/a

**Estimated amount of benefit to State & Region\*:**

Anticipated Property Tax revenue: n/a  
Anticipated Sales Tax revenue \$424,000 (does not include retail sales)

*\*figures based on InformAnalytics algorithms*

**Estimated New Tax Revenue**

Current Yearly Taxes	Estimated New Assessed Value	Additional County Revenue of PILOT term	Additional Town Revenue of PILOT term	Additional School Revenue of PILOT term	New Yearly Taxes Upon Expiration of PILOT
n/a	n/a	n/a	n/a	n/a	n/a

**Project is consistent with Agency’s Mission:** Yes

**The Project has municipal support and PILOT:**

Municipal Support X PILOT          Request for UTEP Deviation         

**Local Benefits:**

Use of Local Contractor(s) and Labor: Yes X No         

**Full- time Jobs:** 130

Number of existing jobs to be retained n/a

Total Number of new Jobs to be created 130 over 2 years.

Estimated Hourly Wage Average and Range: \$25/hr, Estimated Range \$15/hr to \$50/hr

**Cost Benefit Analysis is attached:** X **Other Attachments:**         

**CEO Comments of Importance**

The new supermarket will support the development at Hudson Heritage by providing desirable services for the planned community as well as the community that surrounds it including Marist College and Vassar Brothers Medical Center and the future medical school. When EFG / Saber (Hudson Heritage) was approved for IDA benefits for the East of Winslow phase in April 2019 they were in active conversations with the supermarket chain however the details of the construction costs had not been finalized. After the negotiations were complete it was apparent the cost of construction that EFG/Saber had originally estimated was not sufficient to build the supermarket. While no additional jobs above what EFG/Saber had estimated in their application will be created the applicant will account for 130 of the 309 jobs the phase would create. The applicant has stated in their application that without the sales tax benefit they will be unable to execute the project.