Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date	October 3, 2025
Project Title	C and K Development, LLC
Project Location	Corner of Terryville Rd and Old Town Road Port Jefferson Station

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

$21,050,000

Temporary (Construction)

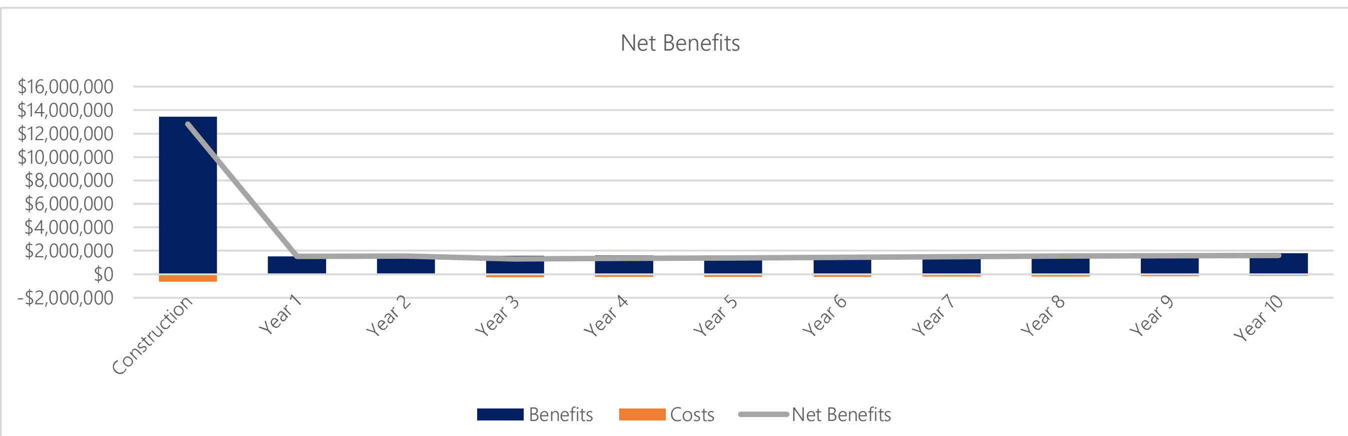
	Direct	Indirect	Total
Jobs	122	60	182
Earnings	$8,105,642	$4,581,407	$12,687,049
Local Spend	$21,050,000	$15,269,841	$36,319,841

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	14	9	23
Earnings	$15,680,692	$12,529,043	$28,209,734

Figure 1



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

Figure 2

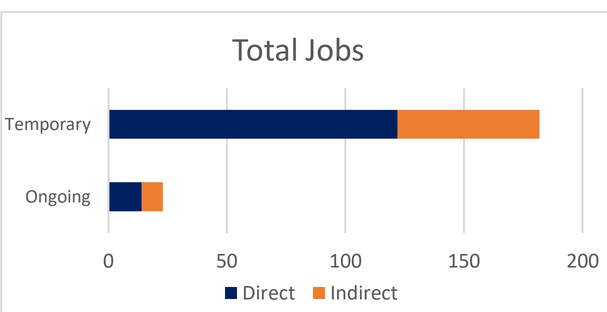
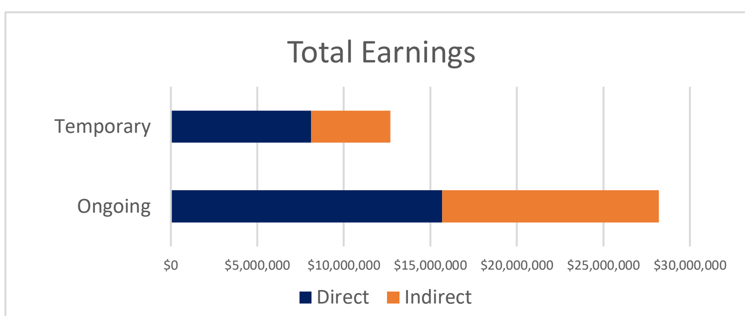


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$2,328,119	$1,991,740
Sales Tax Exemption	$539,437	$539,437
Local Sales Tax Exemption	*$292,837*	*$292,837*
State Sales Tax Exemption	*$246,600*	*$246,600*
Mortgage Recording Tax Exemption	$116,250	$116,250
Local Mortgage Recording Tax Exemption	*$38,750*	*$38,750*
State Mortgage Recording Tax Exemption	*$77,500*	*$77,500*
Total Costs	$2,983,806	$2,647,427

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$43,605,027	$38,331,307
To Private Individuals	$40,896,784	$36,182,492
Temporary Payroll	*$12,687,049*	*$12,687,049*
Ongoing Payroll	*$28,209,734*	*$23,495,442*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$2,708,244	$2,148,815
Increase in Property Tax Revenue	*$2,293,118*	*$1,785,445*
Temporary Jobs - Sales Tax Revenue	*$105,461*	*$105,461*
Ongoing Jobs - Sales Tax Revenue	*$309,665*	*$257,910*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$2,189,935	$1,934,208
To the Public	$2,189,935	$1,934,208
Temporary Income Tax Revenue	*$570,917*	*$570,917*
Ongoing Income Tax Revenue	*$1,269,438*	*$1,057,295*
Temporary Jobs - Sales Tax Revenue	*$88,809*	*$88,809*
Ongoing Jobs - Sales Tax Revenue	*$260,770*	*$217,187*
Total Benefits to State & Region	$45,794,962	$40,265,515

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$38,331,307	$2,323,327	16:1
State	$1,934,208	$324,100	6:1
Grand Total	$40,265,515	$2,647,427	15:1

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

Additional Comments from IDA

This project includes 45 units of PRC (over 55) residential with anncilary recreation with units set aside as affordable and workforce as per the IDA's Uniform Tax Exemption Policy (UTEP). As per the Bookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and an increase in the number of affordable housing units in the Town. This project will result in 1.5 full time equivalent employees.

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

Does this project provide onsite childcare facilities? No