

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: November 30, 2022  
 Project Title: 10 Donald's Way, LLC  
 Project Location: 10 Donald's Way Medford

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

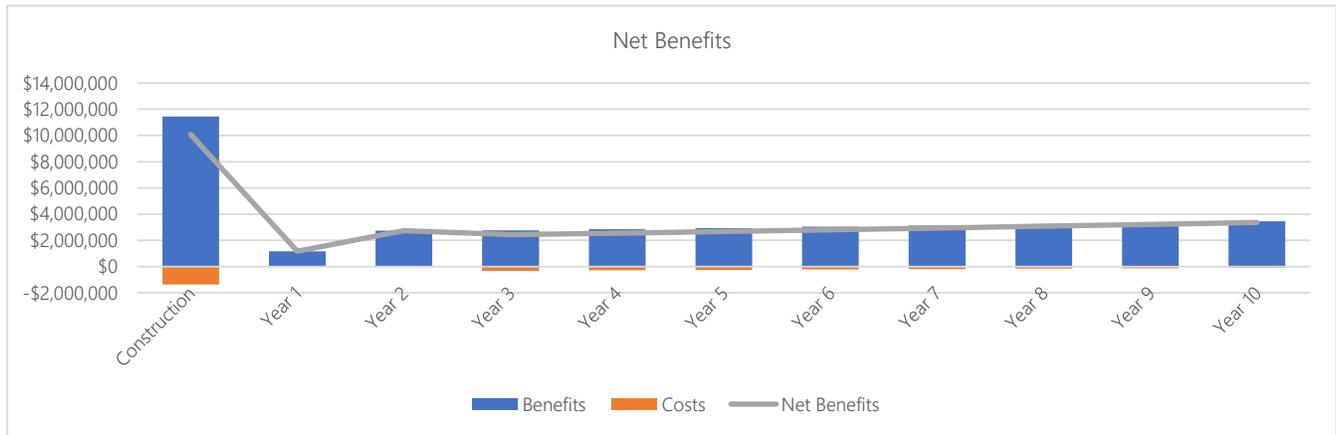
Project Total Investment  
 \$36,855,925

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		108	30	138
Earnings		\$8,852,261	\$1,939,637	\$10,791,898
Local Spend		\$21,406,224	\$6,766,672	\$28,172,896

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		35	30	65
Earnings		\$19,636,614	\$12,319,221	\$31,955,834

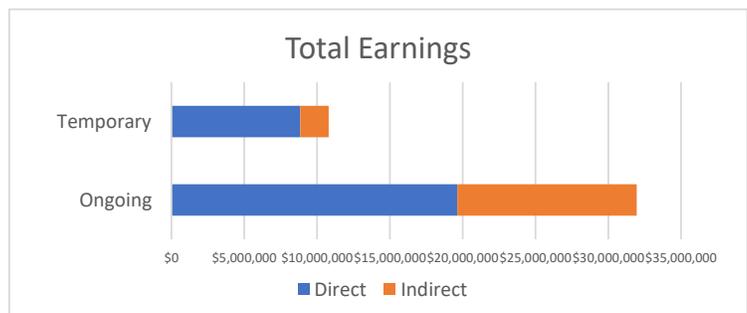
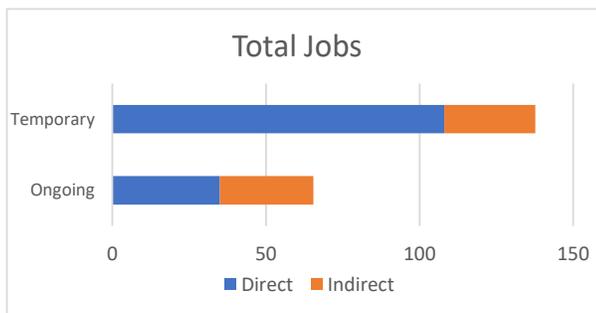
Figure 1



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

Figure 2

Figure 3



## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,698,785	\$1,516,996
Sales Tax Exemption	\$1,107,760	\$1,107,760
Local Sales Tax Exemption	\$594,016	\$594,016
State Sales Tax Exemption	\$513,744	\$513,744
Mortgage Recording Tax Exemption	\$250,170	\$250,170
Local Mortgage Recording Tax Exemption	\$83,390	\$83,390
State Mortgage Recording Tax Exemption	\$166,780	\$166,780
<b>Total Costs</b>	<b>\$3,056,715</b>	<b>\$2,874,926</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$45,100,362</b>	<b>\$40,669,945</b>
To Private Individuals	\$42,747,732	\$38,684,981
Temporary Payroll	\$10,791,898	\$10,791,898
Ongoing Payroll	\$31,955,834	\$27,893,083
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,352,630	\$1,984,964
Increase in Property Tax Revenue	\$2,006,640	\$1,671,857
Temporary Jobs - Sales Tax Revenue	\$87,347	\$87,347
Ongoing Jobs - Sales Tax Revenue	\$258,643	\$225,760
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,222,882</b>	<b>\$2,011,619</b>
To the Public	\$2,222,882	\$2,011,619
Temporary Income Tax Revenue	\$485,635	\$485,635
Ongoing Income Tax Revenue	\$1,438,013	\$1,255,189
Temporary Jobs - Sales Tax Revenue	\$75,543	\$75,543
Ongoing Jobs - Sales Tax Revenue	\$223,691	\$195,252
<b>Total Benefits to State &amp; Region</b>	<b>\$47,323,244</b>	<b>\$42,681,564</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$40,669,945	\$2,194,402	19:1
State	\$2,011,619	\$680,524	3:1
<b>Grand Total</b>	<b>\$42,681,564</b>	<b>\$2,874,926</b>	<b>15:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Applicant intends to construct a warehouse totaling 140,875 sf for use as a warehouse distribution facility on 11.01 acres of vacant land. End-users have not yet been secured. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, jobs created and capital investment by the applicant.

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