Town of Brookhaven Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date 11.13.26
Project Title 15 Donald's Way, LLC
Project Location 15 Donald's Way Medford

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs
$20,497,771

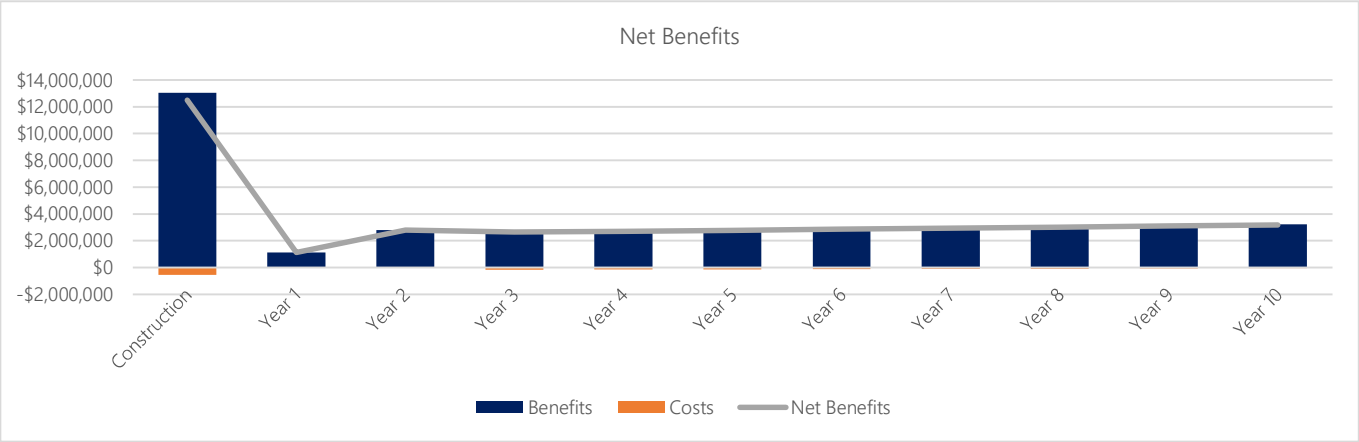
Temporary (Construction)

	Direct	Indirect	Total
Jobs	95	58	153
Earnings	$7,844,067	$4,464,936	$12,309,003
Local Spend	$20,497,771	$14,894,271	$35,392,042

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	25	36	61
Earnings	$15,437,151	$17,306,541	$32,743,692

Figure 1



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

Figure 2

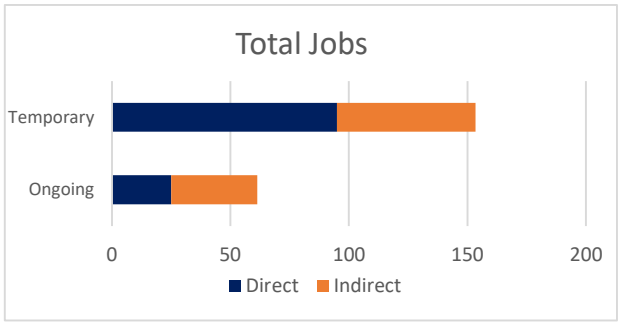
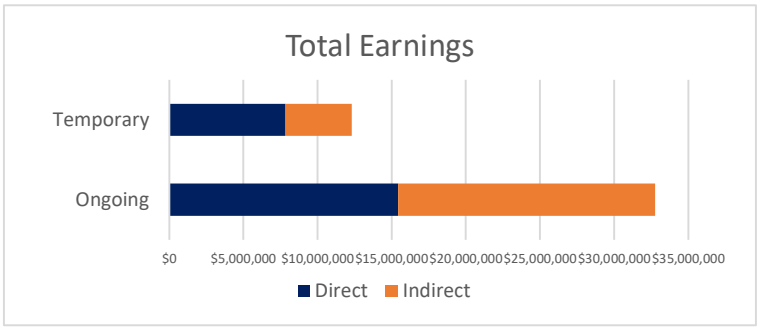


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

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Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$879,551	$785,429
Sales Tax Exemption	$561,149	$561,149
Local Sales Tax Exemption	*$304,624*	*$304,624*
State Sales Tax Exemption	*$256,525*	*$256,525*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$1,440,700**	**$1,346,578**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$46,458,367**	**$42,080,381**
To Private Individuals	$45,052,696	$40,881,633
Temporary Payroll	*$12,309,003*	*$12,309,003*
Ongoing Payroll	*$32,743,692*	*$28,572,630*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$1,405,671	$1,198,748
Increase in Property Tax Revenue	*$1,031,171*	*$858,919*
Temporary Jobs - Sales Tax Revenue	*$102,319*	*$102,319*
Ongoing Jobs - Sales Tax Revenue	*$272,182*	*$237,510*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$2,342,740**	**$2,125,845**
To the Public	$2,342,740	$2,125,845
Temporary Income Tax Revenue	*$553,905*	*$553,905*
Ongoing Income Tax Revenue	*$1,473,466*	*$1,285,768*
Temporary Jobs - Sales Tax Revenue	*$86,163*	*$86,163*
Ongoing Jobs - Sales Tax Revenue	*$229,206*	*$200,008*
Total Benefits to State & Region	**$48,801,107**	**$44,206,226**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$42,080,381	$1,090,053	39:1
State	$2,125,845	$256,525	8:1
Grand Total	**$44,206,226**	**$1,346,578**	**33:1**

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Applicant proposes to construct a 65,130 square foot spec, commercial/industrial building on approx 5 acres of vacant land. End-users have not yet been secured. As per the Brookhaven IDA Uniform Project Evalution 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

Does this project provide onsite childcare facilities? No

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