

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: 7.9.2024  
 Project Title: Holtsville Energy Storage, LLC  
 Project Location: 5276 Expressway Drive South & 178 Morris Ave Holtsville

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

#### Project Total Investment

\$207,781,865

#### Temporary (Construction)

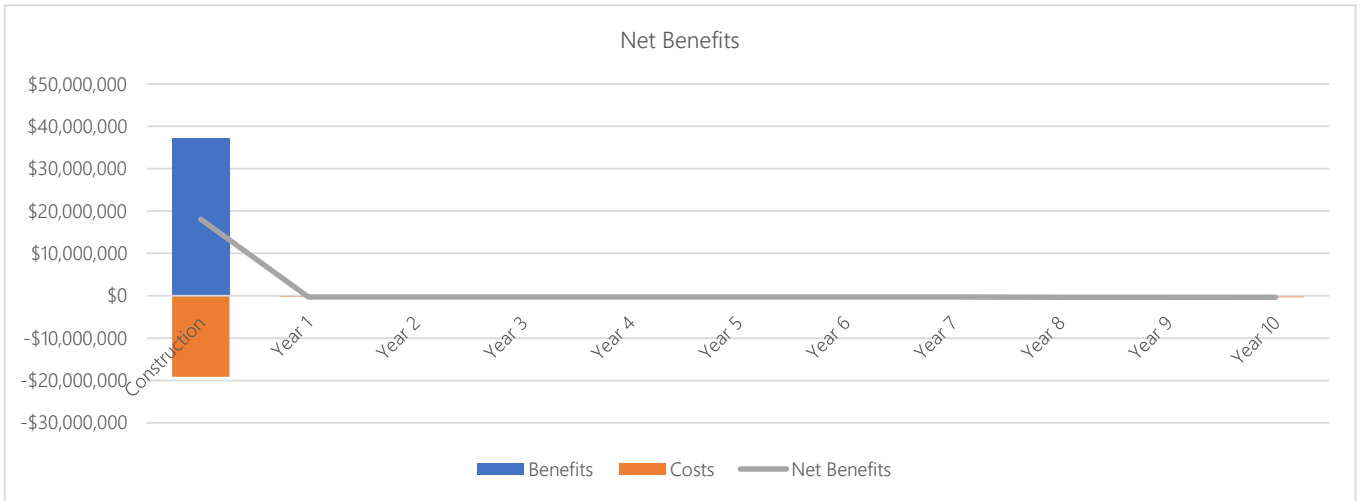
	Direct	Indirect	Total
Jobs	175	102	277
Earnings	\$27,925,223	\$7,201,455	\$35,126,677
Local Spend	\$72,723,653	\$25,002,291	\$97,725,944

#### Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



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

Figure 2

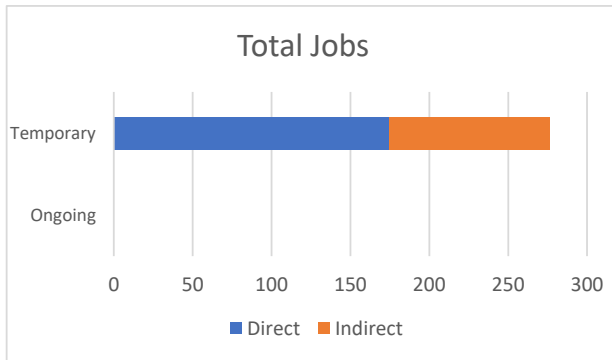
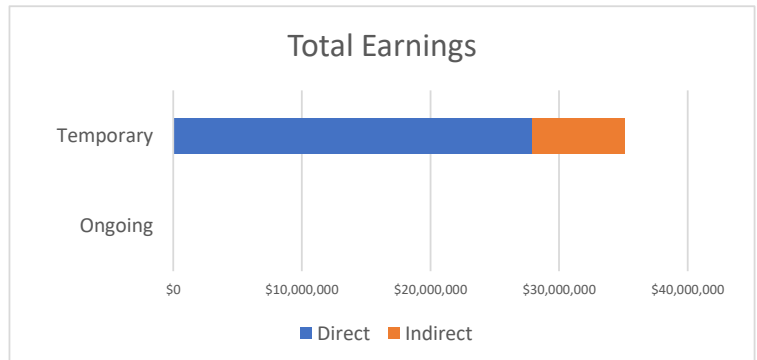


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$9,595,781	\$7,340,474
Sales Tax Exemption	\$17,921,186	\$17,921,186
Local Sales Tax Exemption	\$9,609,911	\$9,609,911
State Sales Tax Exemption	\$8,311,275	\$8,311,275
Mortgage Recording Tax Exemption	\$1,246,691	\$1,246,691
Local Mortgage Recording Tax Exemption	\$415,564	\$415,564
State Mortgage Recording Tax Exemption	\$831,127	\$831,127
<b>Total Costs</b>	<b>\$28,763,658</b>	<b>\$26,508,351</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$40,935,875</b>	<b>\$39,640,951</b>
To Private Individuals	\$35,126,677	\$35,126,677
Temporary Payroll	\$35,126,677	\$35,126,677
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$5,809,197	\$4,514,274
Increase in Property Tax Revenue	\$5,524,891	\$4,229,968
Temporary Jobs - Sales Tax Revenue	\$284,307	\$284,307
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$1,826,587</b>	<b>\$1,826,587</b>
To the Public	\$1,826,587	\$1,826,587
Temporary Income Tax Revenue	\$1,580,700	\$1,580,700
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$245,887	\$245,887
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$42,762,462</b>	<b>\$41,467,539</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$39,640,951	\$17,365,949	2:1
State	\$1,826,587	\$9,142,402	:1
<b>Grand Total</b>	<b>\$41,467,539</b>	<b>\$26,508,351</b>	<b>2:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Holtsville Energy Storage, LLC is proposing a 110 MW Battery Energy Storage System (BESS) on approximately 6 acres. As per the IDA's Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the applicant and advances energy transmission goals for the region.

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



