Auburn Industrial Development Authority
Cost-Benefit Analysis: Auburn Medical Campus, LLC
Meeting Date: 10/28/2026

Project Description:

Demolition of 4 existing buildings and construction of an approx. 81,000 sq ft medical facility, along with related site improvements and parking.

Project Budget:

Land Aquisition	$2,400,000
Building Construction/ Renovation	$60,138,000
Site Work	$2,500,000
Soft Costs (Arch., Legal, Eng.)	$6,098,000
Financial Charges	$5,311,000
TOTAL	**$76,447,000**

AIDA Abatements & Incentives (estimated)

Property Tax Abatements	
City	$5,099,198
School	$7,243,528
County	$4,980,279
TOTAL	**$17,323,004**
NPV	**$10,800,786**
Sales & Use Tax Exemption (maximum)	
Estimated taxable costs	$39,200,000
Local Sales Tax	$1,568,000
State Sales Tax	$1,568,000
TOTAL	**$3,136,000**
Mortgage Recording Tax Exemption	
Mortgage amount	$58,000,000
Mortgage Recording Tax	$580,000
TOTAL	**$435,000**
TOTAL ABATEMENT	
Property Tax	$17,323,004.00
Sales & Use Tax	$3,136,000
Mortage Recording Tax	$435,000
TOTAL	**$20,894,004.00**
NPV	**$14,371,786.00**

Total Benefits (estimated)

Additional Property Tax	
City	$197,454
School	$280,488
County	$192,849
TOTAL	**$670,791**
NPV	**$418,989**
Additional Sales Tax Collected	
Anticipated growth in sales	
Not applicable	
Growth in sales tax revenue	**N/A**
Additional payroll	
Anticipated job creation	
Anticipated payroll increase	

Net Benefits

Tax revenue to jurisdictions	$670,791
Tax revenue NPV	$418,989
Job Creation	$0
Payroll	$0

Qualitative: Healthcare availability is a strong asset for our community given the centralization of services in larger urban areas. The provision of additional service types in Auburn will support our existing residents who are traveling to Syracuse or Rochester for care, as well as enhance quality of life as it relates to business and talent attraction.