

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date September 4, 2025
 Project Title 240 Blue Point Realty, LLC/Coco Architectural Grilles & Metalcraft Co
 Project Location 740 Blue Point Road Holtsville

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

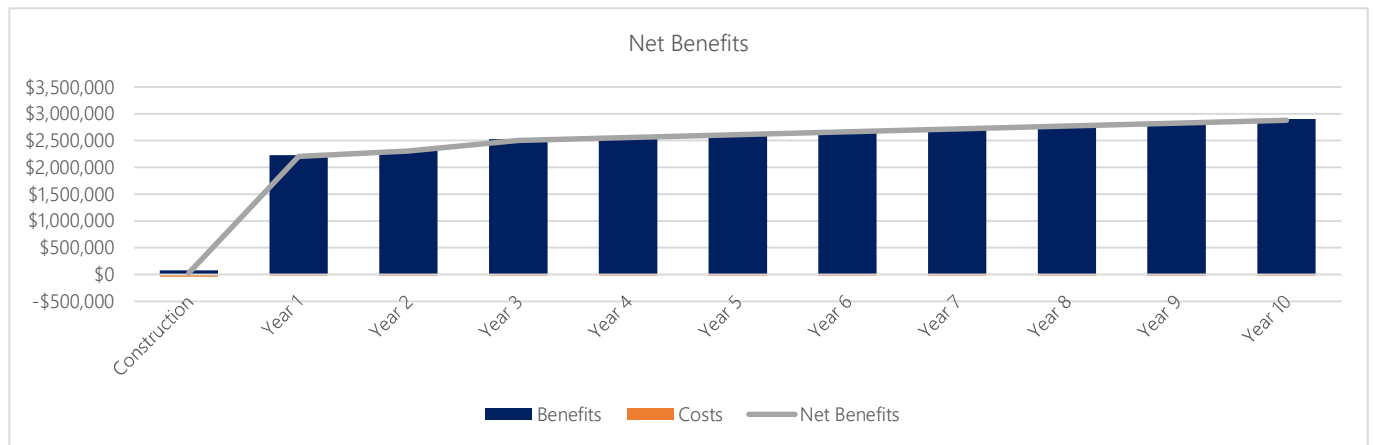
Construction Project Costs

\$4,478,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	1
Earnings	\$46,218	\$26,122	\$72,339
Local Spend	\$120,000	\$87,053	\$207,053

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	25	18	43
Earnings	\$15,314,879	\$9,442,392	\$24,757,271

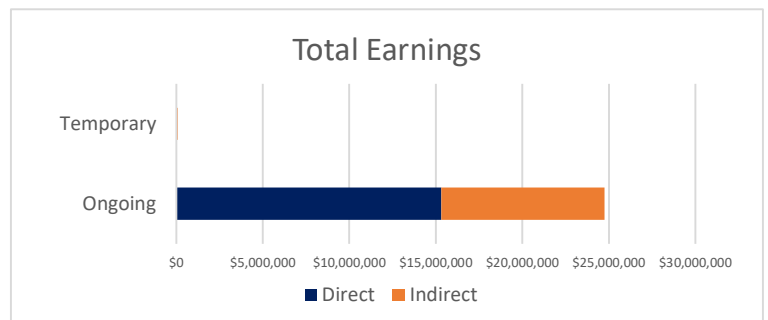
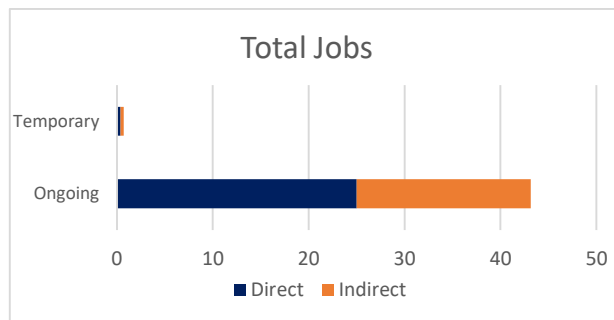
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$226,484	\$202,784
Sales Tax Exemption	\$9,625	\$9,625
Local Sales Tax Exemption	\$5,225	\$5,225
State Sales Tax Exemption	\$4,400	\$4,400
Mortgage Recording Tax Exemption	\$33,585	\$33,585
Local Mortgage Recording Tax Exemption	\$11,195	\$11,195
State Mortgage Recording Tax Exemption	\$22,390	\$22,390
Total Costs	\$269,694	\$245,994

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$24,809,523	\$22,194,890
To Private Individuals	\$24,829,610	\$22,213,029
Temporary Payroll	\$72,339	\$72,339
Ongoing Payroll	\$24,757,271	\$22,140,689
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$20,088)	(\$18,139)
Increase in Property Tax Revenue	(\$226,484)	(\$202,784)
Temporary Jobs - Sales Tax Revenue	\$601	\$601
Ongoing Jobs - Sales Tax Revenue	\$205,795	\$184,044
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,291,140	\$1,155,077
To the Public	\$1,291,140	\$1,155,077
Temporary Income Tax Revenue	\$3,255	\$3,255
Ongoing Income Tax Revenue	\$1,114,077	\$996,331
Temporary Jobs - Sales Tax Revenue	\$506	\$506
Ongoing Jobs - Sales Tax Revenue	\$173,301	\$154,985
Total Benefits to State & Region	\$26,100,662	\$23,349,968

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$22,194,890	\$219,204	101:1
State	\$1,155,077	\$26,790	43:1
Grand Total	\$23,349,968	\$245,994	95:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

240 Blue Point Realty LLC/CocoArchotectural Grilles & Metalcraft plan to purchase 740 Bluepoint Road in Holtsville, which is an existing, vacant 16,000 square foot building. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to jobs retained and created and capital investment by the applicant.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No