

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date September 11, 2026
Project Title Rail Realty, LLC
Project Location 23-25 Texaco Ave Port Jefferson



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

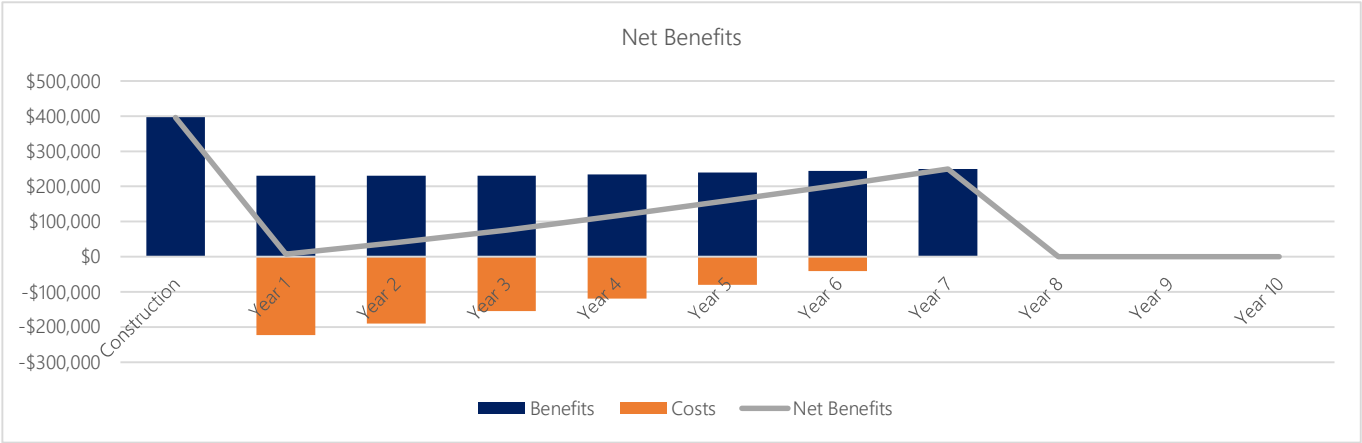
Construction Project Costs

\$620,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	4	2	5
Earnings	\$239,210	\$134,870	\$374,080
Local Spend	\$620,000	\$449,391	\$1,069,391

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	1	3
Earnings	\$1,001,362	\$561,913	\$1,563,275

Figure 1



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

Figure 2

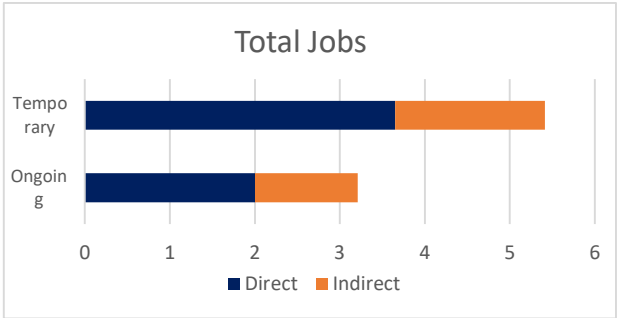
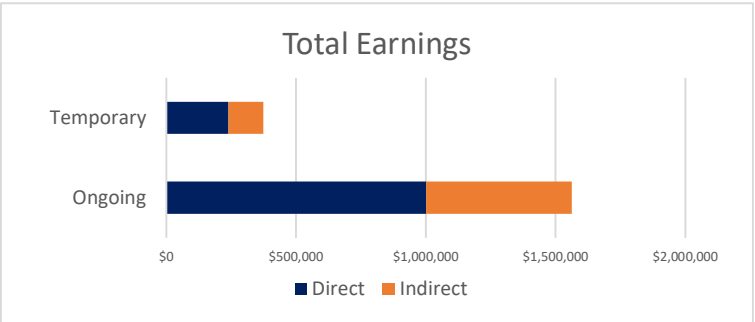


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$807,141	\$765,283
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$807,141	\$765,283

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,146,318	\$1,067,644
To Private Individuals	\$1,937,354	\$1,817,816
Temporary Payroll	\$374,080	\$374,080
Ongoing Payroll	\$1,563,275	\$1,443,736
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$791,037)	(\$750,172)
Increase in Property Tax Revenue	(\$807,141)	(\$765,283)
Temporary Jobs - Sales Tax Revenue	\$3,110	\$3,110
Ongoing Jobs - Sales Tax Revenue	\$12,995	\$12,001
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$100,742	\$94,526
To the Public	\$100,742	\$94,526
Temporary Income Tax Revenue	\$16,834	\$16,834
Ongoing Income Tax Revenue	\$70,347	\$64,968
Temporary Jobs - Sales Tax Revenue	\$2,619	\$2,619
Ongoing Jobs - Sales Tax Revenue	\$10,943	\$10,106
Total Benefits to State & Region	\$1,247,060	\$1,162,171

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,067,644	\$765,283	1:1
State	\$94,526	\$0	:1
Grand Total	\$1,162,171	\$765,283	2:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Rail Realty, LLC, an existing 74-unit market-rate residential housing facility, requested an extension of their PILOT. The project will set aside 20% of the residential units for rent to residents whose income is at or below 80% of the Area Median Income. Rail Realty, LLC will also complete approximately \$600,000 of investment into the facility and the surrounding area. As per Brookhaven IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, that it is located in a town center and that it is located in an area with inadequate affordable housing supplies.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No