

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date August 8, 2025
Project Title Lawrence Aviation Solar Farm UPDATED 9.15.26
Project Location Lawrence Aviation Drive, Port Jefferson Station, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

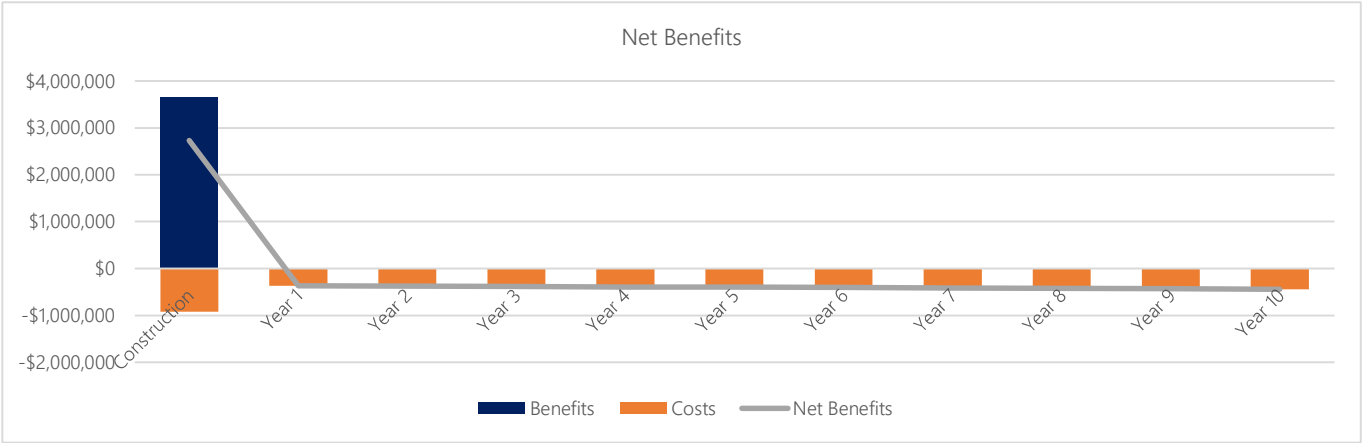
Construction Project Costs

\$16,360,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	14	16	30
Earnings	\$2,197,850	\$1,244,571	\$3,442,422
Local Spend	\$5,726,000	\$4,150,551	\$9,876,551

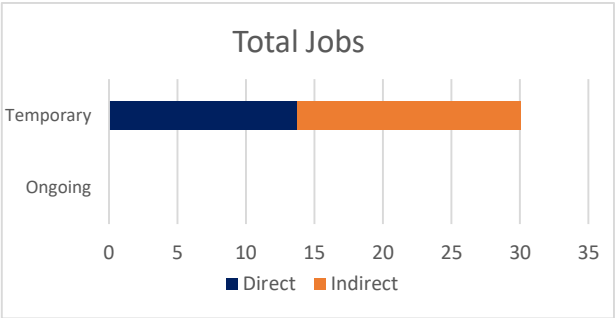
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



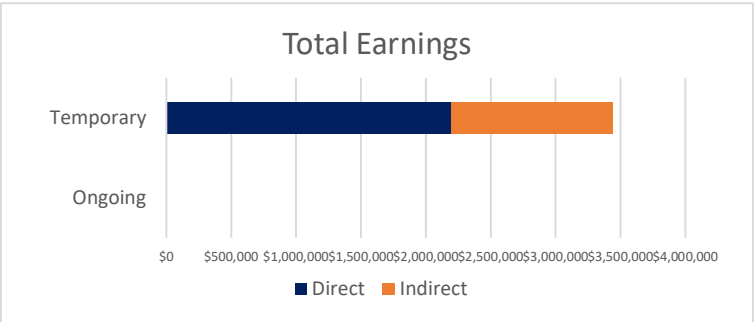
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$14,986,579	\$10,865,235
Sales Tax Exemption	\$921,375	\$921,375
Local Sales Tax Exemption	\$500,175	\$500,175
State Sales Tax Exemption	\$421,200	\$421,200
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$15,907,954	\$11,786,610

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,471,037	\$3,471,037
To Private Individuals	\$3,442,422	\$3,442,422
Temporary Payroll	\$3,442,422	\$3,442,422
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$28,615	\$28,615
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$28,615	\$28,615
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$179,006	\$179,006
To the Public	\$179,006	\$179,006
Temporary Income Tax Revenue	\$154,909	\$154,909
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$24,097	\$24,097
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$3,650,043	\$3,650,043

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,471,037	\$11,365,410	:1
State	\$179,006	\$421,200	:1
Grand Total	\$3,650,043	\$11,786,610	:1

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

Additional Comments from IDA

Lawrence Aviation Solar Farm, LLC is a proposed 7.75 MW DC solar installation consisting of approximately 13,360 solar modules to be located at a former Superfund Site, which is currently owned by the Suffolk County Landbank. It is estimated that this project will power over 1,000 homes and result in the 3,337 metric tons of CO2 to be offset annually. The power created by this project will be offered to eligible low- and moderate-income electric customers. 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 energy production need for the region. UPDATE - The project requested an increase in sales and use tax based on an addition \$4.78 million dollar of

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No