



## Internal Report: UPDATED 4/2020 - 14 Glover, LLC - BMH/Foley Center

Table 1: Basic Information

Project Name	BMH/Foley Center
Project Applicant	UPDATED 4/2020 - 14 Glover, LLC
Project Description	<p>UPDATED - In March 2020, the project requested an extension of its completion and job creation dates as well as a request to reduce the 2020 second half PILOT payment to zero. The first half 2020 PILOT was paid in a timely fashion. 14 Glover LLC, whose sole member is Brookhaven Health Care Services Foundation will purchase the "Foley" Center from Suffolk County. The Foundation is the sole member of the Brookhaven Memorial Hospital Medical Center (BMHMC). The Facility is a 5 story, approximately 185,574 sq ft building located on 14.06 acres in Yaphank. BMHMC will occupy the first floor of the Facility for hospital purposes, including out-patient clinical programs and business offices. It is anticipated that the second and third floors will be leased to a for-profit assisted living/memory care facility and the fourth and fifth floors will be leased to a for-profit substance abuse provider. We anticipate 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, vacancy of site, increased revenue to the local taxing jurisdictions, and capital investment by the applicant.</p>
Project Industry	Hospitals
Type of Transaction	Lease
Project Cost	\$40,000,000
Mortgage Amount	\$23,000,000

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

	State	Region
<b>Total Employment</b>	<b>387</b>	<b>387</b>
Direct**	138 (13 created and 125 retained)	138 (13 created and 125 retained)
Indirect***	31	31
Induced****	56	56
Temporary Construction (Direct and Indirect)	162	162

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

	State Labor Income	Region Labor Income	Average Salary
<b>Total</b>	<b>\$24,668,396</b>	<b>\$24,668,396</b>	<b>\$63,749</b>
Direct **	\$9,804,082	\$9,804,082	\$71,044
Indirect ***	\$2,012,599	\$2,012,599	\$64,996
Induced ****	\$2,827,568	\$2,827,568	\$50,418
Temporary Construction (Direct and Indirect)	\$10,024,147	\$10,024,147	\$61,911

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

<b>Total Costs to State and Region</b>	<b>\$3,817,410</b>
Mortgage Tax Revenue Forgone	\$241,500
State	\$241,500
County	\$0
Local	\$0
Property Tax Revenue Forgone	\$2,704,163
Sales Tax Revenue Forgone	\$1,040,175
Construction Materials	\$652,050
Other Items	\$388,125
Less IDA Fee	-\$168,428
<b>Total Benefits to State and Region</b>	<b>\$14,420,512</b>
<b>Total State Benefits</b>	<b>\$8,835,017</b>
Income Tax Revenue	\$6,766,393
Direct **	\$4,326,840
Indirect ***	\$888,221
Induced ****	\$1,180,438
Construction (Direct and Indirect, 1 year)	\$370,893
Sales Tax Revenue	\$2,068,624
Direct **	\$1,309,746
Indirect ***	\$268,867
Induced ****	\$377,740
Construction (Direct and Indirect, 1 year)	\$112,270
<b>Total Regional Benefits</b>	<b>\$5,585,495</b>

Property Tax/PILOT Revenue	\$3,193,649
Sales Tax Revenue	\$2,391,846
Direct**	\$1,514,394
Indirect***	\$310,877
Induced****	\$436,762
Construction (Direct and Indirect, 1 year)	\$129,813

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

Total Local Client Incentives	\$3,093,510
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$5,585,495
Net Local Revenue	\$2,491,985

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

<b>Total Property Tax</b>	<b>\$3,193,649</b>
<b>County Property Tax</b>	<b>\$0</b>

\* Figures over 15 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.

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