

# **Cost-Benefit Analysis for The Arboretum at Farmingville (rev)**

Prepared by Town of Brookhaven using InformAnalytics

# Executive Summary

**INVESTOR**  
BRP Farmingville,  
LLC/Brookhaven  
Venture, LLC

**TOTAL INVESTED**  
\$135.8 Million

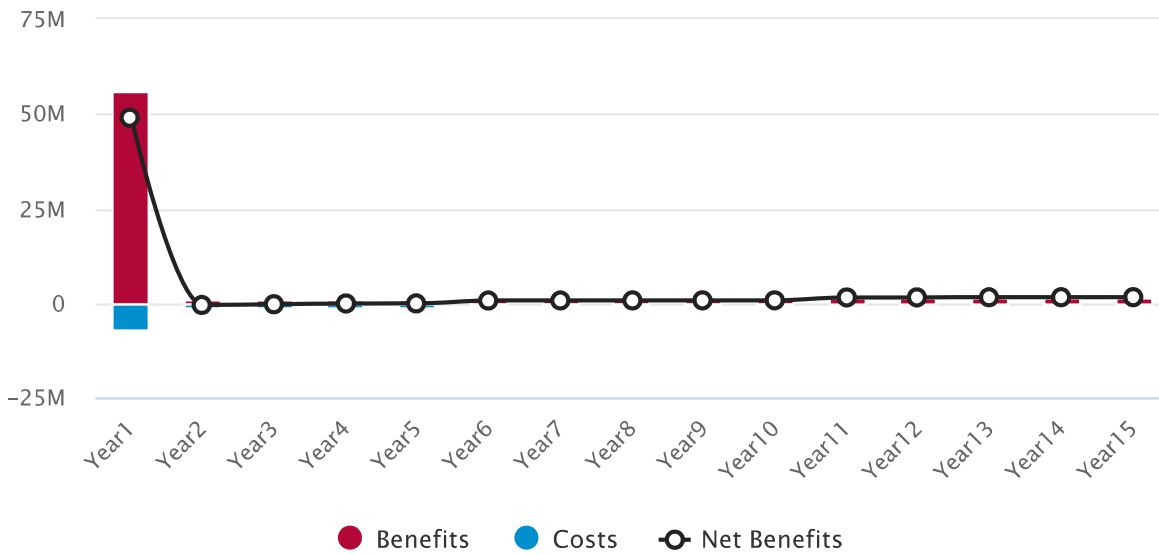
**LOCATION**  
510 Horseblock Rd  
Farmingville, NY

**TIMELINE**  
15 Years

F1 FIGURE 1

Discounted\* Net Benefits for The Arboretum at Farmingville (rev) by Year

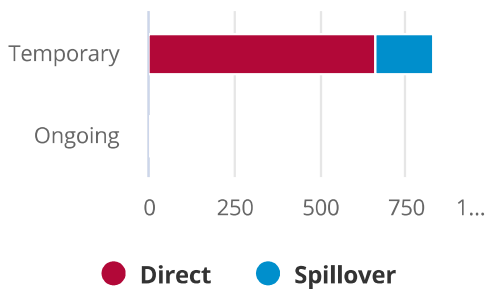
Total Net Benefits: \$58,478,000



Discounted at 2%

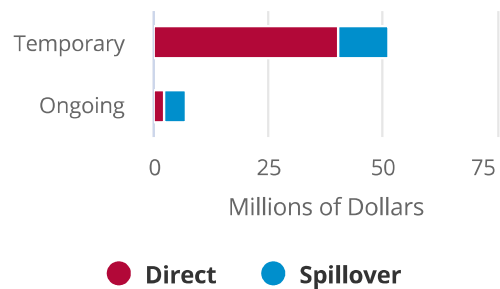
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



# Proposed Investment

BRP Farmingville, LLC/Brookhaven Venture, LLC proposes to invest \$135.8 million at 510 Horseblock Rd Farmingville, NY over 15 years. Town of Brookhaven staff summarize the proposed with the following: UPDATED March 2021 - The applicant provided a letter updating the application. The updates include increases to the costs of the project, changes to the financing of the project including increases to the amount being financed. As a result of these changes, the project has also requested changes the the mortgage recording tax exemption and the sales and use tax exemption. UPDATED March 2020 - The applicant proposes a new ownership structure in which Brookhaven Venture LLC will be the new "company" and fee owner of the Project. Brookhaven Venture LLC will be 100% owned by BRP Bedrock Brookhaven Manager LLC. BRP Farmingville, LLC will be the developer and day-to-day manager of the project. Proposed acquisition of the Kelly Development project, which is a proposed 62 acre project to be developed in 292 rental units, including 10% affordable units. This project will include a 7 acre public park with buildings that will be used by the Farmingville Chamber, civic, and historic society. A 150,000 gallon per day STP will be constructed - excess gallonage will be available for expansion of the region. The project will include a mix of 164 flats (2 bed/2 bath), 77 townhomes (2 & 3/2.5 baths) and 51 cottages (3 bed/ 2.5 baths). We expect that this project will be completed in a timely fashion. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, location in an area with inadequate housing supply, alignment with local planning and development efforts, promotes walkable community areas and capital investment by the applicant.

T1 TABLE 1

## Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
Housing	\$96,974,000
<b>OTHER SPENDING</b>	
land acquisition	\$20,100,000
legal, architectural and financial charges	\$8,260,000
environmental, municipal, survey, taxes and insurance, development fee, soft cost, loan interest and start up expenses	\$10,461,000
<b>Total Investments</b>	<b>\$135,794,000</b>
Discounted Total (2%)	\$135,794,000

May not sum to total due to rounding.

F4 FIGURE 4

## Location of Investment



# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Town of Brookhaven. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

## Estimated Costs or Incentives

Town of Brookhaven is considering the following incentive package for BRP Farmingville, LLC/Brookhaven Venture, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$10,028,000	\$9,206,000
Sales Tax Exemption	\$5,018,000	\$5,018,000
Mortgage Recording Tax Exemption	\$658,000	\$658,000
<b>Total Costs</b>	<b>\$15,705,000</b>	<b>\$14,882,000</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

### State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$53,818,000</b>	<b>\$16,908,000</b>	<b>\$70,726,000</b>
<b>To Private Individuals</b>	<b>\$42,569,000</b>	<b>\$16,685,000</b>	<b>\$59,254,000</b>
Temporary Payroll	\$40,162,000	\$11,271,000	\$51,433,000
Ongoing Payroll	\$2,407,000	\$5,415,000	\$7,821,000
<b>To the Public</b>	<b>\$11,249,000</b>	<b>\$223,000</b>	<b>\$11,472,000</b>
Property Tax Revenue	\$10,681,000	N/A	\$10,681,000
Temporary Sales Tax Revenue	\$536,000	\$151,000	\$687,000
Ongoing Sales Tax Revenue	\$32,000	\$72,000	\$104,000
<b>STATE BENEFITS</b>	<b>\$2,644,000</b>	<b>\$1,048,000</b>	<b>\$3,692,000</b>
<b>To the Public</b>	<b>\$2,644,000</b>	<b>\$1,048,000</b>	<b>\$3,692,000</b>
Temporary Income Tax Revenue	\$2,067,000	\$580,000	\$2,647,000
Ongoing Income Tax Revenue	\$86,000	\$275,000	\$361,000
Temporary Sales Tax Revenue	\$464,000	\$130,000	\$594,000
Ongoing Sales Tax Revenue	\$28,000	\$63,000	\$90,000
<b>Total Benefits to State &amp; Region</b>	<b>\$56,463,000</b>	<b>\$17,956,000</b>	<b>\$74,419,000</b>
<b>Discounted Total Benefits (2%)</b>	<b>\$56,140,000</b>	<b>\$17,221,000</b>	<b>\$73,361,000</b>

May not sum to total due to rounding.

**Benefit to Cost Ratio**

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$69,726,000	\$11,897,000	6:1
State	\$3,635,000	\$2,985,000	1:1
<b>Grand Total</b>	<b>\$73,361,000</b>	<b>\$14,882,000</b>	<b>5:1</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

---

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.