

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: October 12, 2022  
 Project Title: WF Industrial XIII LLC  
 Project Location: 645 National Boulevard Medford

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

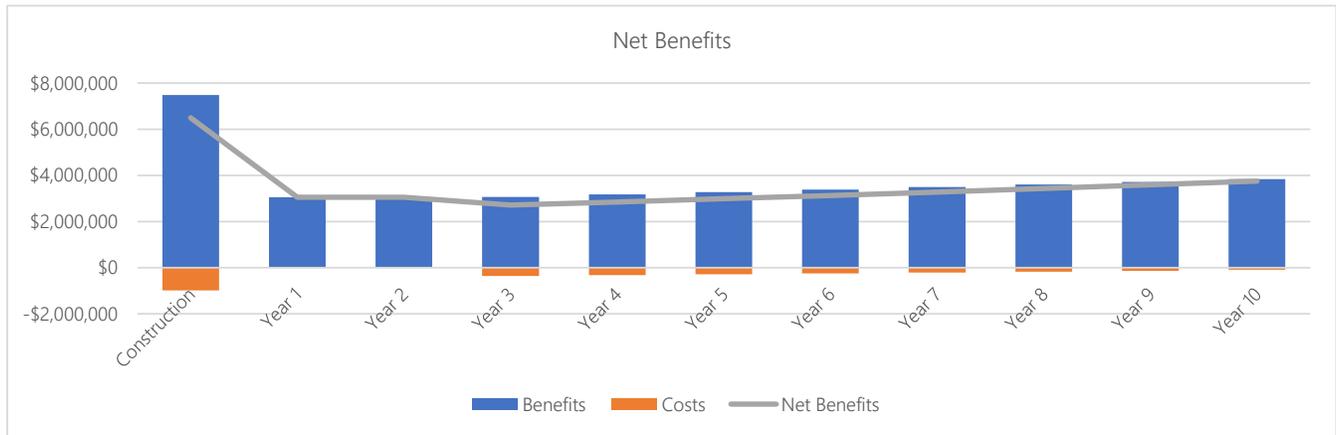
Project Total Investment  
 \$33,796,991

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		71	19	90
Earnings		\$5,786,413	\$1,267,873	\$7,054,286
Local Spend		\$13,992,498	\$4,423,137	\$18,415,635

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		45	0	45
Earnings		\$37,295,196	\$0	\$37,295,196

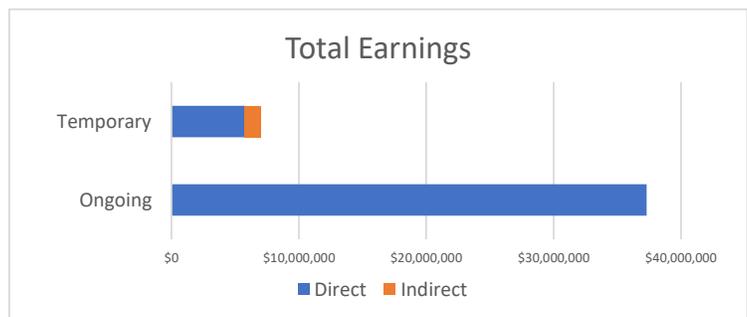
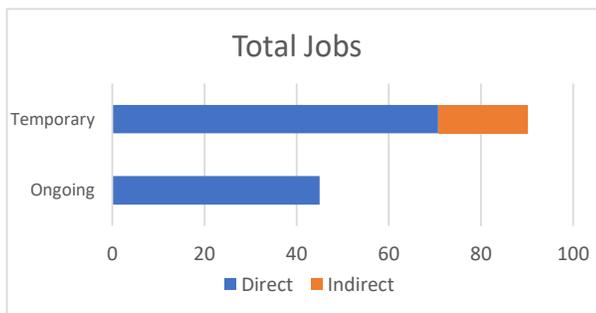
Figure 1



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	\$1,870,562	\$1,670,391
Sales Tax Exemption	\$819,634	\$819,634
Local Sales Tax Exemption	\$439,514	\$439,514
State Sales Tax Exemption	\$380,120	\$380,120
Mortgage Recording Tax Exemption	\$164,760	\$164,760
Local Mortgage Recording Tax Exemption	\$54,920	\$54,920
State Mortgage Recording Tax Exemption	\$109,840	\$109,840
<b>Total Costs</b>	<b>\$2,854,956</b>	<b>\$2,654,785</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$46,878,541</b>	<b>\$41,913,842</b>
<b>To Private Individuals</b>	<b>\$44,349,482</b>	<b>\$39,784,864</b>
Temporary Payroll	\$7,054,286	\$7,054,286
Ongoing Payroll	\$37,295,196	\$32,730,579
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$2,529,059</b>	<b>\$2,128,977</b>
Increase in Property Tax Revenue	\$2,170,105	\$1,806,968
Temporary Jobs - Sales Tax Revenue	\$57,096	\$57,096
Ongoing Jobs - Sales Tax Revenue	\$301,858	\$264,913
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,306,173</b>	<b>\$2,068,813</b>
<b>To the Public</b>	<b>\$2,306,173</b>	<b>\$2,068,813</b>
Temporary Income Tax Revenue	\$317,443	\$317,443
Ongoing Income Tax Revenue	\$1,678,284	\$1,472,876
Temporary Jobs - Sales Tax Revenue	\$49,380	\$49,380
Ongoing Jobs - Sales Tax Revenue	\$261,066	\$229,114
<b>Total Benefits to State &amp; Region</b>	<b>\$49,184,714</b>	<b>\$43,982,654</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$41,913,842	\$2,164,825	19:1
State	\$2,068,813	\$489,960	4:1
<b>Grand Total</b>	<b>\$43,982,654</b>	<b>\$2,654,785</b>	<b>17:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Applicant intends to construct a one story warehouse totaling 129,237 sf for use as a warehouse distribution facility on 9.89 acres of vacant land. End users have not yet been secured. As per the Brookhaven IDA 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