

## Cost-Benefit Analysis for Pennysaver Ampitheater

Prepared by Town of Brookhaven using InformAnalytics

## Executive Summary

**INVESTOR**  
C2NY/KeyBank National Association

**TOTAL JOBS**  
0 Ongoing;  
16 Temporary

**TOTAL INVESTED**  
\$4.9 Million

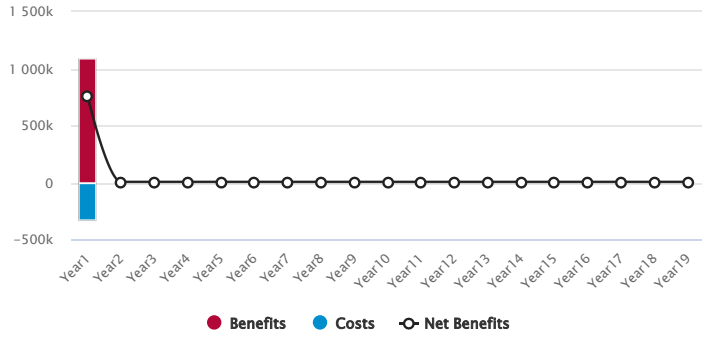
**LOCATION**  
1 ski run farmingville

**TIMELINE**  
19 Years

F1 FIGURE 1

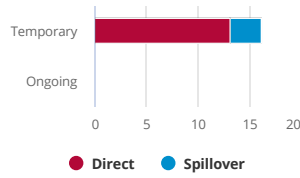
Discounted\* Net Benefits for Pennysaver Ampitheater by Year

Total Net Benefits: \$757,000



F2 FIGURE 2

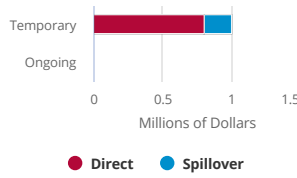
Total Jobs



Discounted at 2%

F3 FIGURE 3

Total Payroll





## Proposed Investment

C2NY/KeyBank National Association proposes to invest \$4.9 million at 1 ski run farmingville over 19 years. Town of Brookhaven staff summarize the proposed with the following: Key Equipment Finance, A Division of KeyBank National Association, is requesting an assignment and assumption of the C2NY/Pennysaver Solar project. Key Equipment plans to own the equipment and C2NY will operate and manage the facility. They are requesting no new benefits. The project is an approximately 2.5 MW solar carport facility on the existing parking lot of the LICH Amphitheater at Bald Hill. 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

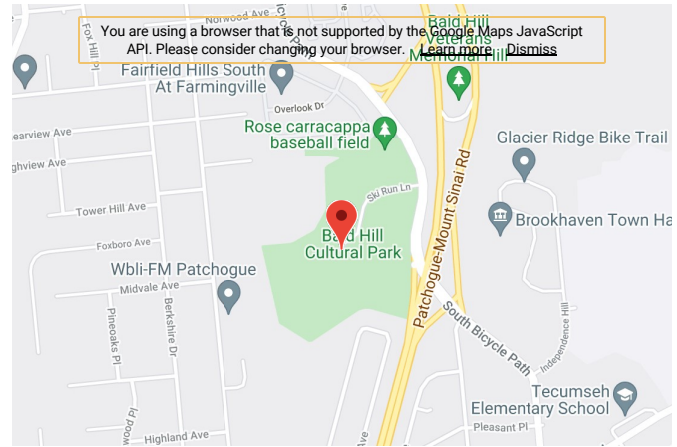
### Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
Assignment and assumption	\$1,900,000
<b>OTHER SPENDING</b>	
Machinery and Equipment	\$2,800,000
Legal, Architectural, & Engineering fees	\$100,000
Interconnection costs	\$140,000
Total Investments	\$4,940,000
Discounted Total (2%)	\$4,940,000

May not sum to total due to rounding.

F4 FIGURE 4

### Location of Investment



Report data 9/2021

## 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 19 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 C2NY/KeyBank National Association.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$328,000	\$328,000
Total Costs	\$328,000	\$328,000

**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
<b>REGIONAL BENEFITS</b>	<b>\$797,000</b>	<b>\$224,000</b>	<b>\$1,021,000</b>
<b>To Private Individuals</b>	<b>\$787,000</b>	<b>\$221,000</b>	<b>\$1,008,000</b>
Temporary Payroll	\$787,000	\$221,000	\$1,008,000
<b>To the Public</b>	<b>\$11,000</b>	<b>\$3,000</b>	<b>\$13,000</b>
Temporary Sales Tax Revenue	\$11,000	\$3,000	\$13,000
<b>STATE BENEFITS</b>	<b>\$50,000</b>	<b>\$14,000</b>	<b>\$63,000</b>
<b>To the Public</b>	<b>\$50,000</b>	<b>\$14,000</b>	<b>\$63,000</b>
Temporary Income Tax Revenue	\$40,000	\$11,000	\$52,000
Temporary Sales Tax Revenue	\$9,000	\$3,000	\$12,000
Total Benefits to State & Region	\$847,000	\$238,000	\$1,085,000
Discounted Total Benefits (2%)	\$847,000	\$238,000	\$1,085,000

**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	\$1,021,000	\$176,000	6:1
State	\$63,000	\$152,000	0:1
Grand Total	\$1,085,000	\$328,000	3:1

**May not sum to total due to rounding.**

\* Discounted at 2%

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