



## Internal Report: UPDATED March 2020 BRP Farmingville, LLC - The Arboretum

Table 1: Basic Information

Project Name	The Arboretum
Project Applicant	UPDATED March 2020 BRP Farmingville, LLC
Project Description	<p>UPDATED March 2020 - The applicant proposes a new ownership structure in which Brookhaven Venture LLC will be the new "company" and fee owner of the Project. Brookhaven Venture LLC will be 100% owned by BRP Bedrock Brookhaven Manager LLC. BRP Farmingville, LLC will be the developer and day-to-day manager of the project. Proposed acquisition of the Kelly Development project, which is a proposed 62 acre project to be developed in 292 rental units, including 10% affordable units. This project will include a 7 acre public park with buildings that will be used by the Farmingville Chamber, civic, and historic society. A 150,000 gallon per day STP will be constructed - excess gallonage will be available for expansion of the region. The project will include a mix of 164 flats (2 bed/2 bath), 77 townhomes (2 &amp; 3/2.5 baths) and 51 cottages (3 bed/ 2.5 baths). 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, location in an area with inadequate housing supply, alignment with local planning and development efforts, promotes walkable community areas and capital investment by the applicant.</p>
Project Industry	Real Estate
Type of Transaction	Lease
Project Cost	\$108,800,000
Mortgage Amount	\$77,000,000

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

	State	Region
<b>Total Employment</b>	<b>688</b>	<b>688</b>
Direct **	5	5
Indirect ***	4	4
Induced ****	2	2
Temporary Construction (Direct and Indirect)	677	677

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

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	<b>State Labor Income</b>	<b>Region Labor Income</b>	<b>Average Salary</b>
<b>Total</b>	<b>\$42,421,286</b>	<b>\$42,421,286</b>	<b>\$61,694</b>
Direct**	\$160,438	\$160,438	\$32,088
Indirect***	\$258,824	\$258,824	\$68,206
Induced****	\$102,151	\$102,151	\$50,212
Temporary Construction (Direct and Indirect)	\$41,899,873	\$41,899,873	\$61,911

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

<b>Total Costs to State and Region</b>	<b>\$13,194,735</b>
Mortgage Tax Revenue Forgone	\$808,500
State	\$808,500
County	\$0
Local	\$0
Property Tax Revenue Forgone	\$9,984,561
Sales Tax Revenue Forgone	\$2,725,500
Construction Materials	\$2,725,500
Other Items	\$0
Less IDA Fee	-\$323,826
<b>Total Benefits to State and Region</b>	<b>\$11,827,655</b>
<b>Total State Benefits</b>	<b>\$2,301,666</b>
Income Tax Revenue	\$1,759,240
Direct**	\$44,211
Indirect***	\$119,951
Induced****	\$44,783
Construction (Direct and Indirect, 1 year)	\$1,550,295
Sales Tax Revenue	\$542,426
Direct**	\$22,507
Indirect***	\$36,310
Induced****	\$14,331
Construction (Direct and Indirect, 1 year)	\$469,279
<b>Total Regional Benefits</b>	<b>\$9,525,989</b>
Property Tax/PILOT Revenue	\$8,898,809

Sales Tax Revenue	\$627,180
Direct**	\$26,024
Indirect***	\$41,983
Induced****	\$16,570
Construction (Direct and Indirect, 1 year)	\$542,603

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

Total Local Client Incentives	\$11,122,235
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$9,525,989
Net Local Revenue	\$-1,596,246

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

<b>Total Property Tax</b>	<b>\$9,148,511</b>
<b>Property Tax on Existing Property</b>	<b>\$249,702</b>
<b>Property Tax on Improvement to Property</b>	<b>\$8,898,809</b>

\* Figures over 16 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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