

Cost-Benefit Analysis for Agilatas Energy, LLC / AE- Manorville 2, LLC.

Prepared by Town of Brookhaven using InformAnalytics

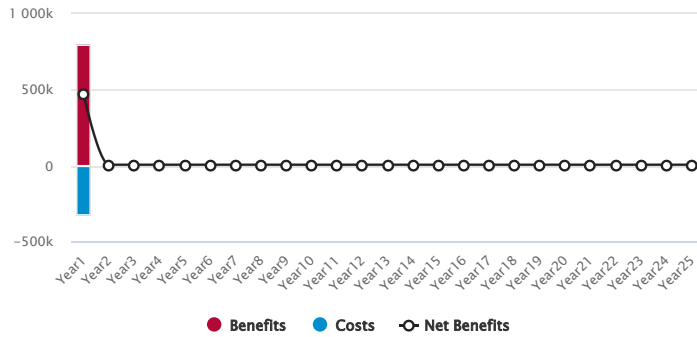
Executive Summary

INVESTOR	TOTAL JOBS	TOTAL INVESTED	LOCATION	TIMELINE
Agilitas Energy LLC/ AE- Manorville 2, LLC	0 Ongoing; 9 Temporary	\$3.5 Million	2 Paper Mill Road Manorville	25 Years

F1 FIGURE 1

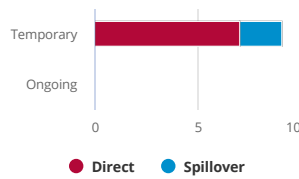
Discounted* Net Benefits for Agilitas Energy, LLC / AE- Manorville 2, LLC. by Year

Total Net Benefits: \$469,000



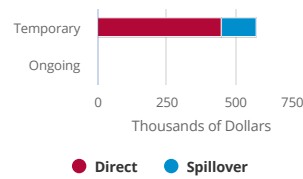
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Agilitas Energy LLC/ AE-Manorville 2, LLC proposes to invest \$3.5 million at 2 Paper Mill Road Manorville over 25 years. Town of Brookhaven staff summarize the proposed with the following: Proposed construction of a solar array (812 kW-dc) and Battery Energy Storage System (BESS) (750 kW/3,000kWh) at 2 Paper Mill Road, Manorville, NY (the Town of Brookhaven Manorville Compost Facility). 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

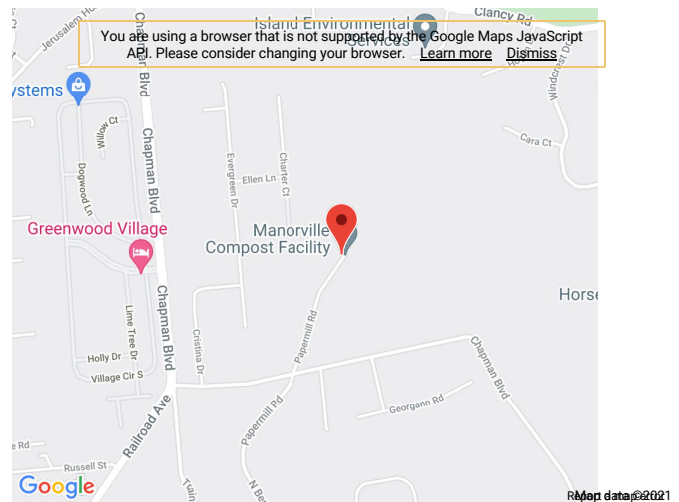
Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Solar and BESS	\$1,082,000
OTHER SPENDING	
machinery & equipment	\$1,705,000
Legal, Architectural/Engineering, Financial charges	\$369,000
Other	\$322,000
Total Investments	\$3,478,000
Discounted Total (2%)	\$3,478,000

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 25 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-Manorville 2, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$300,000	\$300,000
Mortgage Recording Tax Exemption	\$23,000	\$23,000
Total Costs	\$323,000	\$323,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

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	\$548,000	\$127,000	\$675,000
To Private Individuals	\$448,000	\$126,000	\$574,000
Temporary Payroll	\$448,000	\$126,000	\$574,000
To the Public	\$100,000	\$2,000	\$101,000
Temporary Sales Tax Revenue	\$6,000	\$2,000	\$8,000
Purchases Sales Tax Revenue	\$94,000	N/A	\$94,000
STATE BENEFITS	\$109,000	\$8,000	\$117,000
To the Public	\$109,000	\$8,000	\$117,000
Temporary Income Tax Revenue	\$23,000	\$6,000	\$30,000
Temporary Sales Tax Revenue	\$5,000	\$1,000	\$7,000
Purchases Sales Tax Revenue	\$81,000	N/A	\$81,000
Total Benefits to State & Region	\$657,000	\$135,000	\$792,000
Discounted Total Benefits (2%)	\$657,000	\$135,000	\$792,000

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	\$675,000	\$161,000	4:1
State	\$117,000	\$162,000	1:1
Grand Total	\$792,000	\$323,000	2:1

May not sum to total due to rounding.

* Discounted at 2%

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