Town of Brookhaven Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date 11.10.26
Project Title Scheff Family Realty Co LLC / The Burmax Company
Project Location 28 Barretts Ave Holtsville

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs
$1,280,000

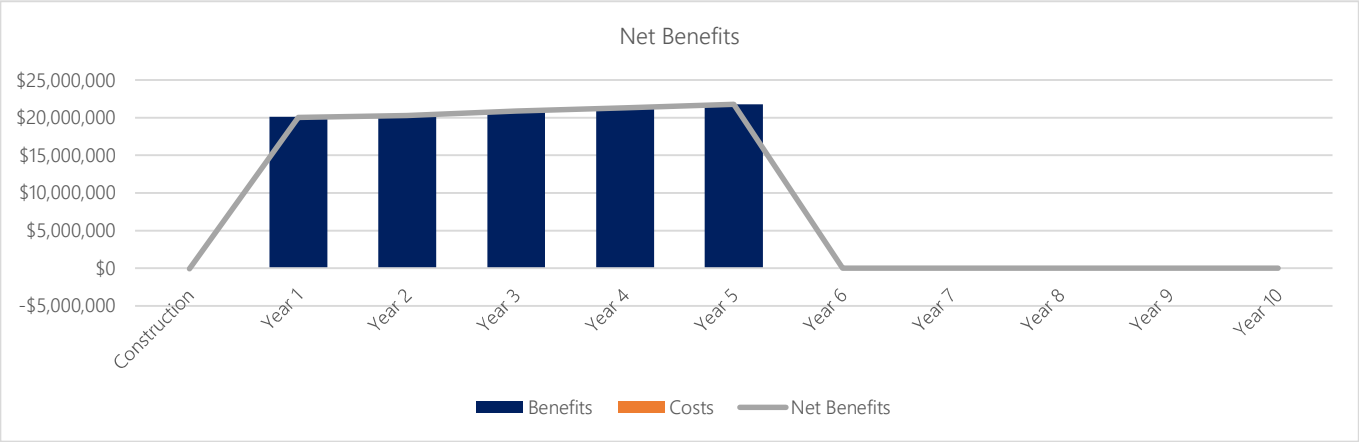
Temporary (Construction)

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$0	$0	$0
Local Spend	$1,280,000	$0	$1,280,000

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	152	197	349
Earnings	$56,445,092	$42,124,168	$98,569,261

Figure 1



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

Figure 2

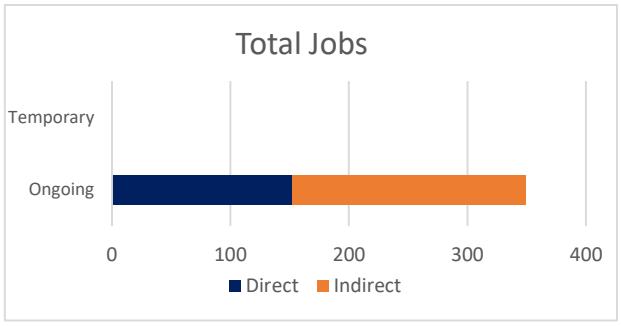
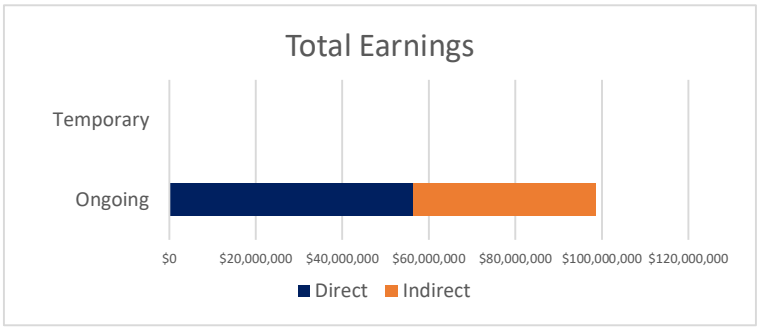


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

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Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$263,541	$251,744
Sales Tax Exemption	$65,625	$65,625
Local Sales Tax Exemption	*$35,625*	*$35,625*
State Sales Tax Exemption	*$30,000*	*$30,000*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$329,166**	**$317,369**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$99,125,076**	**$93,364,597**
To Private Individuals	**$98,569,261**	**$92,844,571**
Temporary Payroll	*$0*	*$0*
Ongoing Payroll	*$98,569,261*	*$92,844,571*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	**$555,816**	**$520,026**
Increase in Property Tax Revenue	*($263,541)*	*($251,744)*
Temporary Jobs - Sales Tax Revenue	*$0*	*$0*
Ongoing Jobs - Sales Tax Revenue	*$819,357*	*$771,770*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$5,125,602**	**$4,827,918**
To the Public	**$5,125,602**	**$4,827,918**
Temporary Income Tax Revenue	*$0*	*$0*
Ongoing Income Tax Revenue	*$4,435,617*	*$4,178,006*
Temporary Jobs - Sales Tax Revenue	*$0*	*$0*
Ongoing Jobs - Sales Tax Revenue	*$689,985*	*$649,912*
Total Benefits to State & Region	**$104,250,678**	**$98,192,515**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$93,364,597	$287,369	325:1
State	$4,827,918	$30,000	161:1
Grand Total	**$98,192,515**	**$317,369**	**309:1**

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

Additional Comments from IDA

Scheff Family Realty Co, LLC proposes major renovations to their facility including replacing the driveway and parking lot, replacing large sections of the facility roof, upgrading the lighting, replacing all warehouse heating units and renovation of the warehouse cafeteria and office bathrooms. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to jobs retained and created, capital investment by the applicant, and in region purchases.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

Does this project provide onsite childcare facilities? No

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