



Board Report

Table 1: Basic Information

Project Name	OCRT - Northland Communications Co-location
Project Applicant	Oneida County Rural Telephone Company
Project Description	Oneida County Rural Telephone Company will lease space at its Holland Patent facility to Northland Communications in order to fully utilize the facility. Northland will be moving approximately 40 employees from its Utica facility to Holland Patent. OCRT and Northland have shared resources for many years and this consolidation will enhance operating efficiency for both organizations. The co-location will enhance the competitive position of both organizations as well as provide an economic boost to the local community.
Project Industry	Professional, Scientific, and Technical Services
Municipality	Holland Patent Village
School District	Holland Patent
Type of Transaction	Lease
Project Cost	\$2,878,743
Mortgage Amount	\$2,500,000
Direct Employment Expected to Result from Project (Annual FTEs)	74

Figure 1: Estimated State & Regional Benefits / Estimated Project Incentives (Discounted Present Value*)



Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

Total State and Regional Benefits	\$1,558,770	
Total Project Incentives	\$288,399	
Benefit to Cost Ratio	5.4:1	
Projected Employment	State	Region
Total Employment	23	23
Direct**	1	1
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	22	22

Table 3: Estimated State & Regional Benefits (Discounted Present Value *)

Total State and Regional Benefits	\$1,558,770
Income Tax Revenue	\$696,235
Property Tax/PILOT Revenue	\$314,453
Sales Tax Revenue	\$548,083

Table 4: Estimated Project Incentives (Discounted Present Value *)

Total Project Incentives	\$288,399
Mortgage Tax	\$25,000
Property Tax	\$171,549
Sales Tax	\$106,245
Less IDA Fee	-\$14,394

* Figures over 5 years and discounted by 2%

** 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.

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