

Internal Report: J-CAD Realty, LLC - J-CAD Realty

Table 1: Basic Information

Project Name	J-CAD Realty
Project Applicant	J-CAD Realty, LLC

Project Description	Adaptive Reuse project purchasing a 20,000 sq foot building at 664 Blue Point Ave, which has been vacant approximately one year. Businesses included in the facility: Mayne Construction - a general contractor, which will occupy approx. 7,400 sq ft and is relocating as a result of the Ronk Hub project; Center Maintenance - an outside maintenance company, which will occupy 3,400 sq ft and is relocating from Seaford; Keen's Machine Repair- will be leasing 3,800 sq ft and is relocating as a result of the Ronkonkoma Hub; Prime Engineering (Architect) - will be leasing 2,600 sq ft and is relocating from Farmingville. Remaining 2,800 sq ft will be leased at a later date.
Project Industry	Construction
Municipality	Brookhaven Town
School District	Sachem
Type of Transaction	Lease
Project Cost	\$2,335,000

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

	State	Region	
Total Employment		73	73
Direct**	45 (12 created and 33 retained)	45 (12 created and 33 retained)	
Indirect**		12	12
Induced**		17	17
Temporary Construction (Direct and Indirect)		0	0

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

	State Labor Income	Region Labor Income	Average Salary
Total Employment	\$4,355,244	\$4,355,244	\$59,257
Direct**	\$2,739,841	\$2,739,841	\$60,885
Indirect**	\$8,975,380	\$8,975,380	\$65,865
Induced**	\$14,242,143	\$14,242,143	\$50,316
Temporary Construction (Direct and Indirect)	\$0	\$0	\$0

Table 4: Cost/Benefit Analysis (Discounted Present Value*)

Total Costs	\$-4,749
Property Tax	\$0
Sales Tax	\$25,875
Construction Materials	\$0
Other Items	\$25,875
Less IDA Fee	-\$30,624
Total Benefits	\$2,278,782
Total State Benefits	\$1,793,107
Income Tax Revenue	\$1,373,063
Direct**	\$872,952
Indirect***	\$244,974
Induced***	\$255,137
Construction (Direct and Indirect, 1 year)	\$0
Sales Tax Revenue	\$420,043
Direct**	\$264,245
Indirect***	\$74,154
Induced***	\$81,644
Construction (Direct and Indirect, 1 year)	\$0
Total Local Benefits	\$485,675
Sales Tax Revenue	\$485,675
Direct**	\$305,533
Indirect***	\$85,741
Induced***	\$94,401
Construction (Direct and Indirect, 1 year)	\$0

Table 5: Local Fiscal Impact (Discounted Present Value*)

Total Local Client Incentives	\$-16,749
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$485,675
Net Local Revenue	\$502,424

Table 6: Property Tax Revenue (Discounted Present Value*)

Total Property Tax	\$254,113
County Property Tax	\$3,339
Property Tax on Existing Property	\$3,339
Property Tax on Improvement to Property	\$0
City/Village Property Tax	\$0
Property Tax on Existing Property	\$0
Property Tax on Improvement to Property	\$0
Town Property Tax	\$27,366
Property Tax on Existing Property	\$27,366
Property Tax on Improvement to Property	\$0
School District Property Tax	\$223,407
Property Tax on Existing Property	\$223,407
Property Tax on Improvement to Property	\$0

* Figures over 10 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.