

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: 1.14.2025
 Project Title: KCE NY 31, LLC
 Project Location: North Country Road Shoreham, NY

Economic Impacts

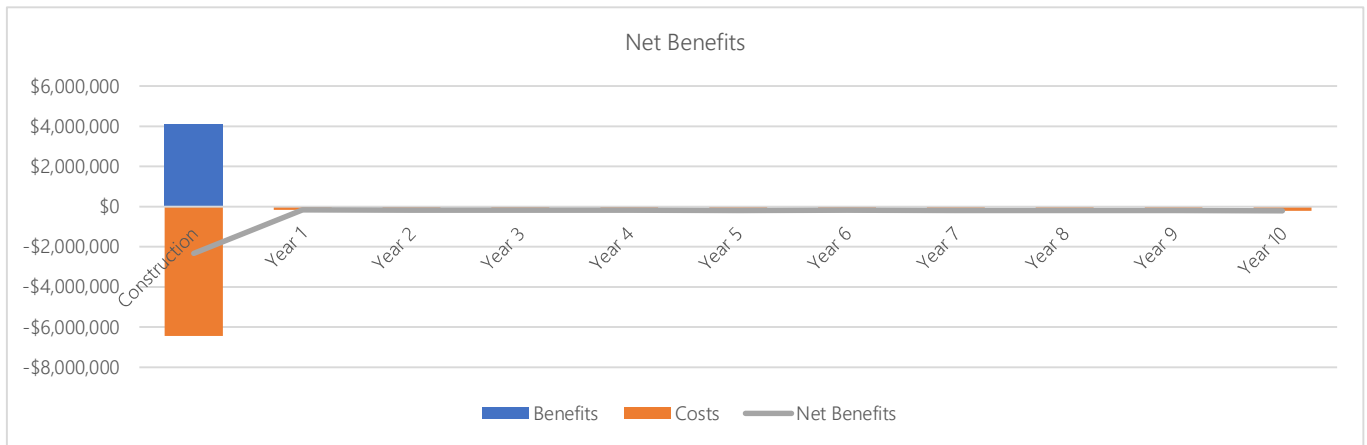
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$85,645,700

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		19	11	31
Earnings		\$3,083,172	\$795,099	\$3,878,271
Local Spend		\$8,029,284	\$2,760,457	\$10,789,741

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

Figure 1



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

Figure 2

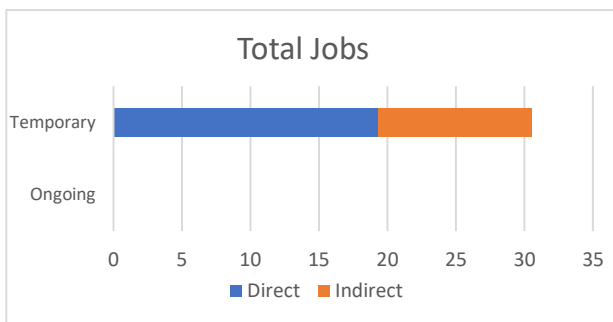
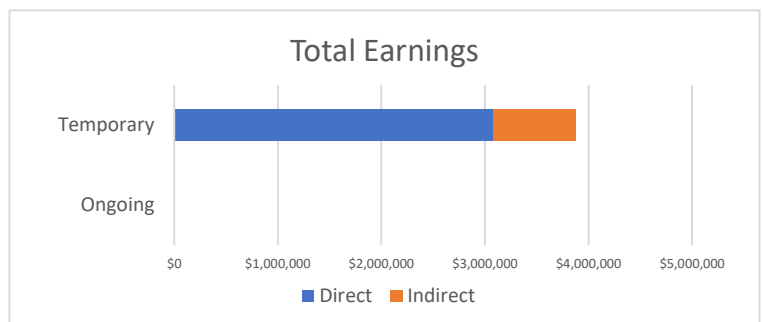


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$4,060,426	\$3,276,847
Sales Tax Exemption	\$6,437,926	\$6,437,926
Local Sales Tax Exemption	\$3,494,874	\$3,494,874
State Sales Tax Exemption	\$2,943,052	\$2,943,052
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$10,498,352	\$9,714,773

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$6,142,155	\$5,711,329
To Private Individuals	\$3,878,271	\$3,878,271
Temporary Payroll	\$3,878,271	\$3,878,271
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,263,884	\$1,833,058
Increase in Property Tax Revenue	\$2,231,646	\$1,800,819
Temporary Jobs - Sales Tax Revenue	\$32,238	\$32,238
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$201,670	\$201,670
To the Public	\$201,670	\$201,670
Temporary Income Tax Revenue	\$174,522	\$174,522
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$27,148	\$27,148
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$6,343,825	\$5,912,999

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,711,329	\$6,771,721	1:1
State	\$201,670	\$2,943,052	:1
Grand Total	\$5,912,999	\$9,714,773	1:1

*Discounted at 2%

Additional Comments from IDA

KCE NY 31, LLC proposes construction of a 50MW Battery Energy Storage System (BESS) for transmission connected energy storage on 2.28 acres of an approximately 47 acres parcel in Shoreham NY owned by the Long Island Power Authority (LIPA). As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, that the project advances energy transmission goals and capital investment by the applicant.

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

