Internal Report: RONK HUB, LLC - Ronk Hub, LLC

Table 1: Basic Information

Ronk Hub, LLC Project Name **Project Applicant** RONK HUB, LLC

Construction of 1.5+/-sq ft; Retail 195K sq ft; Hospitality 60K sq ft;

Project Description Office 360k sq ft Project Industry Real Estate Municipality Brookhaven Town

School District Sachem Type of Transaction Lease **Project Cost** \$538,100,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

State	Region
9,875	9,875
	2740 2,740
2,080	2,080
1,115	1,115
3,941	3,941
	9,875 2,080 1,115

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
Total Employment	\$537,688,395	\$537,688,395	\$54,449
Direct**	\$95,900,000	\$95,900,000	\$35,000
Indirect**	\$294,949,830,930	\$294,949,830,930	\$68,206
Induced**	\$62,407,972,016	\$62,407,972,016	\$50,212
Temporary Construction (Direct and Indirect)	\$243,973,941	\$243,973,941	\$61,911

Total Costs Property Tax Sales Tax Sales Tax Sales Tax Sales Tax Silo,604,2500 Construction Materials Other Items Silo,7500 Cites IDA Fee Silo,7500 Ci	Table 4: Cost/Benefit Analysis (Discounted Present Value*)	
Property Tax \$115,660,889 \$36,250 \$316,042,500 \$316,042,500 \$15,870,000 \$15,870,000 \$172,500		\$130,409,088
Sales Tax Construction Materials Construction Materials Other Items Less IDA Fee Less IDA Fee Total Benefits S130,105,557 Total State Benefits S227,019,975 Income Tax Revenue S168,116,706 Direct** Indirect*** Induced*** Construction (Direct and Indirect, 1 year) Sales Tax Revenue S168,116,706 Direct** Indirect*** Induced*** Construction (Direct and Indirect, 1 year) Sales Tax Revenue S58,903,269 Direct** Indirect*** Indirect*** Indirect*** S18,340,180 Indirect*** S10,705,580 Total Local Benefits S103,085,582 Property Tax/PILOT Revenue S34,978,677 Sales Tax Revenue S68,106,905 Direct** Sales Tax Revenue S68,106,905 Direct** S10,705,580 Total Local Benefits S103,085,582 Induced*** Construction (Direct and Indirect, 1 year) S31,363,282 Induced*** S10,3085,582 Total Anticipated Local Revenue (Property Tax plus Local Sales Tax) S103,085,582 Total Anticipated Local Revenue (Property Tax plus Local Sales Tax) S103,085,582 Total Property Tax County Property Tax S41,919,679 County Property Tax S41,919,679 County Property Tax on Existing Property S5,480,527 City/Village Property Tax Property Tax on Existing Property S01,215 Property Tax on Existing Property S02 Town Property Tax on Existing Property S04,543,492 Property Tax on Existing Property S07,5900 Town Property Tax on Improvement to Property S2,795,990 School District Property Tax S1,804,445 Property Tax on Existing Property		
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Other Items \$172,500 Less IDA Fee -\$1,294,300 Total Benefits \$330,105,557 Total State Benefits \$227,019,975 Income Tax Revenue \$168,116,706 Direct** \$36,025,354 Indirect*** \$89,609,378 Induced*** \$33,454,938 Construction (Direct and Indirect, 1 year) \$9,027,036 Sales Tax Revenue \$58,903,269 Direct** \$18,340,180 Indirect*** \$10,705,580 Construction (Direct and Indirect, 1 year) \$2,732,508 Total Local Benefits \$103,085,582 Property Tax/PILOT Revenue \$34,978,677 Sales Tax Revenue \$68,106,905 Direct** \$21,205,833 Indirect*** \$31,363,282 Induced**** \$21,205,833 Indirect*** \$31,363,282 Induced**** \$12,378,327 Construction (Direct and Indirect, 1 year) \$31,363,282 Induced*** \$12,378,327 Total Local Fiscal Impact (Discounted Present Value*) \$12,378,327		
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Property Tax on Improvement to Property \$5,480,527 City/Village Property Tax \$0 Property Tax on Existing Property \$0 Property Tax on Improvement to Property \$0 Town Property Tax \$4,543,492 Property Tax on Existing Property \$747,502 Property Tax on Improvement to Property \$3,795,990 School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	<i>.</i>	
City/Village Property Tax \$0 Property Tax on Existing Property \$0 Property Tax on Improvement to Property \$0 Town Property Tax \$4,543,492 Property Tax on Existing Property \$747,502 Property Tax on Improvement to Property \$3,795,990 School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	. ,	
Property Tax on Existing Property Property Tax on Improvement to Property Town Property Tax Property Tax on Existing Property Property Tax on Existing Property Property Tax on Improvement to Property School District Property Tax Property Tax on Existing Property \$6,102,285		
Property Tax on Improvement to Property Town Property Tax Property Tax on Existing Property Property Tax on Improvement to Property \$747,502 Property Tax on Improvement to Property \$3,795,990 School District Property Tax Property Tax on Existing Property \$6,102,285		•
Town Property Tax \$4,543,492 Property Tax on Existing Property \$747,502 Property Tax on Improvement to Property \$3,795,990 School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	· · · · · · · · · · · · · · · · · · ·	•
Property Tax on Existing Property \$747,502 Property Tax on Improvement to Property \$3,795,990 School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	Property Tax on Improvement to Property	
Property Tax on Improvement to Property \$3,795,990 School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	Town Property Tax	\$4,543,492
School District Property Tax \$31,804,445 Property Tax on Existing Property \$6,102,285	Property Tax on Existing Property	\$747,502
Property Tax on Existing Property \$6,102,285	Property Tax on Improvement to Property	\$3,795,990
	School District Property Tax	\$31,804,445
Property Tax on Improvement to Property \$25,702,160		
	Property Tax on Improvement to Property	\$25,702,160

^{*} Figures over 25 years and discounted by 3.49%

^{**} Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

^{***} Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

^{****} Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.