
ECONOMIC IMPACT ANALYSIS

The Grove Apartments Multifamily Residential

400 East Main Street
Hamlet of East Patchogue, Town of Brookhaven, New York

NPV No. 08262

Prepared for:

Georgica Green Ventures, LLC
c/o Allison Giosa-Ekblom
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753

Prepared by:



NELSON POPE VOORHIS

environmental • land use • planning

70 Maxess Road
Melville, NY 11747

Contact: Charles J. Voorhis, CEP, AICP, Partner
o: 631.427.5665 | cvoorhis@nelsonpopevoorhis.com

December 6, 2022

TABLE OF CONTENTS

Executive Summary	ii
1.0 Introduction	1
1.1 Project Overview	1
1.2 Needs and Objectives	3
2.0 Methodology	6
3.0 Economic Impacts	8
3.1 Definition of Economic Impacts	8
3.2 Key Findings	9
3.2.1 Economic Impacts of Construction	9
3.2.2 Economic Impacts of Annual Operations	10
4.0 References	12
Attachment A	NPV Economic Qualifications

EXECUTIVE SUMMARY

This analysis examines the economic impacts that are anticipated to occur through the construction and annual operations of a multifamily residential development to be known as The Grove Apartments, located at 400 East Main Street, East Patchogue. The subject site is located on the southeast corner of East Main Street (also known as Montauk Highway and County Route 80) and Grove Avenue in the **Hamlet of East Patchogue**, Town of Brookhaven, Suffolk County, New York. The land uses surrounding the project site are generally comprised of commercial land uses along Montauk Highway with residential neighborhoods north of East Main Street and to the south of the property.

The proposed project will provide a **55-unit multifamily residential development** and associated amenities (leasing office, community room, fitness room, and kids playroom) in three detached 2-story buildings along with approximately 1,000 square feet (SF) of retail space and approximately 800 SF of non-profit space designated for New Ground, a Long Island-based non-profit organization with over 25 years of housing and supportive service experience. Out of the 55 housing units proposed, 17 would be designated as permanent supportive housing for victims/survivors of domestic violence through New Ground, who will provide services including, but not limited to domestic violence safety planning, housing stability, individual counseling, financial literacy, legal assistance, employment training, children and family services and community building. The potential employment benefits of the retail and nonprofit space were not evaluated in this economic analysis; the analysis focuses solely on the economic benefits related to construction and operations of the multifamily residential units.

The proposed development will provide 55 units at affordable rates for households earning between 50% and 90% of the area median income (AMI). The proposed development seeks to provide a variety of unit sizes to accommodate the diverse needs of the community including 21 one-bedroom apartments, 28 two-bedroom apartments, and 6 three-bedroom apartments.

The proposed project responds to the public need for increased housing opportunities, including affordable and workforce housing opportunities. Housing costs have skyrocketed, housing availability has fallen, and local businesses and institutions are no longer able to fill essential positions to meet customer demand during what should be a post-pandemic recovery. The shortage of housing and demand for workers impacts many across the employment spectrum.

The proposed multifamily residential development will support local businesses in East Patchogue and the surrounding areas, bringing increased patronage and spending power to the community. Consumer activity from the increase in residents will ripple through the local community, creating beneficial economic and fiscal impacts throughout East Patchogue, the Town of Brookhaven, Suffolk County, and the region as a whole. In addition, the proposed project will create strong economic activity by providing jobs during construction as quantified in this report.

Economic benefits include direct economic impacts, as well as those indirect and induced impacts that are projected to occur – on output, employment, and labor income – during both the 18-month construction period, and annually upon stabilized operations of the proposed project. During construction, direct, indirect, and induced impacts of the proposed project are estimated to result in **\$27,112,250** in **total output**, **139.30 jobs** (total full-time equivalent [FTE] jobs), and **\$12,446,434** in **labor income** (total wages). During annual operations, direct, indirect, and induced impacts of the proposed project are projected to total **\$1,165,860** in **output** (total revenue), **3.1 jobs** (total FTE jobs), and **\$234,670** in **labor income** (total wages).

In summary, the proposed project is beneficial to economic conditions of the hamlet of East Patchogue, the Town of Brookhaven, Suffolk County, and the region.

1.0 INTRODUCTION

Nelson, Pope & Voorhis, LLC (NPV) has been requested to prepare an economic impact analysis for a proposed multifamily residential development to be known as The Grove Apartments, 400 East Main Street in the Hamlet of East Patchogue, Town of Brookhaven. NPV is a professional environmental and planning firm with qualifications and expertise to prepare economic impact analyses, and has a track record of similar completed projects, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

1.1 Project Overview

This analysis examines the economic impacts that are anticipated to occur through the construction and annual operations of a 55-unit multifamily residential development comprised within three 2-story buildings. In addition, the proposed development includes approximately 1,000 SF of retail space and approximately 800 SF of non-profit space designated for New Ground, a Long Island-based non-profit organization with over 25 years of housing and supportive service experience.

The proposed development will primarily target the local workforce and family households by providing 55 affordable units for households earning between 50% and 90% of the area median income. More specifically, as proposed, 17 units will be targeted for households earning up to 50% of AMI, 26 units to households earning up to 60% of AMI, 7 units households earning up to 80% of AMI, and 5 units households earning up to 90% of AMI.

The proposed development seeks to provide a variety of unit sizes to accommodate the diverse needs of the community and includes 21 one-bedroom apartments, 28 two-bedroom apartments and 6 three-bedroom apartments. The anticipated monthly rental rates range between \$1,227-\$2,045 for the one-bedroom units, \$1,457-\$2,601 for the two-bedroom units, and \$1,671-\$2,994 for the three-bedroom units.

This proposal meets the New York State Housing Goal for an Integrated Supportive Housing Project that will provide 17 units of permanent supportive housing to victims/survivors of domestic violence (“DV”) through New Ground, a Long Island-based non-profit organization with over 25 years of housing and supportive service experience. Georgica Green Ventures, LLC (GGV) and New Ground have secured a conditional award letter from the Empire State Supportive Housing Initiative (ESSHI) for the proposed 17 supportive units (30% of total units). According to New Ground, the Suffolk County DV hotline receives over 4,000 calls annually from individuals and/or families in need. With only 2 Suffolk County emergency housing shelters, both at full capacity, there are over 100 households on the waitlist for immediate safe housing. The proposed development would be the first permanent rental housing available for victims/survivors of domestic violence and their families on Long Island. The site plan includes

non-profit space designated to New Ground which will be used to provide on-site supportive services to the 17 ESSHI units. Through an ESSHI funding award, New Ground will provide services including, but not limited to domestic violence safety planning, housing stability, individual counseling, financial literacy, legal assistance, employment training, children and family services and community building. The proposed development is in a market area that has significant unmet demand for affordable and DV supportive housing with a severely cost-burdened renter population. Providing secure, peaceful, and dignifying housing is a fundamental human right with affordability that will significantly improve economic stability while in a great location walkable to downtown with easy access to employment opportunities and transportation options.

The applicant is requesting a PILOT in the amount of \$600 per unit, or \$33,000 per year. After review and verification of the financial model and applicable term sheets, the PILOT amount requested by the applicant is necessary ensure the financial feasibility of the proposed housing development. The total governmental funds available to help finance affordable/supportive mixed income housing projects are limited by the federal, state and county term sheets which availability is compounded by rising interest rates. The Grove Apartments is currently requesting the maximum eligible funding allowances through New York State Homes and Community Renewal (NYSHCR) and Suffolk County Acquisition/Infrastructure Funding Program. If the annual PILOT payment is in excess of what is being requested, it will reduce the supportable debt for the property and the proposed development will not be financially feasible resulting in the inability to provide this community with a transformative, mixed-use, mixed income multifamily and supportive housing downtown development.

This proposed PILOT request is consistent with similarly situated affordable/supportive housing developments approved throughout Nassau and Suffolk County. As per NYSHCR affordable housing developments are required to demonstrate a PILOT agreement co-terminus with the NYSHCR regulatory period for at least 30 years and up to 50 years. The requested PILOT amount of \$33,000 per year is consistent with comparable affordable housing developments across Nassau and Suffolk County. A PILOT payment in excess of what is being requested would put the property in jeopardy of meeting NYSHCR Financial thresholds and ultimately make the development infeasible.

The subject site is located on the southeast corner of East Main Street and Grove Avenue in the **hamlet of East Patchogue**, Town of Brookhaven, Suffolk County, New York. The area surrounding the project site is primarily comprised of commercial land uses along East Main Street with residential neighborhoods to the north and south of properties fronting on the highway.

The following analysis examines and quantifies the economic impacts that are anticipated to result from the proposed development. **Section 2.0** outlines the methodology and the sources of data used to project the economic impacts generated in this analysis. **Section 3.0** summarizes the economic conditions related to the proposed project. **Section 3.1** defines

economic impacts for the purpose of the report, and **Section 3.2** presents the key findings of the direct economic impacts, as well as those indirect and induced impacts that are projected to occur – on output, employment, and labor income – during both the 18-month construction period, and annually upon stabilized operations of the proposed project. As previously noted, these projections anticipate stabilization of the economy in post-pandemic conditions. A summary of these key economic findings is provided in **Table 1**.

TABLE 1
SUMMARY OF KEY ECONOMIC FINDINGS

Impact Type	Output (Total Revenue)	Employment (Total Number of FTE Jobs)	Labor Income (Total Wages)
<i>Economic Impacts during Construction</i>			
Direct Impact	\$18,861,036	93.20	\$9,430,518
Indirect Impact	\$2,371,228	12.79	\$893,518
Induced Impact	\$5,879,986	33.31	\$2,122,398
Total Impact	\$27,112,250	139.30	\$12,446,434
<i>Economic Impacts during Annual Operations</i>			
Direct Impact	\$1,165,860	1.5	\$105,596
Indirect Impact	\$272,039	1.0	\$87,547
Induced Impact	\$114,718	0.6	\$41,526
Total Impact	\$1,552,617	3.1	\$234,670

Source: Data provided by Georgica Green Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Lastly, **Section 4.0** outlines the references and sources of information utilized in this analysis, and as previously noted, the economic qualifications of the firm and personnel are provided in **Attachment A**.

1.2 Needs and Objectives

The proposed project responds to the public need for additional quality rental multifamily housing units in East Patchogue and the Town of Brookhaven. The project provides a positive contribution toward addressing demand for such housing needs. The residents of the proposed housing units will also support local businesses in the community, bringing increased patronage and spending power to the community. Consumer activity will ripple through the local community, creating beneficial economic impacts throughout East Patchogue, the Town of Brookhaven, Suffolk County, and the region as a whole.

The Town of Brookhaven’s Comprehensive Land Use Plan discusses the then-current residential demographics including household size, population density, dwelling unit type availability, and factors of wealth and age. Based on these demographics the plan lays out the then-existing

residential land use conditions, identifies the problems and needs in residential land use, and offers recommendations for satisfying these needs and fixing these problems. The plan specifically identifies the need for a greater amount and diversity of housing options. In 1996, when the Brookhaven Comprehensive Land Use Plan was published, certain trends are noted such as a decreasing average household size, an increasing need for smaller sized rental housing options, and an increase in population density. In the recommended residential land use and zoning changes section it is noted, *“...the siting of additional multi-family housing needs to be addressed. Consideration should be given to placement of such housing along major roadways in place of commercial zoning in some areas. They should also be considered for locations adjacent to activity centers to create a sense of place, and the need to continue to provide a choice of housing types for an aging population desiring to remain in the community as well as affordable housing for the young.”* The proposed multifamily development is sited along a major roadway in a commercially zoned district and is in an area adjacent to commercial uses and activity centers such as restaurants, pharmacies, banks, the Patchogue-Medford Library, retail establishments, and open space/recreation areas. In addition, the proposed project seeks to provide primarily affordable and workforce housing units in a variety of bedroom sizes to serve the needs of a wide variety of residents.

According to Suffolk County’s Framework for the Future – Comprehensive Plan 2035, *“demographic changes occurring within Suffolk County over the past two decades have created a new housing demand profile that includes a higher proportion of smaller, multi-family units, a higher proportion of rental units, and more units that are priced at levels that are affordable to households earning under \$75,000 annually.”* Nearly 80% of all residential units in Brookhaven are single family homes. The current housing stock in Brookhaven lacks a diversity which is essential to support a thriving diverse community and meet the needs of all residents. In addition to the overabundance of single-family homes in Brookhaven, there is also a shortage of rentals. The US Census Bureau estimates that over 80% of housing units are owner-occupied, while only approximately 20% of housing units are renter-occupied. There is significant need for multifamily residential developments in the local community. While the number of housing units has increased in Brookhaven, the majority of those units have been single family homes that are not attainable for low to moderate income households and the growing demand for affordable and workforce housing units.

A market study for the proposed project was prepared by Newmark Knight & Frank (NKF). The *“Comprehensive Market Study Proposed Affordable Family Housing Development at The Grove at Patchogue”* identified supply and demand trends in small affordable multifamily housing in the subject area of Suffolk County and demonstrates that there is sufficient demand for the proposed housing development in the area. In addition, the study concludes that the project will not cause undue economic harm to the existing rental stock in the area. Finally, the study evaluates the position of the proposed 55-unit multifamily housing development in the context of current market conditions. Trends identified in the NKF study support the conclusions of the aforementioned town and county comprehensive plans as they relate to the increasing demand for affordable rental housing and lack of supply. The conclusions identify a lack of new tax

credit affordable family housing in the subject area, the extensive waitlists for affordable units in the area, and data which indicates that over 40% of renters in the area a cost burdened as these households are currently paying more than 35% of their income on rent. The study concludes that strong support is anticipated *“for the project as intended with an advantage toward achievable market rents in an area where limited new affordable housing has been added for these household sizes and income tiers. There is clear demand in the area based on the low capture rate and the high number of income-qualified households not living in affordable tax credit housing that would support the project notwithstanding the superior quality, condition, and amenities.”*

As economic stability returns following the coronavirus pandemic of 2020-22, the proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will advance the planning goals of the Town and will establish many new construction jobs and housing opportunities that will help in the post-pandemic recovery. The proposed project responds to the Town’s desire to provide such rental housing opportunities in the area, as recognized in various comprehensive planning documents and evidenced by current conditions within the surrounding community.

2.0 METHODOLOGY

Various data and information from federal, state, local, and commercial data sources was used to analyze the existing conditions and projected economic and fiscal impacts stemming from the construction and annual operation of the proposed development.

Georgica Green Ventures, LLC supplied information regarding the construction cost and construction schedule, building size, unit mix, anticipated rental rates, and operations employees and salaries.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Occupational Employment Statistics survey. This survey was used to estimate the wages earned among those employed within “construction and extraction,” occupations in the Long Island labor market. These wages were assumed for each of the workers responsible for the construction of the proposed project.

IMPLAN (formerly known as the Minnesota IMPLAN Group) developed an economic impact modeling system called IMPLAN, short for “IMppact analysis for PLANning.” The program was developed in the 1970s through the United States Department of Agriculture’s Forest Service and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer’s employees, the producer’s suppliers, the supplier’s employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage, and supplier data. IMPLAN differentiates in its software and data sets between 576 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry standard for estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NPV personnel have received formal IMPLAN training through IMPLAN and possess the qualifications to project economic impacts for a multitude of project types using this software. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County's "Construction of new multifamily residential structures" industry, were analyzed to determine the direct, indirect, and induced economic impacts during the proposed project's construction period. Moreover, multipliers specific to socio-economic data in Suffolk County's "Tenant occupied housing" industry were analyzed to determine the direct, indirect, and induced economic impacts during the annual operations of the proposed project. A summary of these impacts can be found in **Section 3.2.1** and **Section 3.2.2** of this analysis.

3.0 ECONOMIC IMPACTS

As noted in **Section 1.0**, this analysis summarizes the existing conditions and the economic and fiscal impacts associated with the proposed multifamily residential development, consisting of 55 rental housing units for households earning 50% to 90% of the HUD guidelines for average median income for the Nassau-Suffolk Region (AMI). The project will consist of 21 one-bedroom apartments, 28 two-bedroom apartments and 6 three-bedroom apartments. Economic impacts include direct, indirect, and induced benefits on output, employment, and associated labor income during the construction phase and during a stabilized year of annual operations. It is noted that these analyses are based on conditions over 30 months into the coronavirus pandemic and therefore represent conditions as the construction industry regains momentum and the economy stabilizes in post-pandemic conditions.

The proposed project will generate immediate construction jobs, as well as increased job opportunities related to the operations and management of the facility. Such economic benefits are most crucial to the economic well-being throughout the East Patchogue community, the Town of Brookhaven, Suffolk County, and the region as a whole.

A summary of findings is provided herein, with detailed methodologies and references provided throughout this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such economic impact analyses.

3.1 Definition of Economic Impacts

A **direct impact** arises from the first round of buying and selling and includes the production of changes and expenditures made as a result of the proposed action. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. During construction, the direct impact includes the number of construction employees, their salaries, and most of the expenditures that are anticipated to be incurred by the developer. It generally includes expenditures related to demolition, construction, purchase of materials, engineering, architecture, and environmental consultants. During operations, direct impacts include the salaries of employees of the development (such as maintenance and management), and direct output would be in the form of monthly rental revenue.

An **indirect impact** refers to the increase in sales of other industry sectors stemming from business-to-business purchases in the supply chain due to the initial input purchases, which include further round-by-round sales. The indirect impacts on output related to construction include additional business to business rounds of buying and selling throughout the supply chain.

An **induced impact** accounts for the changes in household spending resulting from the labor income generated by the employees of the proposed action during construction and operations, resulting from direct and indirect impacts. The total impact is the sum of the direct,

indirect and induced impacts.

3.2 Key Findings

3.2.1 Economic Impacts of Construction

A detailed analysis of direct, indirect, and induced impacts generated during the construction period is outlined below. It is important to note that each of these impacts are temporary and are projected to occur only while the proposed project is being constructed. As previously noted, these projections anticipate stabilization of the economy in post-pandemic conditions.

- For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in July 2023, with the construction period anticipated to occur over a period of 18 months.¹
- The proposed project is projected to represent over \$18.8 million² in construction costs over the 18-month construction period.³ This \$18.8 million investment in direct annual output is projected to generate an indirect impact of over \$2.3 million, and an induced impact of an additional \$5.8 million, bringing the total economic impact output to over \$27.1 million during the 18-month construction period.⁴
- During the construction period, direct employment refers to the number of short-term jobs necessary to complete the construction of the proposed project. The construction period is anticipated to generate 93.2 full time equivalent (FTE) jobs, which are anticipated to last the entire duration of the 18-month construction period.
- The 93.2 FTE jobs created during the construction period will have an indirect impact of 12.79 FTE jobs and an induced impact of 33.31 FTE jobs in other industry sectors, bringing the total impact of the 18-month construction period to 139.30 FTE jobs.⁵ This job creation – direct, as well as indirect and induced – presents opportunities for persons who remain unemployed throughout the region.
- During the construction period, direct labor income refers to the annual earnings, wages, or salary paid to each of the workers responsible for the construction of the proposed project. Labor income typically comprises approximately 50% of the cost of residential construction; the remaining portion represents the cost of materials.⁶

¹ Construction schedule provided by Georgica Green Ventures, LLC in November 2022.

² For the purpose of this analysis, this figure and all other figures in the construction portion of this analysis reflect 2023 dollars, the year in which construction is assumed to commence.

³ Construction costs provided by Georgica Green Ventures, LLC in November 2022. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

⁴ According to IMPLAN, a multiplier of 1.521609 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the “Construction of new multifamily residential structures” (IMPLAN Sector 58) in Suffolk County, New York.

⁵ According to IMPLAN, a multiplier of 10.74 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the “Construction of multifamily residential structures” (IMPLAN Sector 58) in Suffolk County, New York.

⁶ Construction/renovations labor and materials estimates per design group Nelson + Pope.

- Labor income is projected to total \$97,749 per employee⁷ for the 18-month construction period, resulting in \$9.5 million in collective earnings among the 93.2 FTE employees. This labor income is projected to have an indirect impact of over \$890,000 and an induced impact of over \$2.1 million, bringing the total economic impact of the 18-month construction period to over \$12.4 million in labor income.⁸

A summary of key economic findings projected to occur during the 18-month construction period is provided in **Table 2**.

TABLE 2
SUMMARY OF KEY ECONOMIC FINDINGS DURING 18-MONTH CONSTRUCTION PERIOD

Impact Type	Output (Total Revenue)	Employment (Total Number of FTE Jobs)	Labor Income (Total Wages)
Direct Impact	\$18,861,036	93.20	\$9,430,518
Indirect Impact	\$2,371,228	12.79	\$893,518
Induced Impact	\$5,879,986	33.31	\$2,122,398
Total Impact	\$27,112,250	139.30	\$12,446,434

Source: Data provided by Georgica Green Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

3.2.2 Economic Impacts of Annual Operations

A detailed analysis of direct, indirect, and induced impacts generated annually during operations is outlined below. Each of these impacts is permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations. As previously noted, these projections anticipate stabilization of the economy in post-pandemic conditions.

- It is assumed that the proposed project will begin the operational phase of development upon the completion of the 18-month construction period and achieve full occupancy in July 2025. For the purpose of this operations analysis, the first year of stabilized operations is assumed to occur in 2026.
- Annual output will be generated in the form of monthly rental revenue of the residential units totaling \$1,165,860.

⁷ New York State Department of Labor’s Occupational Employment Statistics survey reports a median wage of \$63,268 among those employed within construction and extraction occupations in the Long Island labor market. Data was collected between November 2018 and May 2021, and then updated to the first quarter of 2022 by making cost-of-living adjustments. An additional 3% per year increase was added to the average annual wage to approximate salaries in 2023, the year construction is anticipated to commence.

⁸ According to IMPLAN, a multiplier of 0.806574 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the “Construction of multifamily residential structures” (IMPLAN Sector 58) in Suffolk County, New York.

- The annual operational revenues are projected to generate an indirect impact of over \$272,000, and an induced impact of over \$114,000 per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region.
- The sum of the direct, indirect, and induced impacts results in a total economic impact on output of over \$1.55 million during annual operations.⁹
- The proposed operation of the project is anticipated to generate 1.5 FTE jobs on site.¹⁰
- The 1.5 FTE jobs will have an indirect impact of 1.0 FTE employees and an induced impact of 0.6 FTE employees in other industry sectors, bringing the total economic impact of employment to 3.1 FTE jobs during annual operations.¹¹
- The 1.5 FTE jobs will generate a total of \$105,596 in collective labor income (salaries and benefits).¹² This labor income will have an indirect impact of over \$87,000 and an induced impact of \$41,000, bringing the total economic impact of labor income to \$234,670 during a stabilized year of operations of the proposed project.¹³

A summary of key economic findings projected during annual operations is provided in **Table 3**.

TABLE 3
SUMMARY OF KEY ECONOMIC FINDINGS DURING ANNUAL OPERATIONS

Impact Type	Output (Total Revenue)	Employment (Total Number of FTE Jobs)	Labor Income (Total Wages)
Direct Impact	\$1,165,860	1.5	\$105,596
Indirect Impact	\$272,039	1.0	\$87,547
Induced Impact	\$114,718	0.6	\$41,526
Total Impact	\$1,552,617	3.1	\$234,670

Source: Data provided by Georgica Green Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN.

⁹ According to IMPLAN, a multiplier of 1.375349 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the “Tenant occupied housing” (IMPLAN Sector 448) in Suffolk County, New York.

¹⁰ Assumptions pertaining to the direct employment based on 0.04 employees per housing unit.

¹¹ According to IMPLAN, a multiplier of 7.88 represents the total dollar change in employment that occurs in all industries for each additional dollar of output delivered to final demand by the “Tenant occupied housing” (IMPLAN Sector 448) in Suffolk County, New York.

¹² Assumptions pertaining to the employment compensation provided by Georgica Green Ventures, LLC. It is important to note that all assumptions are estimates based upon market conditions as of the date of preparation of this analysis.

¹³ According to IMPLAN, a multiplier of 0.286447 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand of the “Tenant occupied housing” (IMPLAN Sector 448) in Suffolk County, New York.

4.0 REFERENCES

Town of Brookhaven, 1996. Town of Brookhaven Final 1996 Comprehensive Land Use Plan. Brookhaven, New York.

Suffolk County, 2015. Suffolk County's Framework for the Future – Comprehensive Plan 2035. Suffolk County, New York

Newmark Knight & Frank, 2022. Comprehensive Market Study Proposed Affordable Housing Development The Grove at Patchogue.

IMPLAN, 2020. IMPLAN Economic Modeling System. Huntersville, North Carolina.

New York State Department of Labor, in partnership with United States Bureau of Labor Statistics, 2022. Occupational Employment Statistics Survey. Long Island Region, 2022.

ATTACHMENT A
Nelson Pope Voorhis
Economic Analysis Qualifications

STATEMENT OF QUALIFICATIONS ECONOMIC AND FISCAL IMPACT ANALYSIS



NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP, Principal
o: 631.427.5665 | cvoorhis@nelsonpopevoorhis.com

TABLE OF CONTENTS

INTRODUCTION	1
KEY PERSONNEL.....	3
RELEVANT EXPERIENCE.....	5

INTRODUCTION

Nelson, Pope & Voorhis, LLC (“Nelson Pope Voorhis” or “NPV”) is an environmental planning and consulting firm established in 1997 that serves governmental and private sector clients preparing creative solutions specialized in the area of complex environmental project management and land use planning/analysis. Our offices are strategically located in Melville, Long Island, NY and Suffern, NY in the Hudson River Valley. NPV consists of three divisions, created to better serve clients with high quality, innovative and responsive consulting services in all aspects of environmental planning. The three divisions are:

- **Environmental and Community Planning Division:** prepares comprehensive plans, long-term planning studies, corridor redevelopment studies, brownfield plans and comprehensive and strategic zoning amendments. The group is effective in the use of geographic information systems (GIS) mapping to evaluate issues and present baseline data. Effective community outreach strategies are developed and tailored for each project and the community in which the project is taking place. The group represents a number of planning boards in the region.
- **Phase I/II ESA and Remediation Division:** prepares Phase I/II Environmental Site Assessments with soil and groundwater sampling services, lead based paint, asbestos and radon inspection services, and all forms of environmental sampling. The division evaluates the implications of past and/or present contamination and property uses on future land uses.
- **Environmental Resource and Wetland Division:** conducts ecological assessment and planning, landscape and coastal restoration, wetland delineation and restoration, habitat assessment, conducts stormwater modeling and green infrastructure planning and implementation. This division assists clients through permitting and SEQRA processes.

The primary focus of the firm is to provide quality consulting services that meet the needs and goals of our clients while respecting the environment. We pride ourselves being extremely responsive to each client. Clients rely on NPV’s depth of experience and expertise to provide solutions to each unique project within budget and on schedule. Our clientele, some of whom we have represented for decades, recognize NPV’s capabilities and are secure in knowing that they receive quality professional services from project inception through completion. NPV’s multidisciplinary staff includes AICP-certified planners, economists, ecologists, hydrologists, certified environmental professionals, grants specialists, and GIS specialists.

As a local firm, NPV has significant expertise in performing both Economic and Fiscal Impact Analyses as well as Market Studies. We have served as a primary consultant to many private developers as well as municipalities and have established a solid track-record of completed projects and local government references throughout Long Island, with an emphasis on economic related projects.

NPV has the capabilities to provide the following services:

PHASE I/II ESA AND REMEDiation	COMMUNITY AND LAND PLANNING	ENVIRONMENTAL AND WETLAND ASSESSMENT
<p><u>ENVIRONMENTAL AUDITS</u> Phase I ESA & Due Diligence Investigations Phase II ESA Groundwater Investigations Soil Sampling, Boring and Classifications Soil Gas Surveys Monitoring Wells & Piezometers Tank Sampling Pesticide Sampling & Plans Soil Management Plans Remediation Brownfield/Voluntary Cleanup Plans RCRA Closures Superfund Sites Asbestos Surveys Influent/Effluent Sampling Lead Based Paint Surveys Subsurface Investigations Ground Penetrating Radar (GPR) Dewatering Services Pipe Camera Magnetometer Groundwater Monitoring Studies Flow Studies Water Supply Studies Nitrogen Load/TMDL Evaluation</p> <p><u>ENVIRONMENTAL ANALYSIS</u> NYS SEQRA/NYC CEQR Administration NEPA Analysis/Documentation EIS/EAF Preparation GEIS & Regional Impact Analysis Noise Monitoring & Assessment Air Impact Analysis Visual Assessment</p>	<p><u>ECONOMIC</u> Fiscal Impact Analysis Economic Impact Analysis IMPLAN and RIMS II Economic Impact Modeling School District/Community Service Impact Analysis Market Studies Niche Market Analysis Demographic Studies Economic Development Planning Business Retention & Expansion Strategies Downtown Revitalization IDA Financing Assistance</p> <p><u>PLANNING</u> Development of Feasibility Studies LEED Planning Public Outreach Meetings Demographic Analysis Municipal Review Services Planning & Zoning Analysis Build Out Analysis GIS Analysis Code Preparation & Review Downtown Revitalization Regional Planning & Land Use Plans Recreation Planning LWRP & Harbor Management Plans Grant Writing & Administration Public Outreach & Community Surveys Community Visioning District Mapping Spatial Analysis of Call Database Needs Assessment Demographic Analysis</p>	<p><u>STORMWATER MANAGEMENT</u> Stormwater Permitting Stormwater Pollution Prevention Plans (SWPPP) Erosion & Sediment Control Plans NYSDEC “Qualified Inspectors” for Construction Field Monitoring Stormwater Management Programs NYSDEC Annual Reports Construction Stormwater Field Monitoring Outfall & Infrastructure Inventory GIS Mapping & Analysis Stormwater BMP’s Stormwater Management Planning Low Impact Design</p> <p><u>ECOLOGY & WETLANDS</u> Wetland Delineation and Permits Permit Plans Restoration/Mitigation Plans Ecological Studies and Surveys Endangered Species Surveys Pond Management Plans Invasive Species Control Water Quality Evaluation Habitat Management Watershed Management Plans Environmental Education /Outreach</p> <p><u>COASTAL & WATERFRONT MANAGEMENT</u> Waterfront Management Plans Waterfront Certifications Coastal Erosion Hazard Area FEMA Compliance Shoreline Restoration Planning Ecological Landscape Design</p>

Economic and Fiscal Impact Analyses & Market Studies

NPV performs economic impact analyses and utilizes the software IMPLAN (a model that combines a set of extensive databases, economic factors, multipliers, and demographic statistics) to estimate short and long-term employment projections generated by a development. Economic impacts are determined by inputting the anticipated direct spending from construction and operations of each of the development through the IMPLAN model which may be calibrated to reflect local spending patterns. The IMPLAN model estimates the full-time job creation during construction and under operation — and the direct, indirect and induced economic benefits related to purchase of goods and services. Direct effects are the immediate result of the project

implementation. Indirect benefits stem from the purchase by local businesses/industries of goods and services from other local businesses/industries (also known as intermediate expenditures). Induced benefits reflect the spending of wages from residents (accounting for household purchases made by paid employees or from new residents in housing developments).

For fiscal impact analyses, NPV identifies project benefits and/or impacts in terms of tax revenue projections and demand for community services from various providers – including the ramifications of development on local school districts.

NPV prepares market studies to evaluate the need for a particular type of development, which include housing needs assessments, evaluation of retail gaps and surpluses, and niche market and branding studies.



KEY PERSONNEL

All NPV professionals are available to assist on an as-needed basis. Kathy Eiseman will serve as the project coordinator, working as the primary contact and assigning projects to the various professionals on the team. Specific individuals expected to provide services and their individual roles for Economic and Fiscal Impact Analyses initiatives are noted as follows:

Personnel	Qualifications, Project Role
Kathryn J. Eiseman AICP Partner	Project Oversight
Charles J. Voorhis, CEP, AICP Principal	Project Coordination
Taylor Garner, AICP Senior Environmental Planner	Project Coordination, Preparation of Reports
Valerie Monastra Principal Planner	Preparation of Reports

Nelson Pope Voorhis is managed by a select group of partners. Each provides specific expertise in the field of environmental planning, land use planning/analysis, remediation, engineering and land surveying that is unique within the industry. The diverse leadership of NPV couples the experience of our senior partners with the innovation and enthusiasm of our younger staff. Many of the team’s staff have advanced technical degrees and/or technical certifications. Such as LEED Accredited Professional (LEED AP), OSHA 40 Hour HAZWOPER, and American Institute of Certified Planners (AICP), etc.

Kathryn J. Eiseman, AICP, Partner is a Partner and Division Manager of the Environmental & Community Planning Division. She has over 20 years of planning experience in environmental planning and manages both private and public planning projects. Current projects include the Local Waterfront Revitalization Program for the Town of Islip and Brownfield Opportunity Area (BOA) for the Town of Riverhead BOA. Ms. Eiseman is the planner for the Villages of Southampton and Sag Harbor Planning Boards and directs her staff to perform site plan and subdivision reviews and advises the Board on a regular basis. She is skillful in managing complex projects and working with team members both in house and as subconsultants. Her staff is proficient in the use of GIS and design software for preparation of high-quality graphic products. Ms. Eiseman is experienced in the art of public participation and education and tailors her approach to the unique needs of each project community. She is an enthusiastic and creative planner who endeavors to bring a fresh approach to each project as well as to her position as Treasurer for the Long Island Section of the American Planning Association.

Charles Voorhis, CEP, AICP is Principal of NPV and has over 40 years of experience in environmental planning on Long Island and in the New York metropolitan area. Mr. Voorhis is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP). He has a wealth of experience in managing large scale municipal projects including regional environmental planning, downtown revitalization and action planning, Generic Environmental Impact Statements, stormwater management, wetlands and coastal management, and municipal consulting. Mr. Voorhis and his firm serve as environmental planning consultants to many of New York Towns and Villages and are currently in the process of preparing several long-range planning initiatives for several Towns in Nassau and Suffolk Counties.

Taylor Garner is an environmental planner with an undergraduate degree in Environmental Science from Villanova University and a master's degree in Urban Planning with a concentration in Sustainability and the Environment from Hunter College. Ms. Garner has undergone the Formal training course in the IMPLAN Economic Modeling System IMPLAN. She oversees the preparation of market analyses and feasibility studies, niche market studies and branding plans, school district analyses, economic development strategies, as well as fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creating and associated revenues circulating throughout the economy) impact analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has experience in analyzing demographic data and preparing grant applications. Ms. Garner has been involved with comprehensive plans, local waterfront revitalization plans, brownfield development, zoning plans, and public participation and community visioning processes. Ms. Garner is also experienced in the preparation and review of environmental assessment documents, including SEQRA and CEQR documents, and site plan review for the Villages of Southampton and Sag Harbor and the Town of Oyster Bay.

Valerie Monastra is an is an AICP Certified Environmental Planner with over 18 years of experience throughout the Hudson Valley in management and planning pertaining to land use development, zoning, environmental review, affordable housing and community development projects. Her educational and employment history encompass both urban and environmental planning as well as governmental administration. Ms. Monastra has experience providing planning services to New York State agencies including DOS, DEC, OPRHP and ESD and is expert in the SEQRA and NEPA processes. Ms. Monastra serves as the President of the Westchester Municipal Planning Federation. She has vast experience working on the local level with municipalities to complete plans and navigate projects through the land use approval process.

Detailed resumes can be provided upon request.

RELEVANT EXPERIENCE

The following list of projects have been selected to demonstrate the team’s qualifications and capabilities.

City of New Rochelle Downtown Overlay Zone (DOZ) Zoning Amendments (New Rochelle, NY)

NPV prepared an economic and fiscal impact analysis for the proposed 2021 Amendments to the City of New Rochelle Downtown Overlay Zone (DOZ), located in the downtown area of New Rochelle, New York. The City is proposing updates to the Theoretical Development Scenario (TDS), which was originally evaluated as part of the 2015 Generic Environmental Impact Statement (GEIS). The GEIS was prepared to evaluate potential impacts that could result from the adoption of the DOZ. The 2021 TDS changes are proposed to address the shift in demand away from certain commercial uses and to provide for additional residential and live/work options, as well as retail and restaurant options designed to integrate the outdoors and new outdoor recreational opportunities into the DOZ. Additionally, the 2021 DOZ Amendments include the continuation of the DO Zones to the south and east to add a new “Waterfront Overlay District” (“DO-7 Zone”) to allow for development on or near a newly created publicly accessible waterfront. Collectively, the 2021 DOZ Amendments (the “Proposed Action”) are intended to continue the successful growth within the entire DOZ while re-balancing the potential development impacts of a revised TDS.

The analysis examines the economic and fiscal impacts that are anticipated to occur through the implementation, construction and annual operations of the revised TDS, intended to continue growth within various zoning districts within the City’s downtown and waterfront.

Greybarn Sayville (Sayville, NY)

NPV has updated this fiscal and economic impact analysis for the Greybarn-Sayville Planned Development District (PDD) as part of the Draft Environmental Impact Statement (DEIS). The proposed project is on the site of a former Country Club, a 114.33-acre property in the hamlet of Sayville of the Town of Islip. The proposed project will include the development of 1,365 multi-family residential rental units, on-site stormwater and sanitary wastewater treatment systems, connections to the public water supply, recreational and commercial amenities (limited to the site’s residents, and including small retail/commercial spaces, interior open spaces, outdoor pool/patio areas, and an internal walking trail network), and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed. The proposed project also includes expanded wastewater treatment capabilities for wastewater from downtown Sayville, and installation of a sewer main from downtown Sayville to the on-site sewage treatment plant (STP).

The project responds to the public need for increased quality rental housing opportunities in the area. The proposed project has been designed using smart growth development principles, by incorporating features and characteristics including internal walkability, sense-of-place features, safe and convenient pedestrian access to on-site amenities (within the site and limited to use of the site’s residents), and on-site recreational amenities for its residents. In addition, the proposed project will create strong economic activity by providing jobs and a solid tax base.

Concern for Independent Living (Southampton, NY)

NPV prepared a fiscal and economic impact summary to examine the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a proposed residential development with 60 workforce rental apartment units to be located on County Road 39 in the Village of Southampton. Due to the generally affluent nature of the south fork of Long Island, and many parts of Southampton in particular, the demand for workforce housing units in Southampton is strong, and there is documented need for this type of housing in the community. The proposed project responds to the Town's and community's desire to provide such rental housing opportunities in the area, as recognized in various comprehensive planning documents and evidenced by current conditions within the surrounding community.

There also remains an unmet demand for veteran housing, including housing for disabled veterans who may have a need for accessible housing and supportive services. The units will be comprised of 36 one-bedroom and 24 two-bedroom apartment units, and the proposed project will also include a 5,000 square foot (SF) community building with a gym, computer room, and community room for use by residents and staff, as well as service provision for the supportive housing units. All of the units will be designated as "affordable" units under the Town Code and will be occupied by households that meet applicable economic standards as administered by the Town. A portion of the units will be occupied by veterans, including disabled veterans and disabled veterans in need of support. The project will benefit the community by transforming an overgrown and littered site into attractive, high-quality workforce housing that will enhance the community. As economic stability returns following the coronavirus pandemic of 2020, the proposed project is expected to contribute to the long-term economic health of the community.

Superblock Long Beach (Long Beach, NY)

NPV prepared a Fiscal Impact Analysis and a Household Buying Power Analysis for a residential development in Long Beach, New York. This analysis will assist the developer in quantifying the fiscal impact that the new residential development will have on the local tax base, and the economic impact that new household spending will have on the local economy. Economic impact including construction and operational job creation was addressed in detail in the Economic Impact Summary Analysis prepared by NPV earlier in 2020. This analysis examines the fiscal impacts and the household spending that is anticipated to occur during annual operations of a new residential development including: 200 one- and two-bedroom condominiums; and, 238 market-rate and workforce studio, one- and two-bedroom rental units.

Prior to the coronavirus pandemic of 2020, the condominium market in Long Beach has been quite attractive, with a strong demand and a supply of such housing units proximate to the boardwalk, and/or with water views. The rental market has suffered from a dearth of new transit-oriented communities. The proposed residential development is responsive to this demand in Long Beach, and as economic stability returns, is expected to contribute to the long-term economic health of the community through the provision of such newly constructed luxury housing opportunities. The proposed residential development is expected to create strong economic activity by providing a solid tax base upon completion and full taxation of the project. The new residents living within the 200 condominiums and 238 rental units proposed for development will patronize downtown establishments, bringing significant new disposable income to the merchants in the community. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Long Beach, Nassau County, and the region as a whole. Consequently, economic activity including job creation and

consumer buying power will be generated by the project.

Storage Deluxe (Valley Stream, NY)

NPV prepared a market feasibility, fiscal and economic impact summary analysis for a commercial storage facility in Valley Stream, New York. This analysis examines the feasibility in the local market, as well as fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a new four-story, 140,000 square foot (SF) commercial storage facility. With the decline in the number of warehouse facilities in the region, and rising commercial rents, many companies can no longer afford large warehouses. Such businesses have nowhere to store their inventory, which is a major roadblock to their success and growth. The proposed commercial storage facility is responsive to this need and anticipates serving the needs of hundreds of local businesses in Valley Stream and surrounding communities, in a cost-effective manner.

The proposed commercial storage facility will create strong economic activity by providing new employment opportunities and will provide a tax revenue and/or payment in lieu of taxes. The analysis served to accompany the IDA application to the Town of Hempstead.

RD Industrial Site (Yaphank, NY)

NPV prepared a series of economic and fiscal calculations as part of the Land Use Application being prepared for a 47+ acre project site is located the hamlet of Yaphank, Town of Brookhaven. The proposed project includes the development of two one-story distribution warehouses, as well as a three-story self-storage building. For the purpose of this analysis, it was assumed that both distribution warehouse buildings will be occupied by a mix of industrial and office uses, with a split of 90%/10% favoring pure industrial use.

As economic stability returns following the coronavirus pandemic of 2020-21, the proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will establish many new construction and operational jobs that will help in the pre- and post-pandemic recovery, as well as a solid tax base upon full build-out and full-taxation of the property.

Canoe Place Inn and Hampton Boathouses (Hampton Bays, NY)

The Canoe Place Inn (CPI) has a longstanding history and serves as an important part of the character of the Hampton Bays community. The rehabilitation the formerly vacant CPI included synergistic uses on the site reminiscent of its history, working together to draw interest for destination weddings, charity events, business conferences and other special events.

In the 2014 preparation of the Environmental Impact Statement, NPV prepared a Fiscal Impact Analysis and Assessment of Needs and Benefits for the Canoe Place Inn and Hampton Boathouses properties. The study examined and quantified the beneficial impacts to the local school district as well as the generation of annual property tax revenues. Moreover, the analysis projected the economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the rehabilitated CPI and residential project components. NPV also prepared a Residential Market Analysis for the Hampton Boathouses property on Shinnecock Canal. The analysis analyzed the relationship between the demand for, and supply of, comparable residential developments and ultimately,

quantified the amount and type of housing units that could be supported by the target market – including both those for year-round residents and seasonal residents.

In 2019, NPV prepared a Market Feasibility Analysis for CPI, for submission to the Suffolk County Industrial Development Agency (SCIDA) for tax deferral and other financial assistance. The analysis examined the demand for CPI, the local and regional tourism market and forecasted growth, and determined that CPI will establish a tourism destination that is likely to attract a significant number of visitors from outside the economic development region, and therefore eligible for SCIDA assistance.

Danford’s Hotel, Marina & Spa: Economic Planning Analysis(Port Jefferson, NY)

Danford’s Hotel, Marina & Spa is an integrated water-dependent facility in Port Jefferson, New York, and is referred to as “the anchor of Port Jefferson.” The hotel, marina, spa and restaurant are inter-related uses that support recreational/commercial boating, marine trades, marine material suppliers and related industries. The combined facility is an economic engine for Port Jefferson and the region, with the annual maintenance to, and operations of, the facility creating strong economic activity. An abundant amount of consumer activity ripples through the

local community, contributing vastly to the economy of downtown Port Jefferson, and into the Town of Brookhaven, Suffolk County and the region as a whole.

NPV prepared an Economic Planning Analysis that quantified the beneficial economic impacts associated with Danford’s Hotel, Marina & Spa. The analysis examined the direct, indirect and induced impacts on output, employment and labor income, during the annual maintenance and repair construction of the facility, as well as during annual operations of the hotel, marina & spa.

TopGolf Market Feasibility Analysis (Holtsville, New York)

Topgolf is a global sports and entertainment community, which was first launched in the United States in 2005. It has served as the pioneer in the golf entertainment industry ever since. The most recent location in Holtsville, NY includes a 65,000 square foot, state-of-the-art, multi-level golf entertainment complex, and allows for a unique experience that can be enjoyed year-round. No such facility currently exists on Long Island. The synergistic uses provided at the Topgolf Holtsville location will work together to draw interest for local residents, college students and employers, as well as persons originating from outside of the area for patronage, corporate and charity events, business conferences and other special activities. This broad combination of guests will provide economic activity both at the site and into the surrounding community.

In 2016, NPV prepared a Economic and Fiscal Impact Analysis that examined and quantified the beneficial tax revenue benefits as well as economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the proposed Entertainment Recreation Facility. In 2019, NPV prepared a Market Feasibility Analysis for Topgolf, to accompany the Industrial Development Agency (IDA) application to the Town of Brookhaven. The analysis examined the strength of the regional entertainment recreation industry, the demand for this type of use, the lack of supply of comparable facilities in the local and regional economy, and various benefits that would be accrued to the local economy and community at large, through the annual operations of the Topgolf project. The analysis concluded that

Topgolf would provide a combined entertainment and recreation facility, that but for the project, would not be reasonably available to the residents of the Town of Brookhaven or Suffolk County, and therefore it was deemed eligible and appropriate for IDA assistance.

Economic Development Chapter of the Comprehensive Plan Update (Town of Southold)

In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. NP&V prepared the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning.

Niche Market and Branding Plan & Build-Out/Tax Base Analysis(Bellport, NY)

NPV worked with the Town of Brookhaven on a niche market and branding plan for the Greater Bellport community. The focus of this plan was to form a set of recommendations that outlined the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NPV recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for. NPV worked with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NPV created a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model was used to test assumptions for future development and to analyze various alternatives in an automated fashion, allowing for easy comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services and may provide support for creating additional commercial tax base within the district.