

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: December 12, 2022  
 Project Title: CD Ramsay Realty, LLC  
 Project Location: 17 Ramsey Road Shirley

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
 \$4,935,000

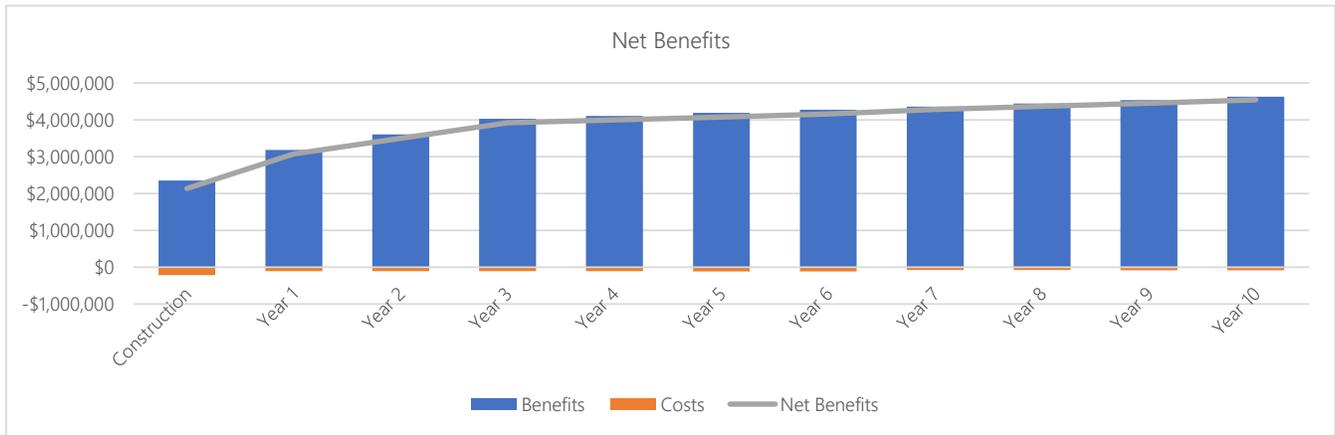
		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		22	6	28
Earnings		\$1,819,562	\$398,688	\$2,218,250
Local Spend		\$4,400,000	\$1,390,874	\$5,790,873

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		38	0	38
Earnings		\$39,015,282	\$0	\$39,015,282

Aggregate over life of the PILOT

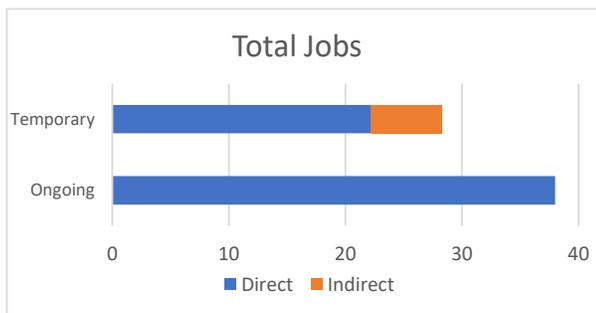
Figure 1



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	\$976,748	\$882,721
Sales Tax Exemption	\$215,625	\$215,625
Local Sales Tax Exemption	\$115,625	\$115,625
State Sales Tax Exemption	\$100,000	\$100,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$1,192,373</b>	<b>\$1,098,346</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$41,567,266</b>	<b>\$37,374,067</b>
<b>To Private Individuals</b>	<b>\$41,233,532</b>	<b>\$37,073,999</b>
Temporary Payroll	\$2,218,250	\$2,218,250
Ongoing Payroll	\$39,015,282	\$34,855,749
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$333,734</b>	<b>\$300,068</b>
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$17,954	\$17,954
Ongoing Jobs - Sales Tax Revenue	\$315,780	\$282,114
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,144,144</b>	<b>\$1,927,848</b>
<b>To the Public</b>	<b>\$2,144,144</b>	<b>\$1,927,848</b>
Temporary Income Tax Revenue	\$99,821	\$99,821
Ongoing Income Tax Revenue	\$1,755,688	\$1,568,509
Temporary Jobs - Sales Tax Revenue	\$15,528	\$15,528
Ongoing Jobs - Sales Tax Revenue	\$273,107	\$243,990
<b>Total Benefits to State &amp; Region</b>	<b>\$43,711,410</b>	<b>\$39,301,915</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$37,374,067	\$998,346	37:1
State	\$1,927,848	\$100,000	19:1
<b>Grand Total</b>	<b>\$39,301,915</b>	<b>\$1,098,346</b>	<b>36:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Propose to construct an approx 18,500 sf industrial building on approx 4.5 acres. This building will be in addition to the 12,000 sf facility already on the property. This company manufactures and distributes laboratory, biologic projects. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to jobs created/retained and capital investment by the applicant.

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