

Internal Report: 14 Glover, LLC - Brookhaven Memorial Hospital Medical Center				
Table 1: Basic Information				
Project Name	BMH/Foley Center			
Project Applicant	14 Glover, LLC			
Project Description	<p>14 Glover LLC, whose sole member is Brookhaven Health Care Services Foundation will purchase the "Foley" Center from Suffolk County. The Foundation is the sole member of the Brookhaven Memorial Hospital Medical Center (BMHMC). The Facility is a 5 story, approximately 185,574 sq ft building located on 14.06 acres in Yaphank. BMHMC will occupy the first floor of the Facility for hospital purposes, including out-patient clinical programs and business offices. It is anticipated that the second and third floors will be leased to a for-profit assisted living/memory care facility and the fourth and fifth floors will be leased to a for-profit substance abuse provider.</p> <p>We anticipate 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, vacancy of site, increased revenue to the local taxing jurisdictions, and capital investment by the applicant.</p>			
Project Industry	Hospitals			
Type of Transaction	Lease			
Project Cost	\$40,000,000			
Mortgage Amount	\$23,000,000			
Table 2: Permanent New/Retained Employment (Annual FTEs)				
	State	Region		
Total Employment	387	387		
Direct**	138 (13 created and 125 retained)	138 (13 created and 125 retained)		
Indirect**	31	31		
Induced**	56	56		
Temporary Construction (Direct and Indirect)	162	162		
Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)				
	State Labor Income	Region Labor Income	Average Salary	
Total Employment	\$24,668,396	\$24,668,396	\$63,749	
Direct**	\$9,804,082	\$9,804,082	\$71,044	
Indirect**	\$62,319,812	\$62,319,812	\$64,996	
Induced**	\$158,578,638	\$158,578,638	\$50,418	
Temporary Construction (Direct and Indirect)	\$10,024,147	\$10,024,147	\$61,911	

Table 4: Cost/Benefit Analysis (Discounted Present Value*)				
Total Costs	\$1,113,247			
Mortgage Tax	\$241,500			
Mortgage Tax	\$241,500			
State	\$241,500			
County	\$0			
Local	\$0			
Property Tax	\$0			
Sales Tax	\$1,040,175			
Construction Materials	\$652,050			
Other Items	\$388,125			
Less IDA Fee	-\$168,428			
Total Benefits	\$11,226,863			
Total State Benefits	\$8,835,017			
Income Tax Revenue	\$6,766,393			
Direct**	\$4,326,840			
Indirect***	\$888,221			
Induced****	\$1,180,438			
Construction (Direct and Indirect, 1 year)	\$370,893			
Sales Tax Revenue	\$2,068,624			
Direct**	\$1,309,746			
Indirect***	\$268,867			
Induced****	\$377,740			
Construction (Direct and Indirect, 1 year)	\$112,270			
Total Local Benefits	\$2,391,846			
Sales Tax Revenue	\$2,391,846			
Direct**	\$1,514,394			
Indirect***	\$310,877			
Induced****	\$436,762			
Construction (Direct and Indirect, 1 year)	\$129,813			
Table 5: Local Fiscal Impact (Discounted Present Value*)				
Total Local Client Incentives	\$389,347			
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$2,391,846			
Net Local Revenue	\$2,002,499			
* Figures over 15 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.				