

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator



Date: 11.6.24
 Project Title: RA Oak Run, LLC
 Project Location: Northeast Corner of Birchwood Park Dr & Middle Country Rd Middle Island

Economic Impacts

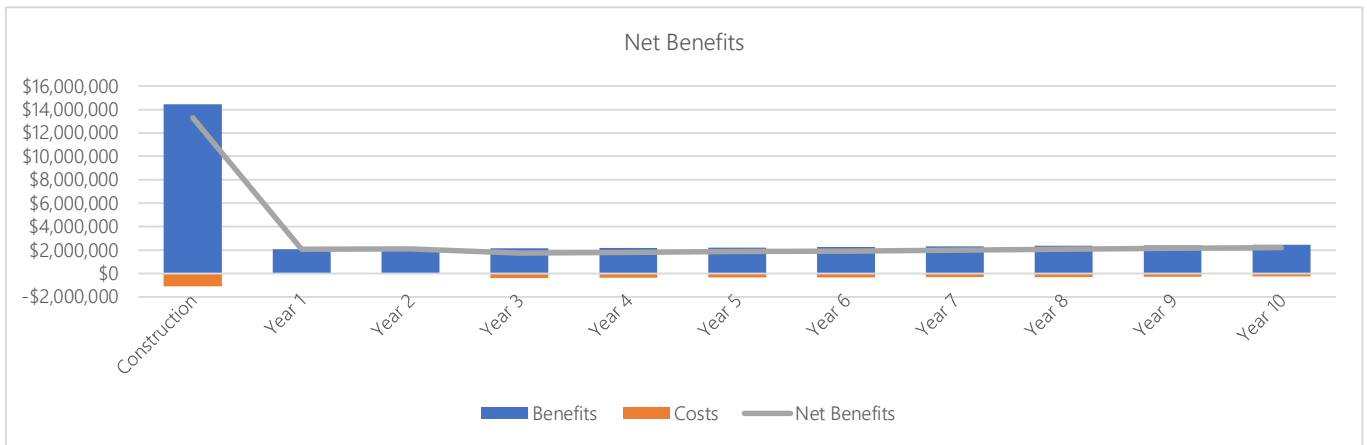
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$35,100,000

| | | Temporary (Construction) | | |
|-------------|--|--------------------------|-------------|--------------|
| | | Direct | Indirect | Total |
| Jobs | | 185 | 39 | 224 |
| Earnings | | \$10,819,273 | \$2,784,038 | \$13,603,311 |
| Local Spend | | \$28,080,000 | \$9,663,270 | \$37,743,270 |

| | | Ongoing (Operations) | | |
|----------|--|----------------------|-------------|--------------|
| | | Direct | Indirect | Total |
| Jobs | | 25 | 8 | 33 |
| Earnings | | \$22,014,025 | \$8,614,255 | \$30,628,280 |

Figure 1



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

Figure 2

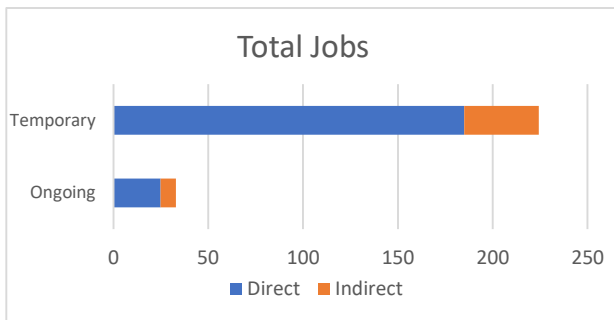
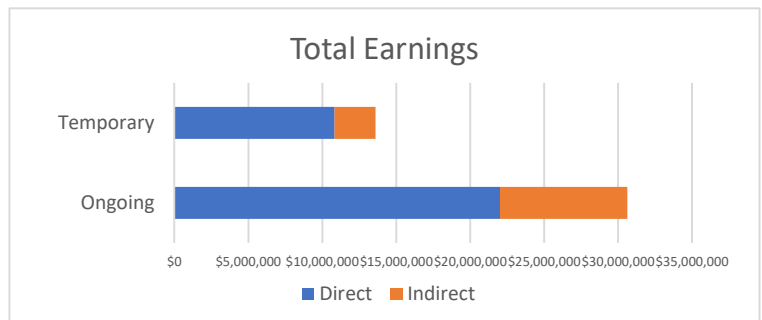


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

| | Nominal Value | Discounted Value* |
|--|--------------------|--------------------|
| Property Tax Exemption | \$3,235,442 | \$2,801,741 |
| Sales Tax Exemption | \$934,260 | \$934,260 |
| Local Sales Tax Exemption | \$500,980 | \$500,980 |
| State Sales Tax Exemption | \$433,280 | \$433,280 |
| Mortgage Recording Tax Exemption | \$179,250 | \$179,250 |
| Local Mortgage Recording Tax Exemption | \$59,750 | \$59,750 |
| State Mortgage Recording Tax Exemption | \$119,500 | \$119,500 |
| Total Costs | \$4,348,952 | \$3,915,251 |

State and Local Benefits

| | Nominal Value | Discounted Value* |
|---|---------------------|---------------------|
| Local Benefits | \$47,377,255 | \$42,517,777 |
| To Private Individuals | \$44,231,591 | \$39,921,564 |
| Temporary Payroll | \$13,603,311 | \$13,603,311 |
| Ongoing Payroll | \$30,628,280 | \$26,318,253 |
| Other Payments to Private Individuals | \$0 | \$0 |
| To the Public | \$3,145,664 | \$2,596,213 |
| Increase in Property Tax Revenue | \$2,638,807 | \$2,145,194 |
| Temporary Jobs - Sales Tax Revenue | \$110,102 | \$110,102 |
| Ongoing Jobs - Sales Tax Revenue | \$396,755 | \$340,917 |
| Other Local Municipal Revenue | \$0 | \$0 |
| State Benefits | \$2,428,784 | \$2,186,540 |
| To the Public | \$2,428,784 | \$2,186,540 |
| Temporary Income Tax Revenue | \$612,149 | \$612,149 |
| Ongoing Income Tax Revenue | \$1,378,273 | \$1,184,321 |
| Temporary Jobs - Sales Tax Revenue | \$95,223 | \$95,223 |
| Ongoing Jobs - Sales Tax Revenue | \$343,139 | \$294,847 |
| Total Benefits to State & Region | \$49,806,039 | \$44,704,317 |

Benefit to Cost Ratio

| | Benefit* | Cost* | Ratio |
|--------------------|---------------------|--------------------|-------------|
| Local | \$42,517,777 | \$3,362,471 | 13:1 |
| State | \$2,186,540 | \$552,780 | 4:1 |
| Grand Total | \$44,704,317 | \$3,915,251 | 11:1 |

*Discounted at 2%

Additional Comments from IDA

Applicant's proposed project includes 74 townhouse units of 55 and over housing on Montauk Highway on Middle Country Road. The facility will include 10% of the units set aside as affordable and 10% of the units set aside as workforce. The project will include a fitness center, outdoor pool and outdoor recreational area. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, capital investment by the application and an increase in the number of affordable housing units.

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

