

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date: 5.8.26
 Project Title: Amneal Pharmaceuticals, LLC
 Project Location: 19 Nicholas Drive Yaphank



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

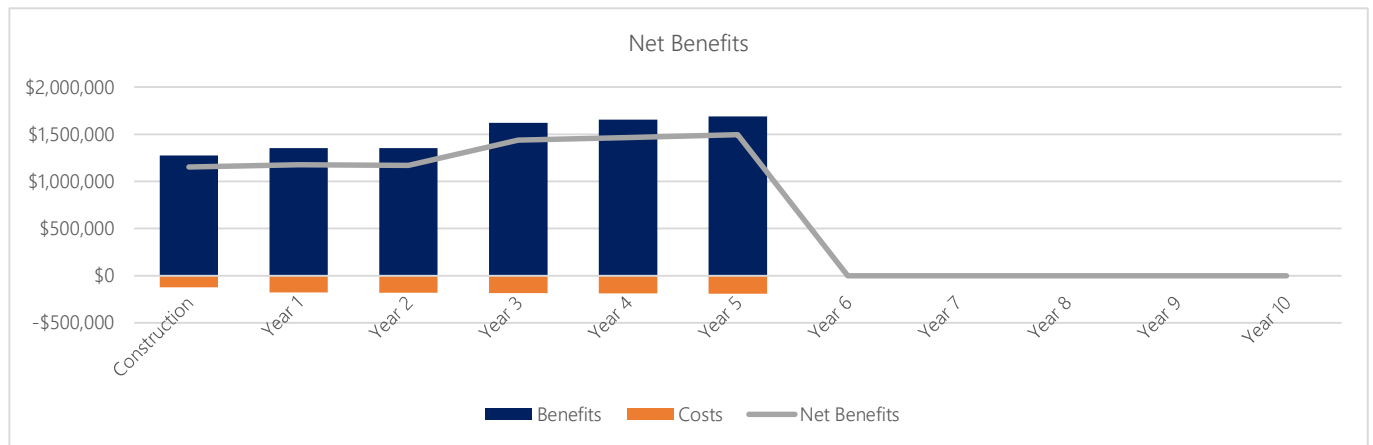
Construction Project Costs

\$2,000,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	9	6	15
Earnings	\$765,358	\$435,651	\$1,201,009
Local Spend	\$2,000,000	\$1,453,258	\$3,453,258

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	12	19	31
Earnings	\$3,233,314	\$3,998,020	\$7,231,334

Figure 1



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

Figure 2

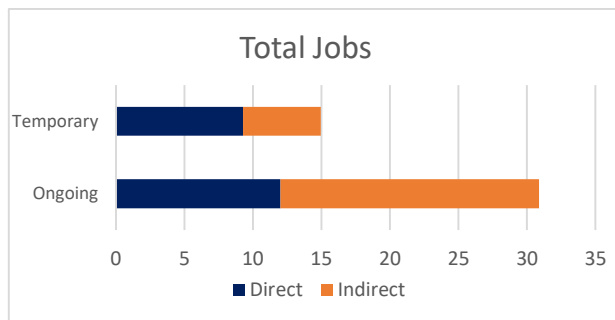
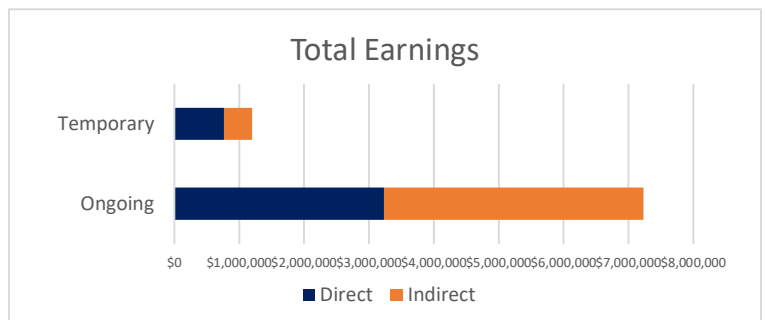


Figure 3



Fiscal Impacts



Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$921,318	\$867,838
Sales Tax Exemption	\$122,500	\$122,500
Local Sales Tax Exemption	\$66,500	\$66,500
State Sales Tax Exemption	\$56,000	\$56,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,043,818	\$990,338

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$7,581,119	\$7,199,413
To Private Individuals	\$8,432,343	\$8,000,745
Temporary Payroll	\$1,201,009	\$1,201,009
Ongoing Payroll	\$7,231,334	\$6,799,736
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$851,224)	(\$801,332)
Increase in Property Tax Revenue	(\$921,318)	(\$867,838)
Temporary Jobs - Sales Tax Revenue	\$9,983	\$9,983
Ongoing Jobs - Sales Tax Revenue	\$60,110	\$56,523
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$438,482	\$416,039
To the Public	\$438,482	\$416,039
Temporary Income Tax Revenue	\$54,045	\$54,045
Ongoing Income Tax Revenue	\$325,410	\$305,988
Temporary Jobs - Sales Tax Revenue	\$8,407	\$8,407
Ongoing Jobs - Sales Tax Revenue	\$50,619	\$47,598
Total Benefits to State & Region	\$8,019,601	\$7,615,452

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$7,199,413	\$934,338	8:1
State	\$416,039	\$56,000	7:1
Grand Total	\$7,615,452	\$990,338	8:1

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

Additional Comments from IDA

Amneal Pharmaceuticals has 10 FTEs at its 19 Nicholas location and 782 FTEs at its 50 Horseblock location. They plan to increase the FTEs at the 19 Nicholas facility to 12. Per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, job creation and retention and investment in the community.

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