

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: October 12, 2023
 Project Title: GGV Grove Apartments LLC UPDATED
 Project Location: 400 East Main Street East Patchogue, NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

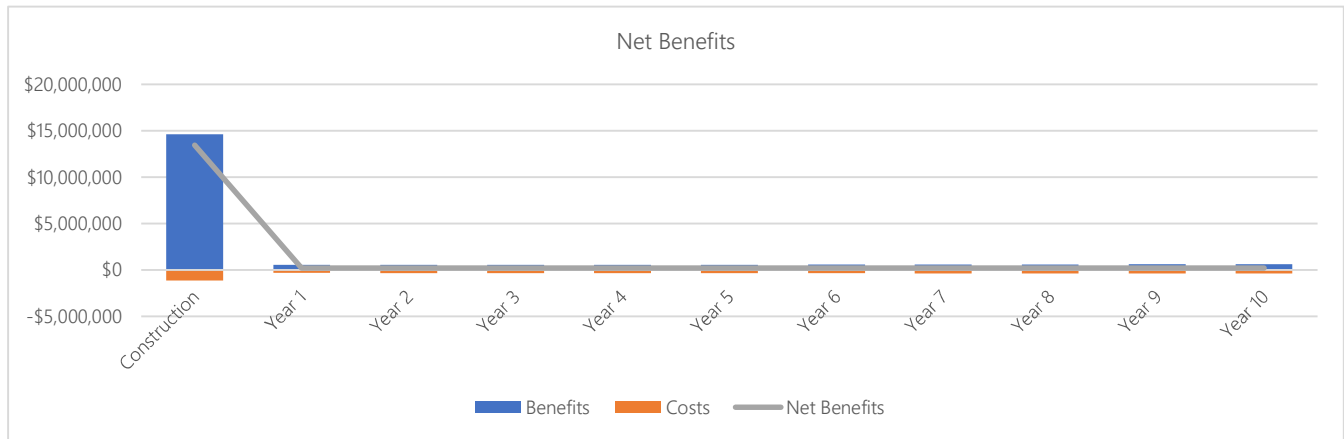
Project Total Investment
 \$33,754,854

	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

Aggregate over life of the PILOT

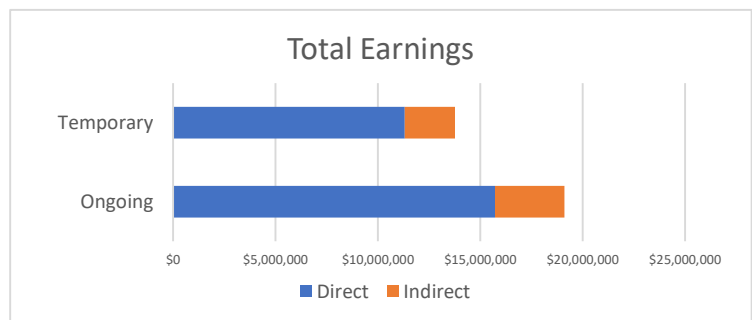
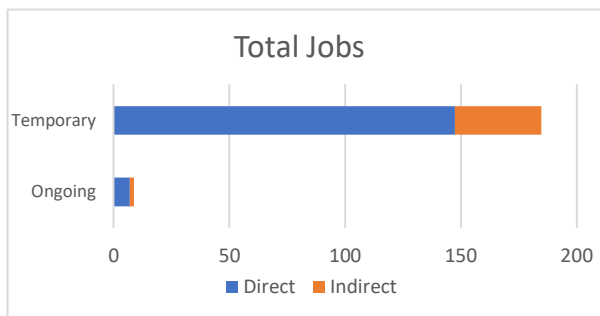
Figure 1



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	\$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

UPDATE: 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 apartments include seventeen (17) units targeted for households earning up to 50% area median income ("AMI"), twenty-six (26) units targeted for households earning up to 60% AMI, seven (7) units targeted for households earning up to 80% AMI, five (5) units targeted for households earning up to 90% AMI. 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-

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