

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date: 5.4.26
 Project Title: Amneal Pharmaceuticals of New York, LLC
 Project Location: 50 Horseblock Road Medford NY



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

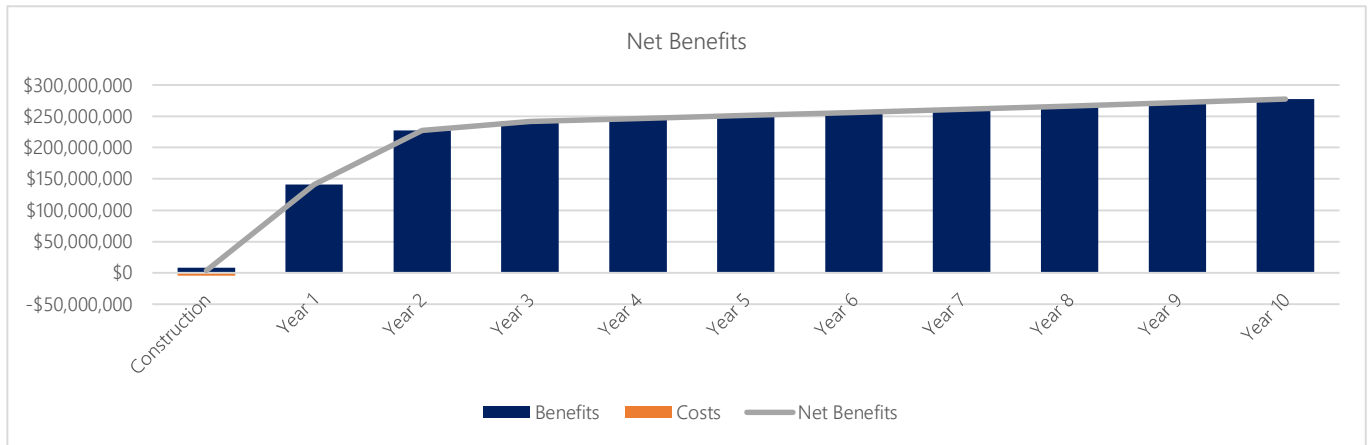
Construction Project Costs

\$61,304,336

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	60	37	97
Earnings	\$4,974,828	\$2,831,731	\$7,806,558
Local Spend	\$13,000,000	\$9,446,175	\$22,446,175

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	852	1340	2192
Earnings	\$1,030,180,080	\$1,273,826,629	\$2,304,006,709

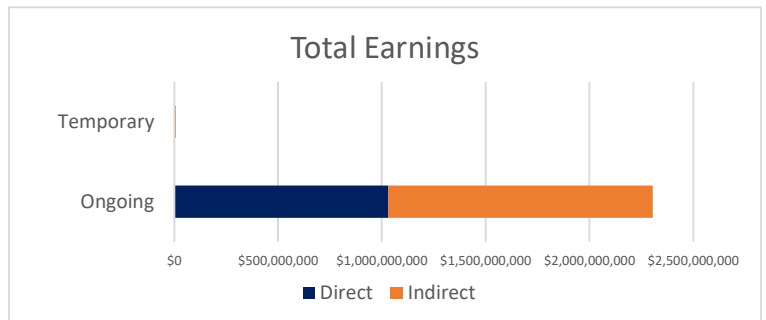
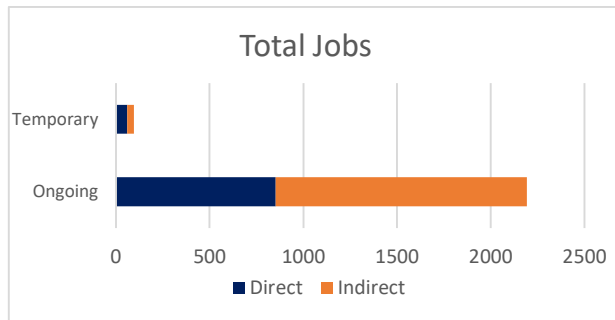
Figure 1



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

Figure 2

Figure 3





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Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,584,140	\$1,418,373
Sales Tax Exemption	\$4,421,807	\$4,421,807
Local Sales Tax Exemption	\$2,400,410	\$2,400,410
State Sales Tax Exemption	\$2,021,397	\$2,021,397
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$6,005,947	\$5,840,180

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$2,329,446,074	\$2,078,554,983
To Private Individuals	\$2,311,813,267	\$2,062,826,114
Temporary Payroll	\$7,806,558	\$7,806,558
Ongoing Payroll	\$2,304,006,709	\$2,055,019,556
Other Payments to Private Individuals	\$0	\$0
To the Public	\$17,632,807	\$15,728,869
Increase in Property Tax Revenue	(\$1,584,140)	(\$1,418,373)
Temporary Jobs - Sales Tax Revenue	\$64,892	\$64,892
Ongoing Jobs - Sales Tax Revenue	\$19,152,056	\$17,082,350
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$120,214,290	\$107,266,958
To the Public	\$120,214,290	\$107,266,958
Temporary Income Tax Revenue	\$351,295	\$351,295
Ongoing Income Tax Revenue	\$103,680,302	\$92,475,880
Temporary Jobs - Sales Tax Revenue	\$54,646	\$54,646
Ongoing Jobs - Sales Tax Revenue	\$16,128,047	\$14,385,137
Total Benefits to State & Region	\$2,449,660,364	\$2,185,821,941

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,078,554,983	\$3,818,783	544:1
State	\$107,266,958	\$2,021,397	53:1
Grand Total	\$2,185,821,941	\$5,840,180	374:1

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

Additional Comments from IDA

Amneal Pharmaceuticals of New York, LLC plans to redevelop 77,000 square feet (of a 472,000 square foot facility) of warehouse space to a state-of-the-art pharmaceutical manufacturing facility dedicated to advanced dosage form production. 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
 Does this project provide onsite childcare facilities? No