

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: March 18, 2024  
 Project Title: Nassau Provisions Kosher Foods, Inc.  
 Project Location: 885 Waverly Ave Holtsville, NY 11742

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

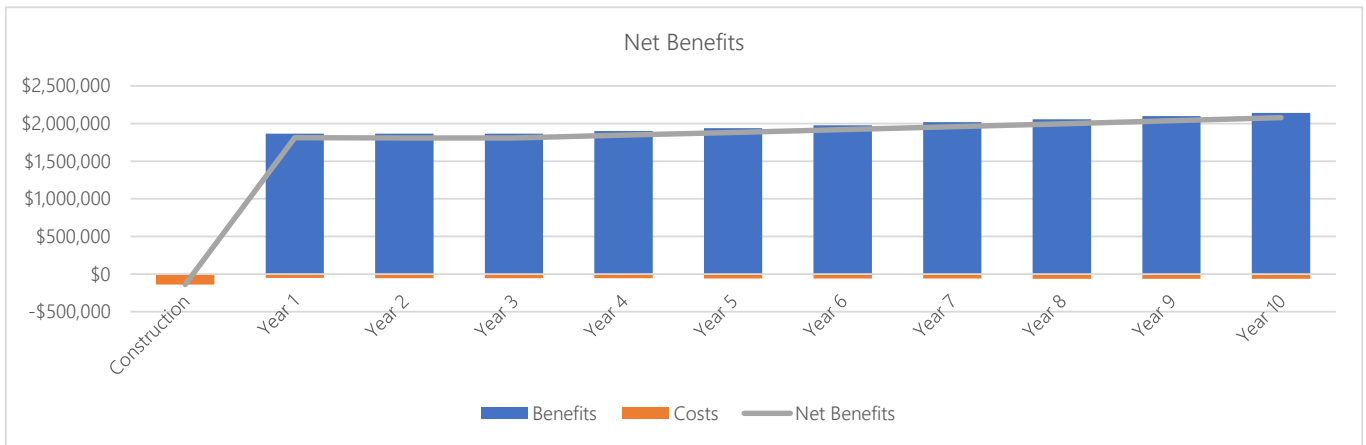
Project Total Investment  
 \$9,960,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$0	\$0	\$0

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	17	11	28
Earnings	\$12,507,736	\$6,103,486	\$18,611,222

Figure 1



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

Figure 2

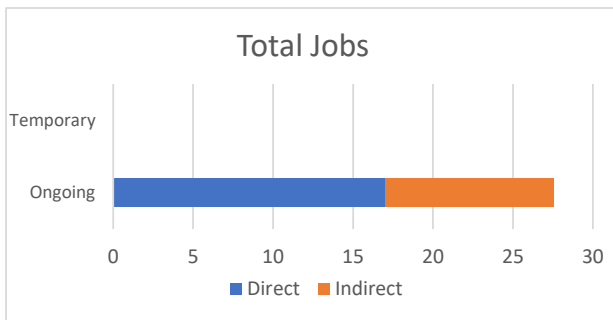
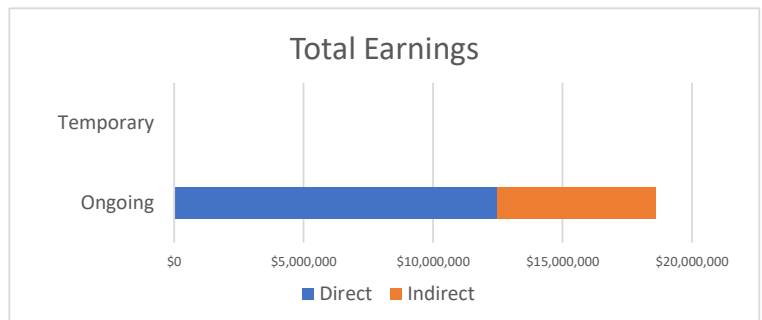


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$579,750	\$519,084
Sales Tax Exemption	\$77,625	\$77,625
Local Sales Tax Exemption	\$41,625	\$41,625
State Sales Tax Exemption	\$36,000	\$36,000
Mortgage Recording Tax Exemption	\$60,750	\$60,750
Local Mortgage Recording Tax Exemption	\$20,250	\$20,250
State Mortgage Recording Tax Exemption	\$40,500	\$40,500
<b>Total Costs</b>	<b>\$718,125</b>	<b>\$657,459</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$18,182,107</b>	<b>\$16,287,638</b>
To Private Individuals	<b>\$18,611,222</b>	<b>\$16,671,785</b>
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$18,611,222	\$16,671,785
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>(\$429,115)</b>	<b>(\$384,146)</b>
Increase in Property Tax Revenue	(\$579,750)	(\$519,084)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$150,635	\$134,937
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$967,784</b>	<b>\$866,933</b>
To the Public	<b>\$967,784</b>	<b>\$866,933</b>
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$837,505	\$750,230
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$130,279	\$116,702
<b>Total Benefits to State &amp; Region</b>	<b>\$19,149,890</b>	<b>\$17,154,571</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$16,287,638	\$580,959	28:1
State	\$866,933	\$76,500	11:1
<b>Grand Total</b>	<b>\$17,154,571</b>	<b>\$657,459</b>	<b>26:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Nassau Provisions Kosher Foods, Inc. plans to purchase an existing, underutilized approximately 50,000 sf building located at 885 Waverly Ave Medford to expand their warehousing capacity for their distribution of specialty foods. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to jobs retained and created and capital investment by the applicant.

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



