

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date 9.14.26
Project Title Home Depot USA, Inc.
Project Location South of the LIE and East of Sills Road



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

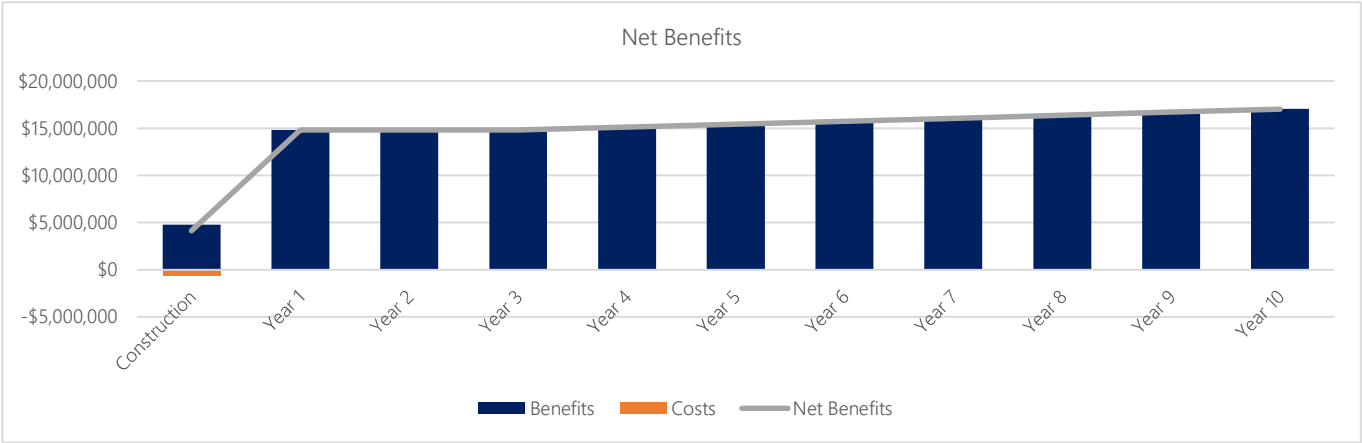
Construction Project Costs

\$7,500,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	35	21	56
Earnings	\$2,870,093	\$1,633,691	\$4,503,784
Local Spend	\$7,500,000	\$5,449,716	\$12,949,716

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	200	87	287
Earnings	\$105,829,691	\$42,114,097	\$147,943,787

Figure 1



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

Figure 2

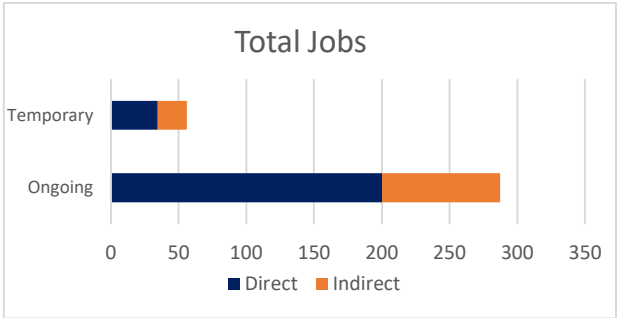
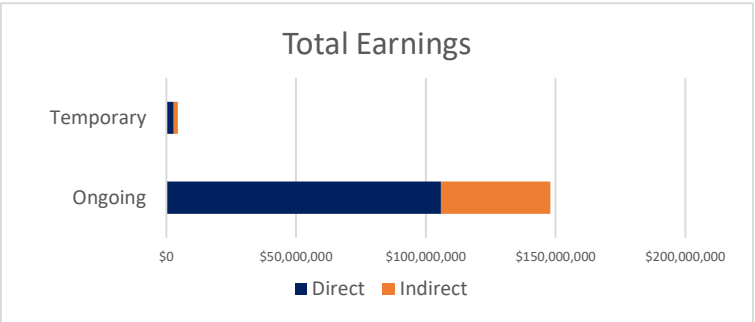


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$656,250	\$656,250
Local Sales Tax Exemption	\$356,250	\$356,250
State Sales Tax Exemption	\$300,000	\$300,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$656,250	\$656,250

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$153,714,791	\$138,169,720
To Private Individuals	\$152,447,571	\$137,030,653
Temporary Payroll	\$4,503,784	\$4,503,784
Ongoing Payroll	\$147,943,787	\$132,526,869
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,267,220	\$1,139,067
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$37,438	\$37,438
Ongoing Jobs - Sales Tax Revenue	\$1,229,783	\$1,101,630
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$7,927,274	\$7,125,594
To the Public	\$7,927,274	\$7,125,594
Temporary Income Tax Revenue	\$202,670	\$202,670
Ongoing Income Tax Revenue	\$6,657,470	\$5,963,709
Temporary Jobs - Sales Tax Revenue	\$31,526	\$31,526
Ongoing Jobs - Sales Tax Revenue	\$1,035,607	\$927,688
Total Benefits to State & Region	\$161,642,065	\$145,295,314

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$138,169,720	\$356,250	388:1
State	\$7,125,594	\$300,000	24:1
Grand Total	\$145,295,314	\$656,250	221:1

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

Additional Comments from IDA

Home Depot U.S.A., Inc. previously applied the IDA as a subtenant at the Brookhaven Logistics Center II, LLC project. Home Depot U.S.A., Inc. has requested a sales and use tax exemption. 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 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