

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date 4.7.25  
Project Title Biocogent / Martosc LLC  
Project Location 9 Sawgrass Drive Bellport NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

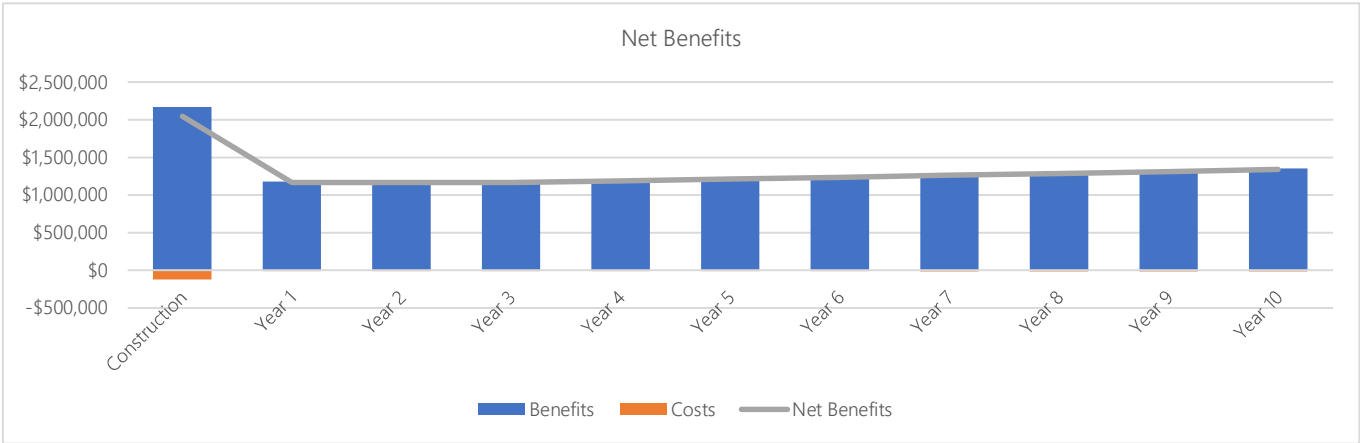
Project Total Investment  
\$4,250,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	25	6	31
Earnings	\$1,623,372	\$422,600	\$2,045,972
Local Spend	\$4,250,000	\$1,468,558	\$5,718,558

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	6	5	11
Earnings	\$6,984,760	\$4,766,155	\$11,750,914

Figure 1



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

Figure 2

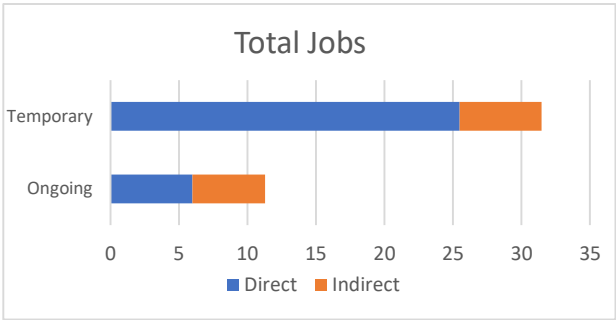
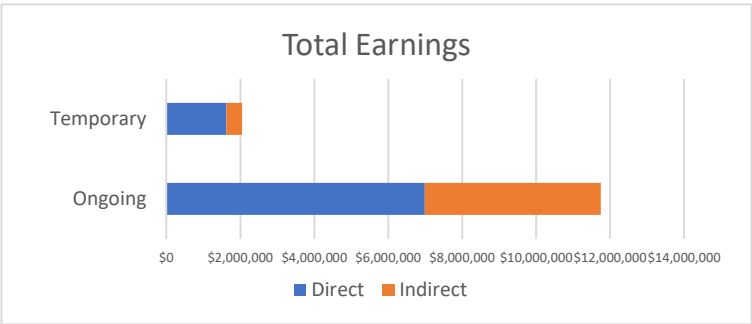


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$144,810	\$129,657
Sales Tax Exemption	\$122,894	\$122,894
Local Sales Tax Exemption	\$66,714	\$66,714
State Sales Tax Exemption	\$56,180	\$56,180
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$267,704</b>	<b>\$252,551</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$13,766,763</b>	<b>\$12,547,199</b>
To Private Individuals	<b>\$13,796,887</b>	<b>\$12,572,348</b>
Temporary Payroll	\$2,045,972	\$2,045,972
Ongoing Payroll	\$11,750,914	\$10,526,376
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>(\$30,123)</b>	<b>(\$25,149)</b>
Increase in Property Tax Revenue	(\$144,810)	(\$129,657)
Temporary Jobs - Sales Tax Revenue	\$17,007	\$17,007
Ongoing Jobs - Sales Tax Revenue	\$97,679	\$87,500
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$717,438</b>	<b>\$653,762</b>
To the Public	<b>\$717,438</b>	<b>\$653,762</b>
Temporary Income Tax Revenue	\$92,069	\$92,069
Ongoing Income Tax Revenue	\$528,791	\$473,687
Temporary Jobs - Sales Tax Revenue	\$14,322	\$14,322
Ongoing Jobs - Sales Tax Revenue	\$82,256	\$73,685
<b>Total Benefits to State &amp; Region</b>	<b>\$14,484,202</b>	<b>\$13,200,961</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$12,547,199	\$196,371	64:1
State	\$653,762	\$56,180	12:1
<b>Grand Total</b>	<b>\$13,200,961</b>	<b>\$252,551</b>	<b>52:1</b>

\*Discounted at 2%

## Additional Comments from IDA

Biocogent, a provider of high-tech products and services to the personal care and cosmetic industries, plans to purchase an existing 10,000 square foot building at 9 Sawgrass Drive Bellport NY. They already own 19 Pinehurst Drive, Bellport and lease 15 Pinehurst Drive Bellport, which are adjacent to 9 Sawgrass Drive. 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