

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: UPDATED 07/15/2022
 Project Title: FourGen-S, LLC
 Project Location: 19 N. Belle Mead Rd East Setuaket

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

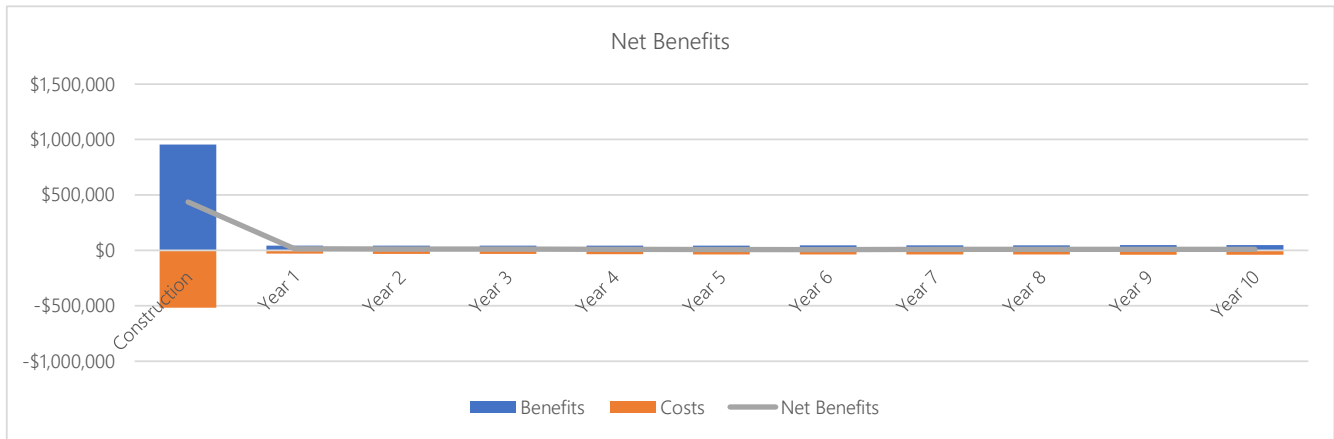
Project Total Investment
 \$8,160,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		10	4	14
Earnings		\$752,027	\$147,739	\$899,766
Local Spend		\$1,994,999	\$550,437	\$2,545,437

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

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

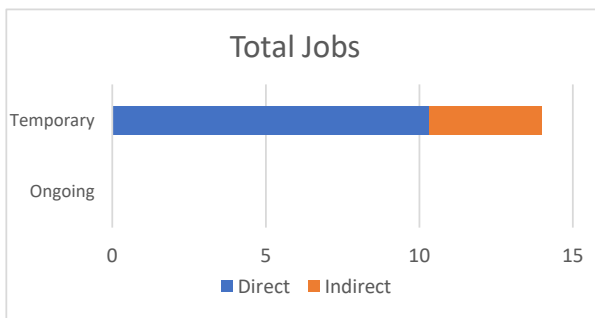
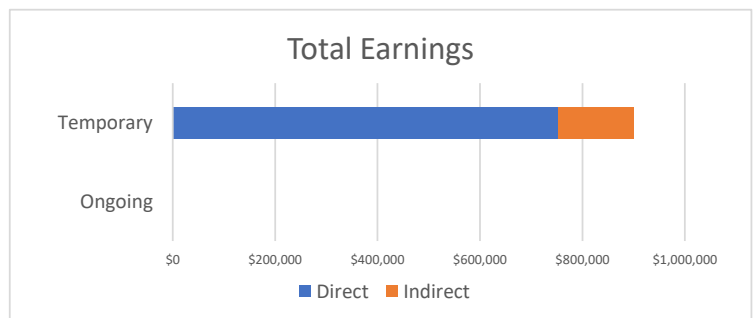


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,041,063	\$768,647
Sales Tax Exemption	\$517,500	\$517,500
Local Sales Tax Exemption	\$277,500	\$277,500
State Sales Tax Exemption	\$240,000	\$240,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,558,563	\$1,286,147

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$2,198,618	\$1,897,008
To Private Individuals	\$899,766	\$899,766
Temporary Payroll	\$899,766	\$899,766
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,298,852	\$997,242
Increase in Property Tax Revenue	\$1,291,570	\$989,960
Temporary Jobs - Sales Tax Revenue	\$7,282	\$7,282
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$46,788	\$46,788
To the Public	\$46,788	\$46,788
Temporary Income Tax Revenue	\$40,489	\$40,489
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$6,298	\$6,298
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$2,245,406	\$1,943,796

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,897,008	\$1,046,147	2:1
State	\$46,788	\$240,000	:1
Grand Total	\$1,943,796	\$1,286,147	2:1

*Discounted at 2%

Additional Comments from IDA

Applicant proposes to construct a 1.38MW fuel cell electric power generation project on approximately 3,000sf of an approximately 54 acre parcel. As per the IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and energy production need for the region.

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