

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: June 15, 2023
 Project Title: Engel Burman East Patchogue, LLC
 Project Location: West sde of Sipp Ave East Patchogue

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

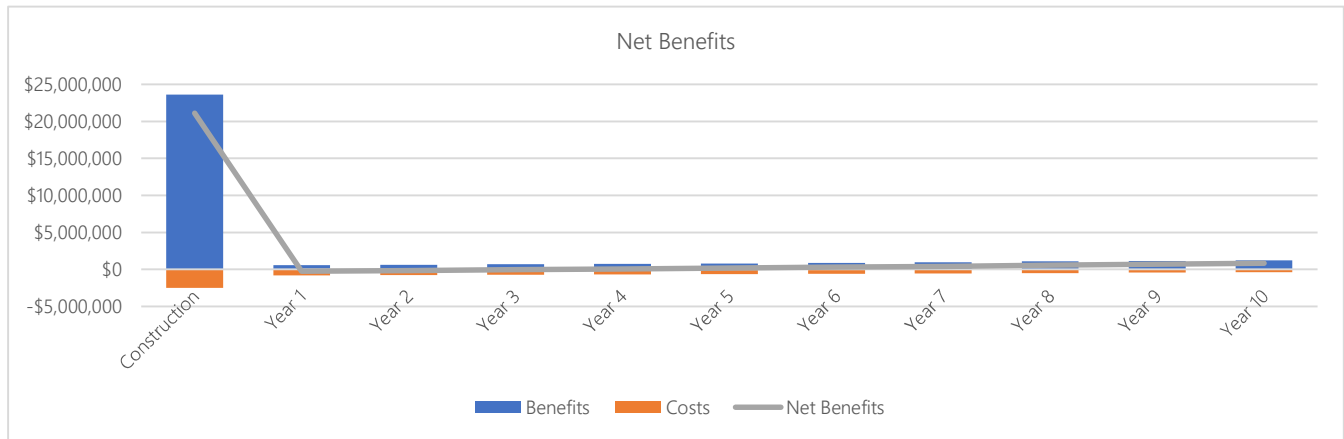
Project Total Investment
 \$54,609,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		238	60	299
Earnings		\$18,310,162	\$3,951,472	\$22,261,633
Local Spend		\$43,687,200	\$13,717,974	\$57,405,174

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		5	3	8
Earnings		\$5,004,099	\$3,134,071	\$8,138,170

Aggregate over life of the PILOT

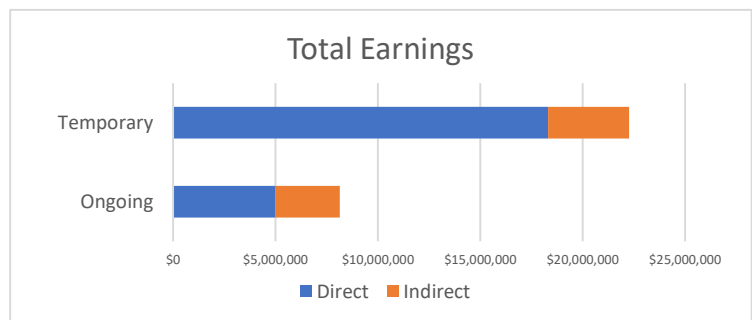
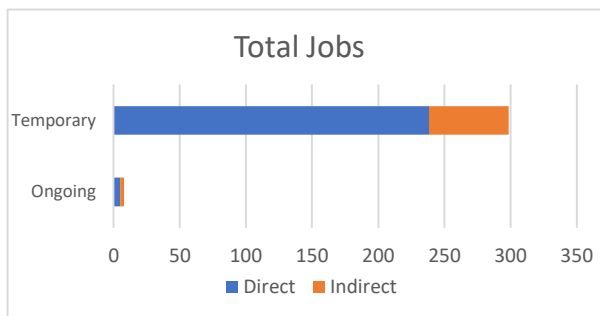
Figure 1



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	\$7,025,869	\$6,263,611
Sales Tax Exemption	\$2,166,612	\$2,166,612
Local Sales Tax Exemption	\$1,161,806	\$1,161,806
State Sales Tax Exemption	\$1,004,806	\$1,004,806
Mortgage Recording Tax Exemption	\$327,654	\$327,654
Local Mortgage Recording Tax Exemption	\$109,218	\$109,218
State Mortgage Recording Tax Exemption	\$218,436	\$218,436
Total Costs	\$9,520,135	\$8,757,877

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$38,351,398	\$35,685,481
To Private Individuals	\$30,399,804	\$29,185,650
Temporary Payroll	\$22,261,633	\$22,261,633
Ongoing Payroll	\$8,138,170	\$6,924,016
Other Payments to Private Individuals	\$0	\$0
To the Public	\$7,951,594	\$6,499,831
Increase in Property Tax Revenue	\$7,705,546	\$6,263,610
Temporary Jobs - Sales Tax Revenue	\$180,180	\$180,180
Ongoing Jobs - Sales Tax Revenue	\$65,868	\$56,041
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,580,790	\$1,517,654
To the Public	\$1,580,790	\$1,517,654
Temporary Income Tax Revenue	\$1,001,774	\$1,001,774
Ongoing Income Tax Revenue	\$366,218	\$311,581
Temporary Jobs - Sales Tax Revenue	\$155,831	\$155,831
Ongoing Jobs - Sales Tax Revenue	\$56,967	\$48,468
Total Benefits to State & Region	\$39,932,188	\$37,203,135

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$35,685,481	\$7,534,635	5:1
State	\$1,517,654	\$1,223,242	1:1
Grand Total	\$37,203,135	\$8,757,877	4:1

*Discounted at 2%

Additional Comments from IDA

Engle Burman at East Patchogue, LLC is a proposed 139 unit independent senior living rental housing community with a clubhouse. This proposed facility will include 10% affordable units and 10% workforce units. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and an increase in the number of affordable housing units.

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