

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: May 26, 2023
 Project Title: GGV Grove Apartments LLC
 Project Location: 400 East Main Street East Patchogue, NY

Economic Impacts

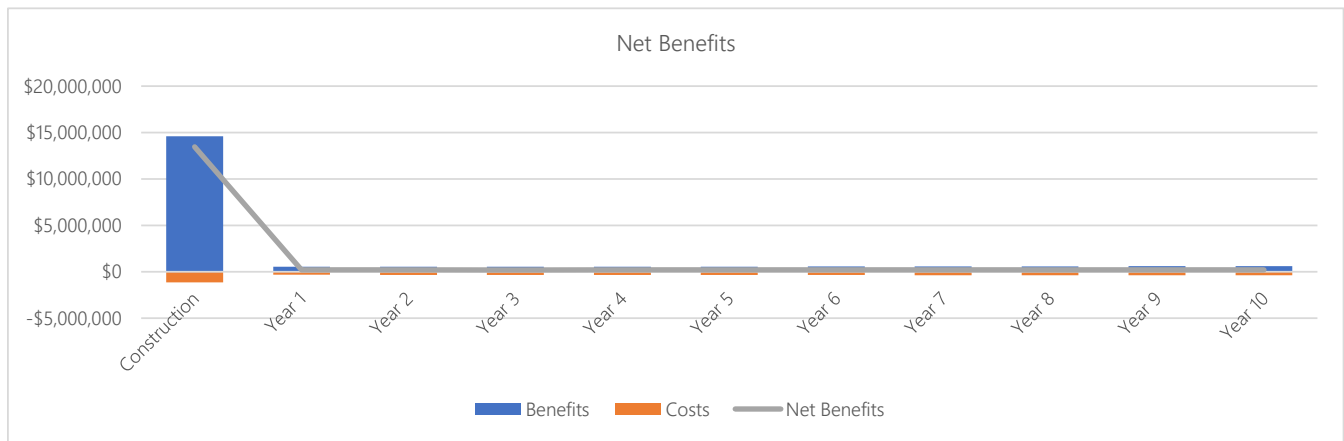
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$33,754,854

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		147	37	185
Earnings		\$11,317,857	\$2,442,479	\$13,760,336
Local Spend		\$27,003,883	\$8,479,339	\$35,483,222

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		7	2	9
Earnings		\$15,718,112	\$3,392,088	\$19,110,200

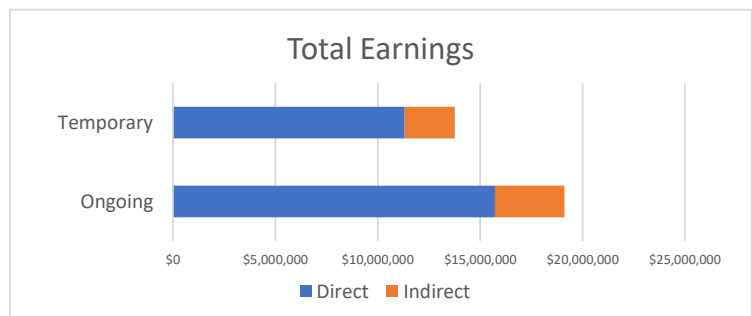
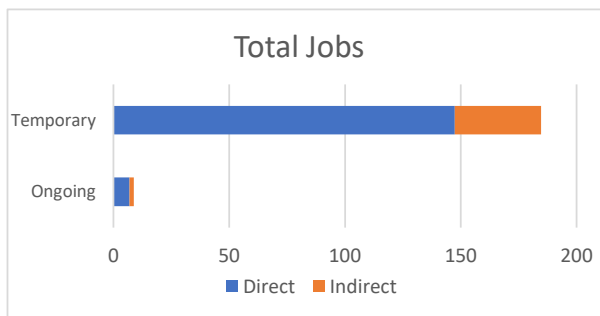
Figure 1



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	\$13,283,003	\$9,399,024
Sales Tax Exemption	\$910,552	\$910,552
Local Sales Tax Exemption	\$488,267	\$488,267
State Sales Tax Exemption	\$422,285	\$422,285
Mortgage Recording Tax Exemption	\$223,013	\$223,013
Local Mortgage Recording Tax Exemption	\$74,338	\$74,338
State Mortgage Recording Tax Exemption	\$148,675	\$148,675
Total Costs	\$14,416,568	\$10,532,589

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$33,638,612	\$28,209,845
To Private Individuals	\$32,870,536	\$27,622,306
Temporary Payroll	\$13,760,336	\$13,760,336
Ongoing Payroll	\$19,110,200	\$13,861,970
Other Payments to Private Individuals	\$0	\$0
To the Public	\$768,076	\$587,539
Increase in Property Tax Revenue	\$502,030	\$363,971
Temporary Jobs - Sales Tax Revenue	\$111,373	\$111,373
Ongoing Jobs - Sales Tax Revenue	\$154,673	\$112,195
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,709,268	\$1,436,360
To the Public	\$1,709,268	\$1,436,360
Temporary Income Tax Revenue	\$619,215	\$619,215
Ongoing Income Tax Revenue	\$859,959	\$623,789
Temporary Jobs - Sales Tax Revenue	\$96,322	\$96,322
Ongoing Jobs - Sales Tax Revenue	\$133,771	\$97,034
Total Benefits to State & Region	\$35,347,879	\$29,646,205

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$28,209,845	\$9,961,628	3:1
State	\$1,436,360	\$570,960	3:1
Grand Total	\$29,646,205	\$10,532,589	3:1

*Discounted at 2%

Additional Comments from IDA

Applicant's proposed project includes 55 units of affordable housing in three buildings on Montauk Highway in East Patchogue on a currently blighted site. The existing structure will be demolished. The facility will include a fitness room, laundry room, a lounge and kitchenette and a mail room. Seventeen of the apartments will be set aside for victims of domestic violence with on-site supportive services provided by New Ground, a not-for-profit organization. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the application and an increase in the number of affordable housing units.

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