

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: October 5, 2022  
 Project Title: MDS Building Centures, LLC / MS Packaging & Supply Corp.  
 Project Location: Precision Drive Shirley

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
 \$18,791,471

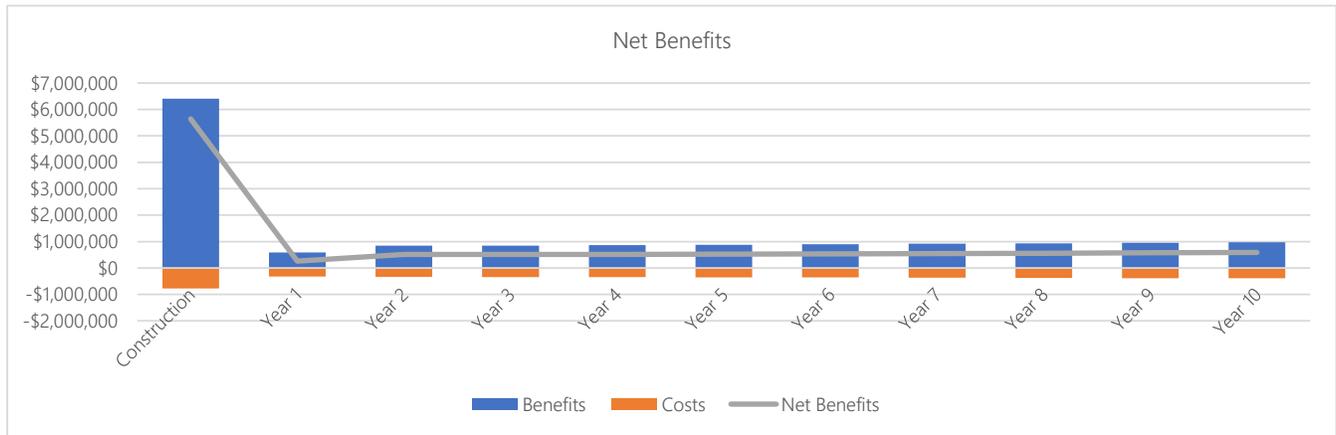
		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		61	17	77
Earnings		\$4,962,441	\$1,087,331	\$6,049,771
Local Spend		\$11,999,998	\$3,793,292	\$15,793,290

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		13	0	13
Earnings		\$8,215,084	\$0	\$8,215,084

Aggregate over life of the PILOT

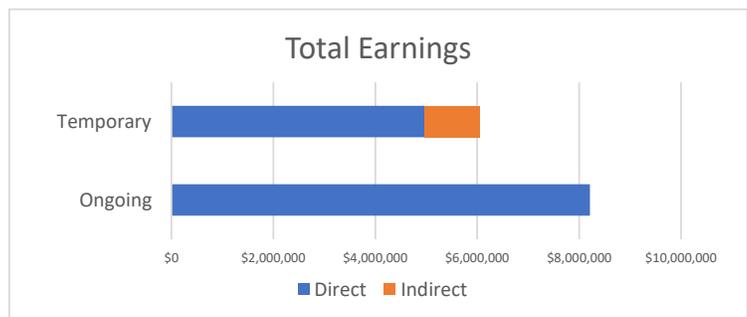
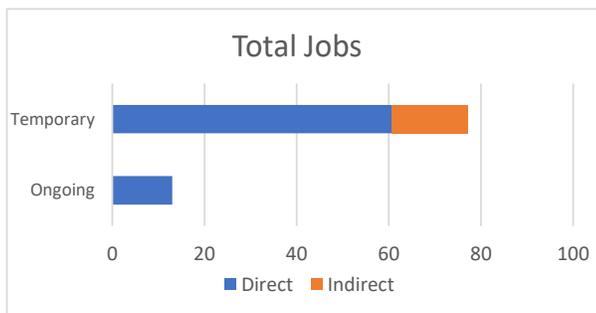
Figure 1



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	\$3,578,170	\$3,203,743
Sales Tax Exemption	\$724,500	\$724,500
Local Sales Tax Exemption	\$388,500	\$388,500
State Sales Tax Exemption	\$336,000	\$336,000
Mortgage Recording Tax Exemption	\$45,000	\$45,000
Local Mortgage Recording Tax Exemption	\$15,000	\$15,000
State Mortgage Recording Tax Exemption	\$30,000	\$30,000
<b>Total Costs</b>	<b>\$4,347,670</b>	<b>\$3,973,243</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$14,380,313</b>	<b>\$13,496,327</b>
<b>To Private Individuals</b>	<b>\$14,264,855</b>	<b>\$13,387,966</b>
Temporary Payroll	\$6,049,771	\$6,049,771
Ongoing Payroll	\$8,215,084	\$7,338,195
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$115,458</b>	<b>\$108,360</b>
Increase in Property Tax Revenue	\$2	\$2
Temporary Jobs - Sales Tax Revenue	\$48,965	\$48,965
Ongoing Jobs - Sales Tax Revenue	\$66,491	\$59,394
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$741,772</b>	<b>\$696,174</b>
<b>To the Public</b>	<b>\$741,772</b>	<b>\$696,174</b>
Temporary Income Tax Revenue	\$272,240	\$272,240
Ongoing Income Tax Revenue	\$369,679	\$330,219
Temporary Jobs - Sales Tax Revenue	\$42,348	\$42,348
Ongoing Jobs - Sales Tax Revenue	\$57,506	\$51,367
<b>Total Benefits to State &amp; Region</b>	<b>\$15,122,086</b>	<b>\$14,192,501</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$13,496,327	\$3,607,243	4:1
State	\$696,174	\$366,000	2:1
<b>Grand Total</b>	<b>\$14,192,501</b>	<b>\$3,973,243</b>	<b>4:1</b>

\*Discounted at 2%

### Additional Comments from IDA

MDS Building Ventures, LLC is constructing an approx 140,000 sq ft warehouse and distribution facility on 11 acres of vacant land in Shirley, NY. The applicant provided a letter outlining that the total project cost is increasing and subsequently they have requested an increased sales and use tax exemption. The applicant is a wholesale distributor of corrugated boxes, stretch film, tape, folding cartons and other custom and generic packaging supplies. This project is in addition to the approximately 70,000 sq ft facility they previously constructed on Zorn Blvd in Yaphank. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, jobs created and capital investment by the applicant.

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