

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: July 27, 2021
 Project Title: G4 18197, LLC
 Project Location: 365-369 East Main Street, East Patchogue

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

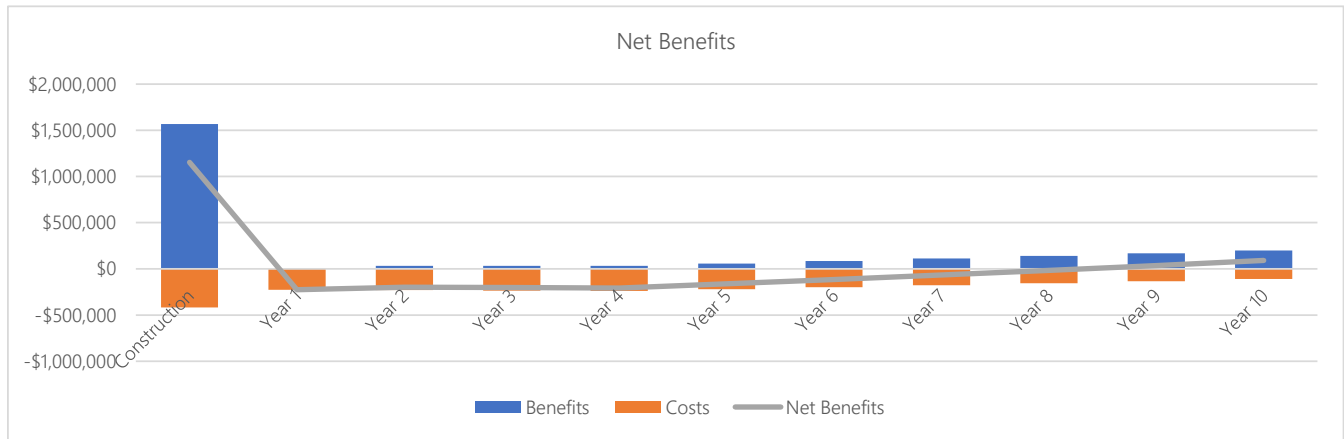
Project Total Investment
 \$8,840,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		16	4	20
Earnings		\$1,217,469	\$262,739	\$1,480,208
Local Spend		\$2,904,824	\$912,128	\$3,816,952

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		1	0	1
Earnings		\$329,218	\$71,048	\$400,266

Aggregate over life of the PILOT

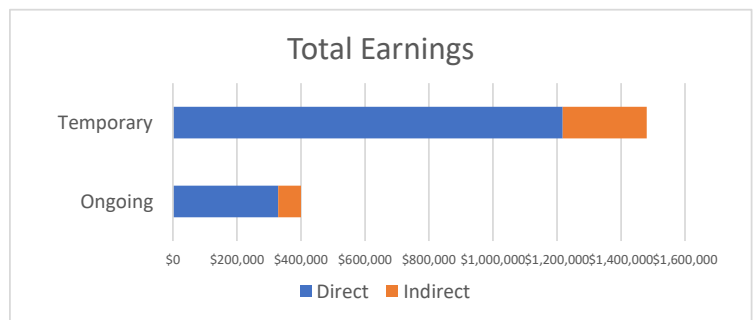
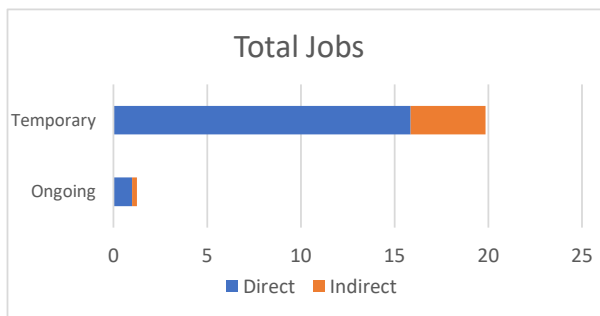
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,093,190	\$1,883,382
Sales Tax Exemption	\$358,369	\$358,369
Local Sales Tax Exemption	\$192,169	\$192,169
State Sales Tax Exemption	\$166,200	\$166,200
Mortgage Recording Tax Exemption	\$57,750	\$57,750
Local Mortgage Recording Tax Exemption	\$19,250	\$19,250
State Mortgage Recording Tax Exemption	\$38,500	\$38,500
Total Costs	\$2,509,308	\$2,299,501

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,124,849	\$2,840,247
To Private Individuals	\$1,880,473	\$1,824,485
Temporary Payroll	\$1,480,208	\$1,480,208
Ongoing Payroll	\$400,266	\$344,278
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,244,376	\$1,015,762
Increase in Property Tax Revenue	\$1,229,156	\$1,000,995
Temporary Jobs - Sales Tax Revenue	\$11,980	\$11,980
Ongoing Jobs - Sales Tax Revenue	\$3,240	\$2,786
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$97,785	\$94,873
To the Public	\$97,785	\$94,873
Temporary Income Tax Revenue	\$66,609	\$66,609
Ongoing Income Tax Revenue	\$18,012	\$15,492
Temporary Jobs - Sales Tax Revenue	\$10,361	\$10,361
Ongoing Jobs - Sales Tax Revenue	\$2,802	\$2,410
Total Benefits to State & Region	\$3,222,634	\$2,935,120

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,840,247	\$2,094,801	1:1
State	\$94,873	\$204,700	:1
Grand Total	\$2,935,120	\$2,299,501	1:1

*Discounted at 2%

Additional Comments from IDA

Applicant proposes to construct 40 units of residential housing, which will include 4 affordable and 4 workforce units within the Town's East Patchogue Overlay District. As per the IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and alignment with local planning and development efforts.

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