

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: September 8, 2022
 Project Title: BLSF LLC. UPDATED
 Project Location: 350 Horseblock Road Yaphank, NY 11719

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

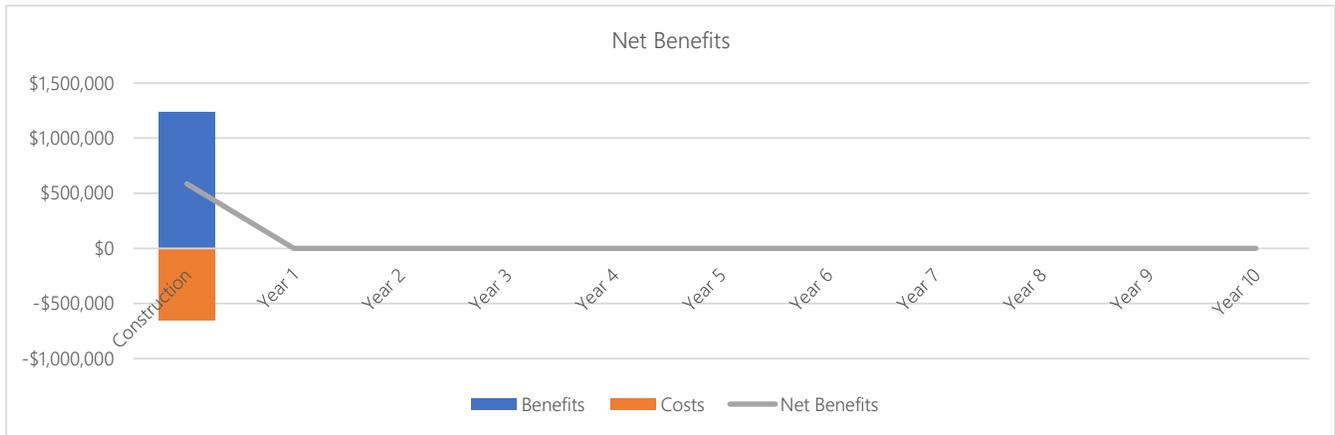
Project Total Investment
 \$12,196,102

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		13	5	18
Earnings		\$975,884	\$191,716	\$1,167,601
Local Spend		\$2,588,854	\$714,287	\$3,303,142

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Aggregate over life of the PILOT

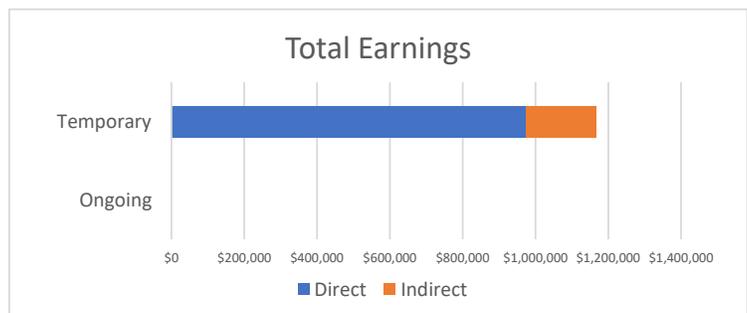
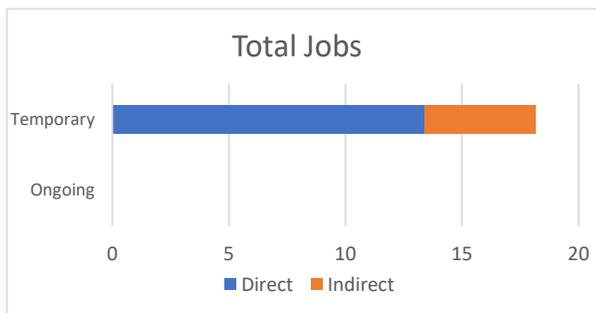
Figure 1



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	\$0	\$0
Sales Tax Exemption	\$560,763	\$560,763
Local Sales Tax Exemption	\$300,699	\$300,699
State Sales Tax Exemption	\$260,064	\$260,064
Mortgage Recording Tax Exemption	\$91,471	\$91,471
Local Mortgage Recording Tax Exemption	\$30,490	\$30,490
State Mortgage Recording Tax Exemption	\$60,981	\$60,981
Total Costs	\$652,234	\$652,234

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,177,051	\$1,177,051
To Private Individuals	\$1,167,601	\$1,167,601
Temporary Payroll	\$1,167,601	\$1,167,601
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$9,450	\$9,450
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$9,450	\$9,450
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$60,715	\$60,715
To the Public	\$60,715	\$60,715
Temporary Income Tax Revenue	\$52,542	\$52,542
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$8,173	\$8,173
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$1,237,766	\$1,237,766

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,177,051	\$331,189	4:1
State	\$60,715	\$321,045	:1
Grand Total	\$1,237,766	\$652,234	2:1

*Discounted at 2%

Additional Comments from IDA

Applicant proposes to construct a 8,640,000MW solar installation project on approximately 30 acres of capped land at the Brookhaven Landfill. As per the IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and energy production need for the region. UPDATE: The agency was informed that the membership interest in BLSF, LLC is being sold to Coast Energy Dev Co, LLC, which is a project company owned by Coast Energy, LLC.

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