

Internal Report: Overbay, LLC - Overbay

Table 1: Basic Information

| | |
|-------------------|--------------|
| Project Name | Overbay |
| Project Applicant | Overbay, LLC |

Revitalization of 1.84 acre abandoned former boat yard on Main street in Port Jefferson Village. Project will include a 52 rental apartment community with 46 two bedroom/ two bath apartments and six 1 bedroom/1 bath apartments. There will also be a common area with an exercise room/ great room. Rents are estimated at \$1,800 to \$2,200 per month. This project will also include an additional parking lot for the Village ball field adjacent to the property.

We expect that this project will be completed in a timely fashion. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, elimination of blight, vacancy of site, and capital investment by the applicant.

| | |
|---------------------|--------------------------------|
| Project Description | Real Estate |
| Project Industry | Real Estate |
| Municipality | Brookhaven Town |
| School District | Port Jefferson School District |
| Type of Transaction | Lease |
| Project Cost | \$10,866,000 |
| Mortgage Amount | \$9,866,000 |

Table 2: Permanent New/Retained Employment (Annual FTEs)

| | State | Region |
|--|-------|--------|
| Total Employment | 66 | 66 |
| Direct** | 3 | 3 |
| Indirect** | 2 | 2 |
| Induced** | 1 | 1 |
| Temporary Construction (Direct and Indirect) | 60 | 60 |

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

| | State Labor Income | Region Labor Income | Average Salary |
|--|--------------------|---------------------|----------------|
| Total Employment | \$4,025,495 | \$4,025,495 | \$60,566 |
| Direct** | \$96,263 | \$96,263 | \$32,088 |
| Indirect** | \$353,582 | \$353,582 | \$68,206 |
| Induced** | \$74,814 | \$74,814 | \$50,212 |
| Temporary Construction (Direct and Indirect) | \$3,712,647 | \$3,712,647 | \$61,911 |

Table 4: Cost/Benefit Analysis (Discounted Present Value*)

| | |
|--|-------------|
| Total Costs | \$4,768,867 |
| Mortgage Tax | \$103,593 |
| Mortgage Tax | \$103,593 |
| State | \$103,593 |
| County | \$0 |
| Local | \$0 |
| Property Tax | \$4,487,454 |
| Sales Tax | \$277,380 |
| Construction Materials | \$241,500 |
| Other Items | \$35,880 |
| Less IDA Fee | -\$99,560 |
| Total Benefits | \$378,277 |
| Total State Benefits | \$295,311 |
| Income Tax Revenue | \$223,556 |
| Direct** | \$18,237 |
| Indirect*** | \$49,479 |
| Induced*** | \$18,473 |
| Construction (Direct and Indirect, 1 year) | \$137,368 |
| Sales Tax Revenue | \$71,754 |
| Direct** | \$9,284 |
| Indirect*** | \$14,977 |
| Induced*** | \$5,911 |
| Construction (Direct and Indirect, 1 year) | \$41,582 |
| Total Local Benefits | \$82,966 |
| Sales Tax Revenue | \$82,966 |
| Direct** | \$10,735 |
| Indirect*** | \$17,318 |
| Induced*** | \$6,835 |
| Construction (Direct and Indirect, 1 year) | \$48,079 |

Table 5: Local Fiscal Impact (Discounted Present Value*)

| | |
|---|--------------|
| Total Local Client Incentives | \$4,536,634 |
| Total Anticipated Local Revenue (Property Tax plus Local Sales Tax) | \$82,966 |
| Net Local Revenue | -\$4,453,668 |

Table 6: Property Tax Revenue (Discounted Present Value*)

| | |
|---|-----------|
| Total Property Tax | \$400,457 |
| County Property Tax | \$2,972 |
| Property Tax on Existing Property | \$2,972 |
| Property Tax on Improvement to Property | \$0 |
| City/Village Property Tax | \$0 |
| Property Tax on Existing Property | \$0 |
| Property Tax on Improvement to Property | \$0 |
| Town Property Tax | \$7,478 |
| Property Tax on Existing Property | \$7,478 |
| Property Tax on Improvement to Property | \$0 |
| School District Property Tax | \$390,007 |
| Property Tax on Existing Property | \$390,007 |
| Property Tax on Improvement to Property | \$0 |

* Figures over 10 years and discounted by 3.49%

** 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.