



Internal Report: UPDATED American Organic Energy, LLC - LI Compost

Table 1: Basic Information

Project Name	LI Compost
Project Applicant	UPDATED American Organic Energy, LLC
Project Description	UPDATED: January 2022 - The applicant requested a change to the ownership structure of AOE Holding, LLC. They are proposing the addition of Viridi Energy, LLC as an owner. 74,500 square foot buildings with anaerobic digesters to process food waste, which will be converted to clean energy, clean water and soil products. Annually will process 180,000 tons of food waste and 30,000 tons of fats, oils and grease that would have otherwise gone into landfills. Will be the largest scale food to waste disposal facility in the NY metro area. 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, jobs created and retained and capital investment by the applicant.
Project Industry	Wholesale Trade
Municipality	Brookhaven Town
School District	South Country
Type of Transaction	Lease
Project Cost	\$100,000,000
Mortgage Amount	\$80,000,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

	State	Region
Total Employment	197	197
Direct**	111 (11 created and 100 retained)	111 (11 created and 100 retained)
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	86	86

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total	\$14,603,869	\$14,603,869	\$74,257
Direct**	\$9,300,088	\$9,300,088	\$83,785
Indirect***	\$0	\$0	\$0
Induced****	\$0	\$0	\$0
Temporary Construction (Direct and Indirect)	\$5,303,781	\$5,303,781	\$61,911

Table 4: Cost/Benefit Analysis (Discounted Present Value*)

Total Costs to State and Region	\$8,780,378
Mortgage Tax Revenue Forgone	\$840,000
State	\$840,000
County	\$0
Local	\$0
Property Tax Revenue Forgone	\$822,989
Sales Tax Revenue Forgone	\$7,417,500
Construction Materials	\$345,000
Other Items	\$7,072,500
Less IDA Fee	-\$300,111
Total Benefits to State and Region	\$5,574,582
Total State Benefits	\$4,355,987
Income Tax Revenue	\$3,399,635
Direct**	\$3,203,395
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, 1 year)	\$196,240
Sales Tax Revenue	\$956,353
Direct**	\$896,951
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, 1 year)	\$59,402

Total Regional Benefits	\$1,218,595
Property Tax/PILOT Revenue	\$112,812
Sales Tax Revenue	\$1,105,783
Direct**	\$1,037,099
Indirect***	\$0
Induced****	\$0
Construction (Direct and Indirect, 1 year)	\$68,684

Table 5: Local Fiscal Impact (Discounted Present Value*)

Total Local Client Incentives	\$4,500,378
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$1,218,595
Net Local Revenue	\$-3,281,783

Table 6: Property Tax Revenue (Discounted Present Value*)

Total Property Tax	\$1,175,123
Property Tax on Existing Property	\$99,510
Property Tax on Improvement to Property	\$112,812
Town Property Tax	\$21,944
Property Tax on Existing Property	\$21,944
Property Tax on Improvement to Property	\$0
School District Property Tax	\$1,144,458
Property Tax on Existing Property	\$1,144,458
Property Tax on Improvement to Property	\$0

* Figures over 10 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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