

Cost-Benefit Analysis for Sun River revised

Prepared by Town of Brookhaven using InformAnalytics

Executive Summary

INVESTOR
Sun River Town Homes
LLC

TOTAL INVESTED
\$31.2 Million

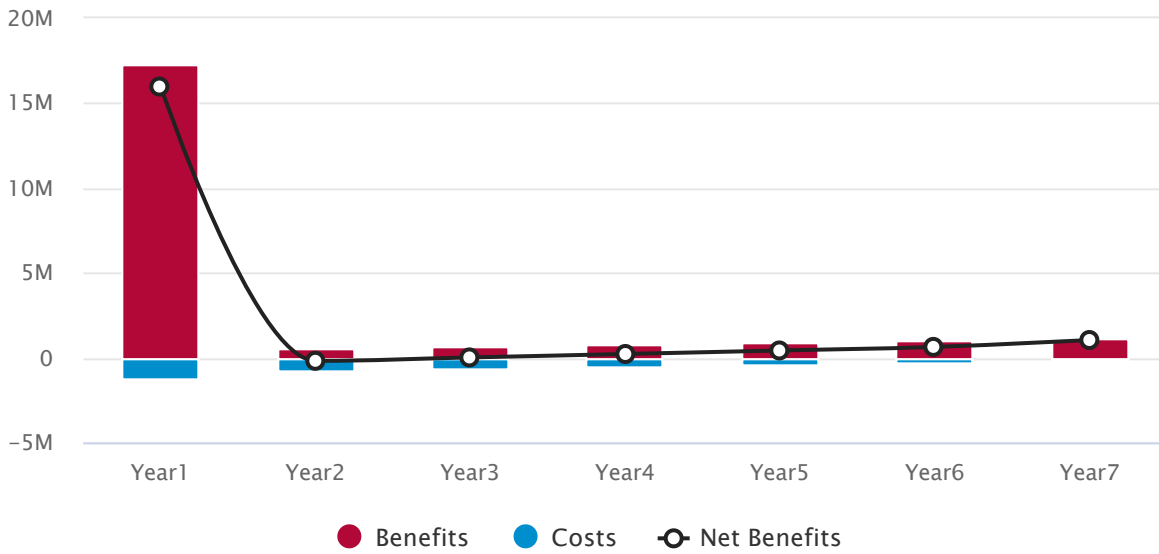
LOCATION

TIMELINE
7 Years

F1 FIGURE 1

Discounted* Net Benefits for Sun River revised by Year

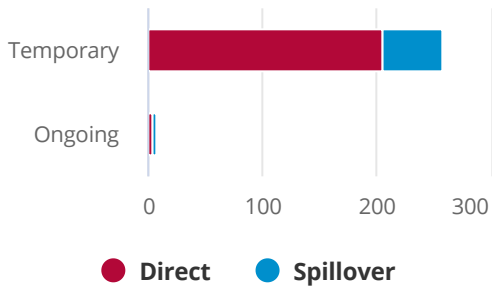
Total Net Benefits: \$18,166,000



Discounted at 2%

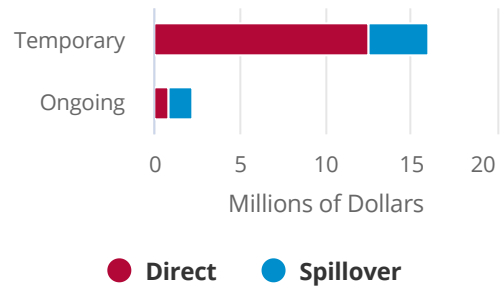
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Sun River Town Homes LLC proposes to invest \$31.2 million at over 7 years. Town of Brookhaven staff summarize the proposed with the following: Applicant proposes constructing 125 rental town homes (including 13 workforce and 13 affordable units) on approximately 27 acres of land. This project will be located adjacent to the existing Pine Hills complex - north of Sunrise Highway between Jerusalem Hollow Rd and Moriches Middle Island Rd. This project will cost approximately \$31 million, will be approximately 200,000 sf, and will include both 2 and 3 bedroom units. Please note that this project impacts Eastport South Manor School District, Center Moriches School District, and William Floyd School District as well as other taxing jurisdictions. We expect that this project will be completed in a timely fashion. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, alignment with local planning and development efforts and capital investment by the applicant.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
125 Rental Town Homes	\$30,077,000
OTHER SPENDING	
Machinery & equipment	\$1,088,000
Total Investments	\$31,165,000
Discounted Total (2%)	\$31,165,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Town of Brookhaven. The report calculates the costs and benefits for specified local taxing districts over the first 7 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Town of Brookhaven is considering the following incentive package for Sun River Town Homes LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,991,000	\$2,825,000
Sales Tax Exemption	\$1,132,000	\$1,132,000
Mortgage Recording Tax Exemption	\$152,000	\$152,000
Total Costs	\$4,274,000	\$4,109,000

May not sum to total due to rounding.

* Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$16,285,000	\$5,009,000	\$21,294,000
To Private Individuals	\$13,267,000	\$4,943,000	\$18,210,000
Temporary Payroll	\$12,457,000	\$3,496,000	\$15,952,000
Ongoing Payroll	\$810,000	\$1,447,000	\$2,257,000
To the Public	\$3,019,000	\$66,000	\$3,085,000
Property Tax Revenue	\$2,841,000	N/A	\$2,841,000
Temporary Sales Tax Revenue	\$166,000	\$47,000	\$213,000
Ongoing Sales Tax Revenue	\$11,000	\$19,000	\$30,000
STATE BENEFITS	\$831,000	\$310,000	\$1,141,000
To the Public	\$831,000	\$310,000	\$1,141,000
Temporary Income Tax Revenue	\$641,000	\$180,000	\$821,000
Ongoing Income Tax Revenue	\$37,000	\$73,000	\$110,000
Temporary Sales Tax Revenue	\$144,000	\$40,000	\$184,000
Ongoing Sales Tax Revenue	\$9,000	\$17,000	\$26,000
Total Benefits to State & Region	\$17,116,000	\$5,320,000	\$22,436,000
Discounted Total Benefits (2%)	\$17,059,000	\$5,216,000	\$22,275,000

May not sum to total due to rounding.

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$21,142,000	\$3,432,000	6:1
State	\$1,132,000	\$677,000	2:1
Grand Total	\$22,275,000	\$4,109,000	5:1

May not sum to total due to rounding.

* Discounted at 2%

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