

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: October 12, 2023
 Project Title: WellLife Network/Medford Gardens
 Project Location: North of Horseblock Rd (West of Eagle Ave & Shopping Center) Medford

Economic Impacts

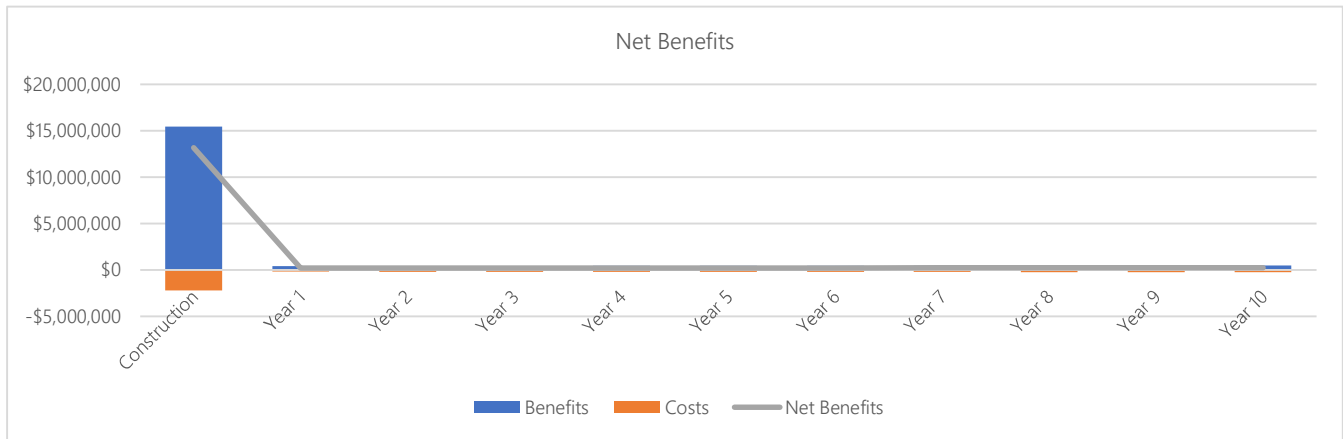
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$38,031,356

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	156	39	195
Earnings	\$11,954,765	\$2,579,929	\$14,534,694
Local Spend	\$28,523,517	\$8,956,510	\$37,480,027

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	7	1	8
Earnings	\$11,481,056	\$1,473,282	\$12,954,338

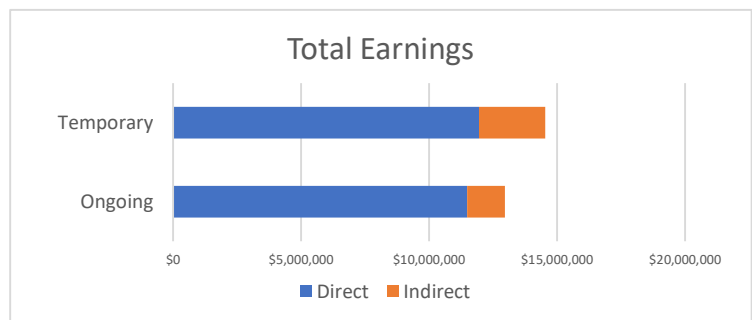
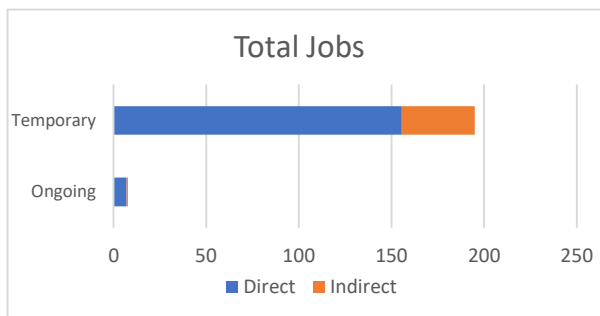
Figure 1



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	\$8,905,927	\$6,271,393
Sales Tax Exemption	\$2,102,416	\$2,102,416
Local Sales Tax Exemption	\$1,127,382	\$1,127,382
State Sales Tax Exemption	\$975,033	\$975,033
Mortgage Recording Tax Exemption	\$131,250	\$131,250
Local Mortgage Recording Tax Exemption	\$43,750	\$43,750
State Mortgage Recording Tax Exemption	\$87,500	\$87,500
Total Costs	\$11,139,593	\$8,505,059

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$30,332,705	\$26,058,772
To Private Individuals	\$27,489,031	\$23,931,385
Temporary Payroll	\$14,534,694	\$14,534,694
Ongoing Payroll	\$12,954,338	\$9,396,691
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,843,674	\$2,127,387
Increase in Property Tax Revenue	\$2,621,184	\$1,933,693
Temporary Jobs - Sales Tax Revenue	\$117,640	\$117,640
Ongoing Jobs - Sales Tax Revenue	\$104,849	\$76,054
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,429,430	\$1,244,432
To the Public	\$1,429,430	\$1,244,432
Temporary Income Tax Revenue	\$654,061	\$654,061
Ongoing Income Tax Revenue	\$582,945	\$422,851
Temporary Jobs - Sales Tax Revenue	\$101,743	\$101,743
Ongoing Jobs - Sales Tax Revenue	\$90,680	\$65,777
Total Benefits to State & Region	\$31,762,135	\$27,303,204

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$26,058,772	\$7,442,526	4:1
State	\$1,244,432	\$1,062,533	1:1
Grand Total	\$27,303,204	\$8,505,059	3:1

*Discounted at 2%

Additional Comments from IDA

Applicant's proposed project includes 66 units of affordable, senior housing (plus one unit for a 24/7 onsite Super) on Horseblock Rd in Medford on an approximately 7 acre, vacant site. The facility will include a fitness room, laundry room, and a mail room. Thirty-three of the apartments will be set aside for individuals who have a disabling condition (17 units for individuals with a serious mental illness and 16 units for chronically homeless individuals) with on-site supportive services provided by WellLife. These individuals will pay 30% of their income towards rent. The remaining 33 units will be split with 8-units for individuals who earn 40% of the AMI, 8-units for individuals who earn 50% of the AMI and 17-units for individuals who earn 60% of the AMI. As per the

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