

# Town of Brookhaven Industrial Development Agency

## MRB Cost Benefit Calculator



Date: January 3, 2023  
 Project Title: WF XII, LLC  
 Project Location: North Service Rd LIE Yaphank, NY

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
 \$161,960,000

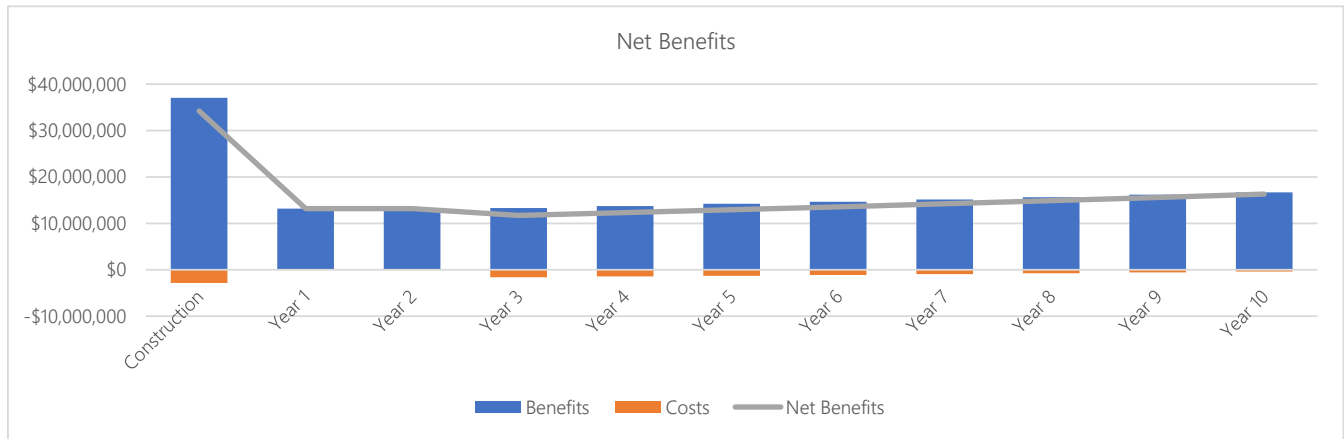
		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		350	96	446
Earnings		\$28,671,331	\$6,282,236	\$34,953,567
Local Spend		\$69,331,999	\$21,916,379	\$91,248,378

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		191	0	191
Earnings		\$160,770,786	\$0	\$160,770,786

Aggregate over life of the PILOT

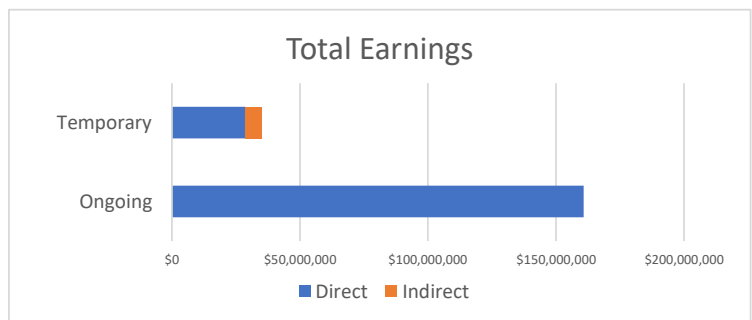
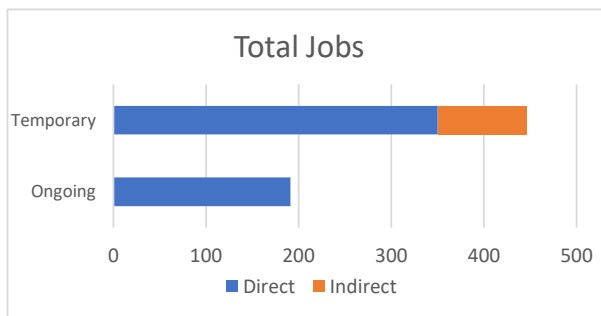
Figure 1



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	\$8,413,947	\$7,513,559
Sales Tax Exemption	\$2,092,960	\$2,092,960
Local Sales Tax Exemption	\$1,122,312	\$1,122,312
State Sales Tax Exemption	\$970,648	\$970,648
Mortgage Recording Tax Exemption	\$747,450	\$747,450
Local Mortgage Recording Tax Exemption	\$249,150	\$249,150
State Mortgage Recording Tax Exemption	\$498,300	\$498,300
<b>Total Costs</b>	<b>\$11,254,357</b>	<b>\$10,353,969</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$207,835,330</b>	<b>\$186,258,938</b>
To Private Individuals	\$195,724,353	\$176,047,364
Temporary Payroll	\$34,953,567	\$34,953,567
Ongoing Payroll	\$160,770,786	\$141,093,797
Other Payments to Private Individuals	\$0	\$0
To the Public	\$12,110,977	\$10,211,575
Increase in Property Tax Revenue	\$10,526,833	\$8,786,691
Temporary Jobs - Sales Tax Revenue	\$282,905	\$282,905
Ongoing Jobs - Sales Tax Revenue	\$1,301,239	\$1,141,978
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$10,177,666</b>	<b>\$9,154,463</b>
To the Public	\$10,177,666	\$9,154,463
Temporary Income Tax Revenue	\$1,572,911	\$1,572,911
Ongoing Income Tax Revenue	\$7,234,685	\$6,349,221
Temporary Jobs - Sales Tax Revenue	\$244,675	\$244,675
Ongoing Jobs - Sales Tax Revenue	\$1,125,396	\$987,657
<b>Total Benefits to State &amp; Region</b>	<b>\$218,012,996</b>	<b>\$195,413,401</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$186,258,938	\$8,885,021	21:1
State	\$9,154,463	\$1,468,948	6:1
<b>Grand Total</b>	<b>\$195,413,401</b>	<b>\$10,353,969</b>	<b>19:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Applicant intends to construct three (3) one story warehouse totaling 549,924 sf for use as a warehouse distribution facility on 71.45 acres of vacant land. End users have not yet been secured. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, jobs created and capital investment by the applicant.

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