

Cost-Benefit Analysis for AE-ESS Cassel, LLC/Agilatas Energy, LLC

Prepared by Town of Brookhaven using InformAnalytics

Executive Summary

INVESTOR
**Agilitas Energy, LLC/
 AE-ESS Cassel, LLC**

TOTAL INVESTED
\$4.4 Million

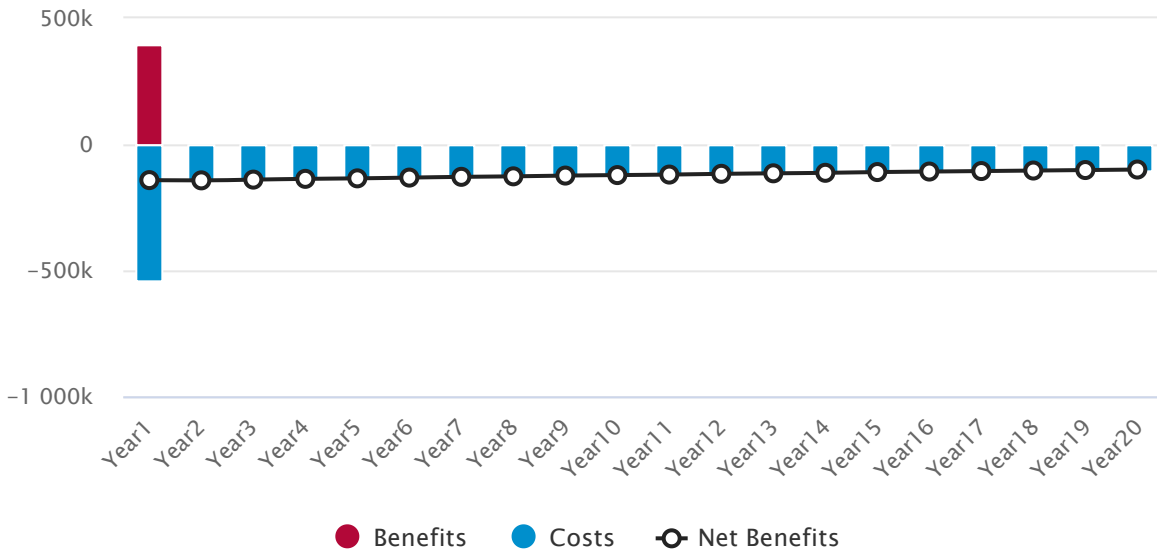
LOCATION
**550 North Ocean Ave
 Patchogue, NY**

TIMELINE
20 Years

F1 FIGURE 1

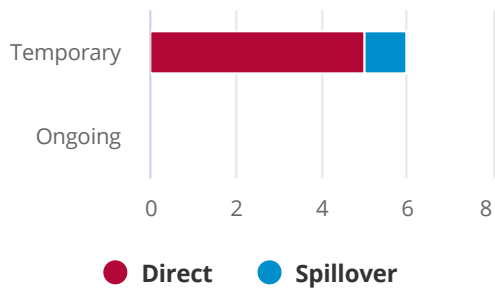
Discounted* Net Benefits for AE-ESS Cassel, LLC/Agilitas Energy, LLC by Year

Total Net Benefits: **-\$2,427,814**



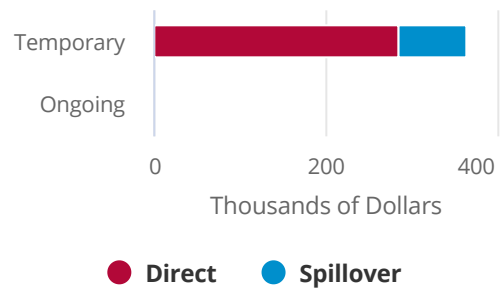
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Agilitas Energy, LLC/ AE-ESS Cassel, LLC proposes to invest \$4.4 million at 550 North Ocean Ave Patchogue, NY over 20 years. Town of Brookhaven staff summarize the proposed with the following: Proposed battery /electricity storage project for peak load reduction located at the Town of Brookhaven's Cassel Trucks building at 550 North Ocean Ave in Patchogue. 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, advances renewable energy production goals and capital investment by the applicant.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Battery storage project	\$690,000
OTHER SPENDING	
machinery and equipment	\$3,681,000
Total Investments	\$4,371,000
Discounted Total (2%)	\$4,371,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Town of Brookhaven. The report calculates the costs and benefits for specified local taxing districts over the first 20 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Town of Brookhaven is considering the following incentive package for Agilitas Energy, LLC/ AE-ESS Cassel, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,915,000	\$2,431,000
Sales Tax Exemption	\$347,000	\$347,000
Mortgage Recording Tax Exemption	\$43,000	\$43,000
Total Costs	\$3,306,000	\$2,822,000

May not sum to total due to rounding.

* Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$290,000	\$81,000	\$371,000
To Private Individuals	\$286,000	\$80,000	\$366,000
Temporary Payroll	\$286,000	\$80,000	\$366,000
To the Public	\$4,000	\$1,000	\$5,000
Temporary Sales Tax Revenue	\$4,000	\$1,000	\$5,000
STATE BENEFITS	\$18,000	\$5,000	\$23,000
To the Public	\$18,000	\$5,000	\$23,000
Temporary Income Tax Revenue	\$15,000	\$4,000	\$19,000
Temporary Sales Tax Revenue	\$3,000	\$926	\$4,000
Total Benefits to State & Region	\$308,000	\$86,000	\$394,000
Discounted Total Benefits (2%)	\$308,000	\$86,000	\$394,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$371,000	\$2,617,000	0:1
State	\$23,000	\$204,000	0:1
Grand Total	\$394,000	\$2,822,000	0:1

May not sum to total due to rounding.

* Discounted at 2%

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.