

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date September 5, 2025
Project Title 10 National / InterCounty Appliance
Project Location 10 National Blvd., Medford, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

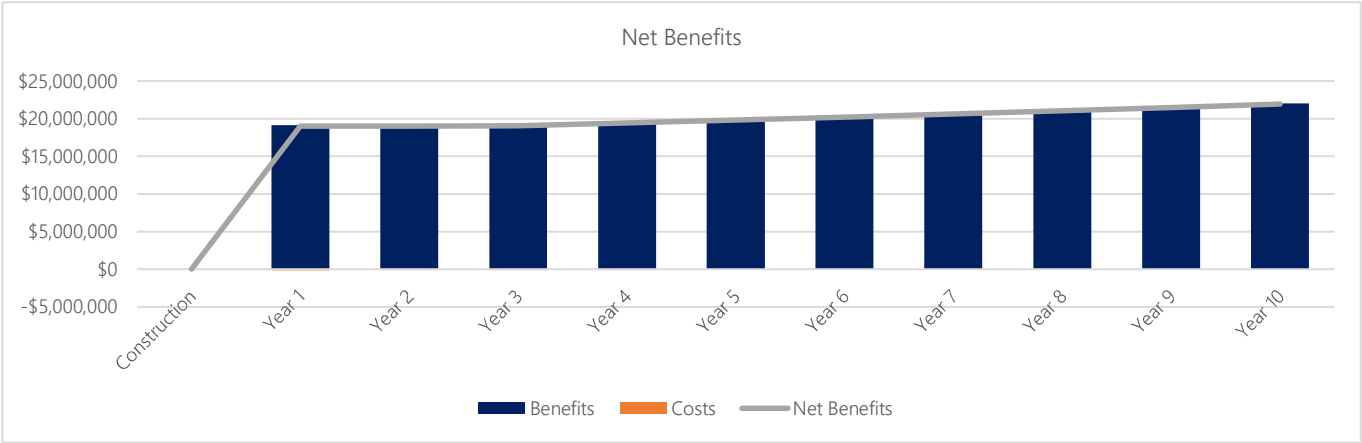
Construction Project Costs

\$0

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$0	\$0	\$0

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	83	186	269
Earnings	\$62,273,206	\$128,943,574	\$191,216,780

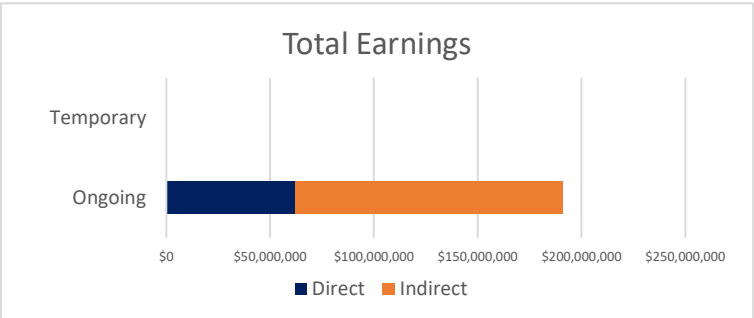
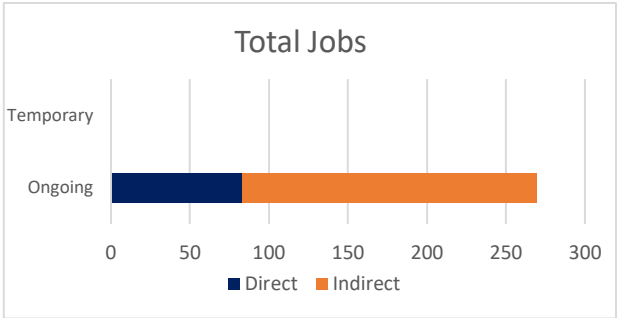
Figure 1



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	\$1,125,792	\$1,027,536
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,125,792	\$1,027,536

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$191,680,478	\$171,686,789
To Private Individuals	\$191,216,780	\$171,290,473
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$191,216,780	\$171,290,473
Other Payments to Private Individuals	\$0	\$0
To the Public	\$463,698	\$396,316
Increase in Property Tax Revenue	(\$1,125,792)	(\$1,027,536)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,589,489	\$1,423,852
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,943,273	\$8,907,105
To the Public	\$9,943,273	\$8,907,105
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$8,604,755	\$7,708,071
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,338,517	\$1,199,033
Total Benefits to State & Region	\$201,623,750	\$180,593,893

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$171,686,789	\$1,027,536	167:1
State	\$8,907,105	\$0	:1
Grand Total	\$180,593,893	\$1,027,536	176:1

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

Additional Comments from IDA

Intercounty Appliance Corp. has 83 employees at the Medford, NY Facility, which they lease. They also own a facility in Burlington, New Jersey. They are requesting additional years of PILOT benefits. They are considering consolidating their operations to New Jersey. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, job retention.

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