

Internal Report: American Organic Energy, LLC - LI Compost				
Table 1: Basic Information				
Project Name	LI Compost			
Project Applicant	American Organic Energy, LLC			
Project Description	<p>74,500 square foot buildings with anaerobic digesters to process food waste, which will be converted to clean energy, clean water and soil products.</p> <p>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, jobs created and retained and capital investment by the applicant.</p>			
Project Industry	Wholesale Trade			
Municipality	Brookhaven Town			
School District	Bayport-Blue Point			
Type of Transaction	Lease			
Project Cost	\$82,000,000			
Mortgage Amount	\$60,000,000			
Table 2: Permanent New/Retained Employment (Annual FTEs)				
	State	Region		
Total Employment		429	429	
Direct**	124 (20 created and 104 retained)		124 (20 created and 104 retained)	
Indirect**	50		50	
Induced**	66		66	
Temporary Construction (Direct and Indirect)	188		188	
Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)				
	State Labor Income	Region Labor Income	Average Salary	
Total Employment	\$28,913,302	\$28,913,302	\$67,413	
Direct**	\$10,389,287	\$10,389,287	\$83,785	
Indirect**	\$175,501,925	\$175,501,925	\$70,196	
Induced**	\$222,241,475	\$222,241,475	\$50,370	
Temporary Construction (Direct and Indirect)	\$11,668,319	\$11,668,319	\$61,911	

Table 4: Cost/Benefit Analysis (Discounted Present Value*)					
Total Costs	\$7,827,308				
Mortgage Tax	\$630,000				
Mortgage Tax	\$630,000				
State	\$630,000				
County	\$0				
Local	\$0				
Property Tax	\$2,359,545				
Sales Tax	\$5,097,375				
Construction Materials	\$759,000				
Other Items	\$4,338,375				
Less IDA Fee	-\$259,611				
Total Benefits	\$10,005,057				
Total State Benefits	\$7,930,879				
Income Tax Revenue	\$6,136,995				
Direct**	\$3,578,567				
Indirect***	\$1,118,311				
Induced***	\$1,008,389				
Construction (Direct and Indirect, 1 year)	\$431,728				
Sales Tax Revenue	\$1,793,884				
Direct**	\$1,001,999				
Indirect***	\$338,516				
Induced***	\$322,685				
Construction (Direct and Indirect, 1 year)	\$130,685				
Total Local Benefits	\$2,074,179				
Sales Tax Revenue	\$2,074,179				
Direct**	\$1,158,561				
Indirect***	\$391,409				
Induced***	\$373,104				
Construction (Direct and Indirect, 1 year)	\$151,105				
Table 5: Local Fiscal Impact (Discounted Present Value*)					
Total Local Client Incentives	\$4,833,308				
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$2,074,179				
Net Local Revenue	-\$2,759,130				
Table 6: Property Tax Revenue (Discounted Present Value*)					
Total Property Tax	\$1,175,123				
County Property Tax	\$8,720				
Property Tax on Existing Property	\$8,720				
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	\$21,944				
Property Tax on Existing Property	\$21,944				
Property Tax on Improvement to Property	\$0				
School District Property Tax	\$1,144,458				
Property Tax on Existing Property	\$1,144,458				
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.					