Auburn Industrial Development Authority
Cost-Benefit Analysis: Indus Grant Avenue LLC
Public Hearing Date: August 11, 2026

Project Budget: $23.7m *Note: All figures are estimated*

AIDA Abatements & Incentives		**Total Benefits**	
Property Tax Abatements		Additional Property Tax	
City	$ 2,099,545	City	$ 139,416
School	$ 2,957,996	School	$ 196,420
County	$ 1,410,788	County	$ 93,681
TOTAL	**$ 6,468,330**	**TOTAL**	**$ 429,517**
NET PRESENT VALUE	**$ 2,647,947**	**NET PRESENT VALUE**	**$ 328,669**
Sales & Use Tax Exemption (maximum)		Additional Tax Collected (20 yrs)	
Estimated taxable costs	$11,850,000	Sales tax	$9,600,000
Local Sales Tax	$474,000	Bed tax	$12,000,000
State Sales Tax	$474,000	**TOTAL**	**$21,600,000**
TOTAL	**$948,000**	**NET PRESENT VALUE**	**$17,659,548**
Mortgage Recording Tax Exemption		Additional Annual Payroll	
Mortgage amount	$17,775,000	Anticipated job creation	30
Mortgage Recording Tax	$133,313	**Anticipated payroll increase**	**$1,100,000**
TOTAL	**$133,313**		
TOTAL ABATEMENT		**Net Benefits**	
Property Tax	$6,468,330	Tax revenue	$ 14,479,875
Sales & Use Tax	$948,000	Job Creation	30
Mortage Recording Tax	$133,313	Annual Payroll	$1,100,000
TOTAL	**$7,549,642**		

Qualitative:
Vibrancy: The project will redevelop an underutilized, vacant property along a major commercial thoroughfare. This will enhance the look and activity along one of the main routes into the city.
New Product: This project would introduce extended stay hotel rooms and likely an additional major brand to the Auburn market. Data indicates that the extended stay market does in fact perform differently from the traditional hotel market, indicating a notable difference in the product. A summary of research provided by SBDC is included after the application.

Net Present Value Notes: discount rate used for hotel is 9.17%, discount rate used for municipal benefits is 2%