

PREPARED FOR:

Town of Hempstead Industrial Development Agency  
350 Front Street, Room 234-A  
Hempstead, NY 11550

# Economic and Fiscal Impact

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ROCK 50, LLC

Town of Hempstead  
Industrial Development Agency

FEBRUARY 14, 2024

PREPARED BY:



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## CAMOIN ASSOCIATES

# ABOUT CAMOIN ASSOCIATES

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 44 states and garnered attention from national media outlets including Marketplace (NPR), Crain's New York Business, Forbes magazine, The New York Times, and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on [Facebook](https://www.facebook.com/camoinassociate).

## THE PROJECT TEAM

Rachel Selsky  
*Vice President*

# ABOUT THE STUDY

Camoin Associates was retained by the Town of Hempstead Industrial Development Agency to measure the potential economic and fiscal impacts of a project proposed by Rock 50, LLC. The proposed project involves interior renovation of an over 60,000 SF Class A commercial office building at 50 North Park Avenue, Rockville Centre, New York 11970. The goal of this analysis is to provide a complete assessment of the total economic, employment and tax impact of the project on the Town of Hempstead that result from the construction phase and on-site operations.

The primary tool used in this analysis is the input-output model developed by Economic Modeling Specialists Intl. (Emsi). Primary data used in this study was obtained from the developer's application for financial assistance to the Town of Hempstead Industrial Development Agency and included the following data points: on-site jobs, exemptions, and PILOT schedule.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect." Note that previous impact reports commissioned by the Town of Hempstead Industrial Development Agency were presented in only three categories: direct impact, indirect impact, and total impact. Prior to 2020, Camoin Associates included both the indirect and induced impacts in the "indirect impact" category. Beginning in 2020, the indirect and induced impacts will be reported separately to allow for more accurate interpretation of results.

## STUDY INFORMATION

**Data Source:**  
Rock 50, LLC Application for  
Assistance and the Town of  
Hempstead Industrial  
Development Agency

**Geography:**  
Town of Hempstead

**Study Period:**  
2022

**Modeling Tool:**  
Emsi

### DIRECT IMPACTS

*This initial round of impacts is generated as a result of spending on operations and construction.*

### INDIRECT IMPACTS

*The direct impacts have ripple effects through business to business spending. This spending results from the increase in demand for goods and services in industry sectors that supply the facility.*

### INDUCED IMPACTS

*Impacts that result from spending by facility employees, employees of town businesses, and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the town on food, clothing, and other goods and services.*

# CONTENTS

Executive Summary .....	1
Economic Impact Analysis.....	2
Fiscal Impact Analysis .....	4
Attachment A: What is Economic Impact Analysis? .....	14
Attachment B: Study Areas .....	15

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# EXECUTIVE SUMMARY

The Town of Hempstead Industrial Development Agency (the "Agency") received an application for financial assistance from Rock 50, LLC (the "Applicant") for the interior renovation of an over 60,000 SF Class A commercial office building (the "Project") at 50 North Park Avenue, Rockville Centre, New York 11970 (the "Site"). The Applicant is seeking a 15-year PILOT agreement from the Agency. The Agency commissioned Camoin Associates to conduct an economic and limited fiscal impact analysis of the Project on the Town of Hempstead (the "Town").

The following is a summary of our findings from this study, with details below and in the following sections.

Table 1

## Summary of Benefits to Town

Total Jobs	339
Direct Jobs	223
Total Earnings	\$35,813,835
Direct Earnings	\$27,786,932
Annual Sales Tax Revenue to County	\$ 266,365
Annual Sales Tax Revenue to Town	\$ 23,503
Average Annual PILOT Payment	\$ 622,467
Average Annual PILOT Payment to Town	\$ 3,034
Average Annual PILOT Cost	\$ (31,793)
Average Annual PILOT Cost to Town	\$ (155)
<b>Average Annual Benefit (Cost) to Town of Project with PILOT compared to No Project</b>	<b>\$ (155)</b>
<b>Average Annual Benefit (Cost) to Town of Project with PILOT compared to Project Without PILOT</b>	<b>\$ (155)</b>

- ◆ The Project would support 339 net new jobs in the town, of which 223 would be direct jobs, with over \$35.8 million in associated earnings.
- ◆ The Applicant has negotiated terms of a proposed 15-year PILOT agreement with the Agency, where the applicant would pay an average of \$622,467 each year, of which \$2,880 will be allocated to the Town on average each year.
- ◆ The annual net benefit to the Town is estimated to be \$23,348. In this case, this is the sum of the average annual PILOT benefit to the Town and new annual sales tax revenue to the Town.
- ◆ If the Project were to occur without a PILOT the Town would receive \$155 less per year than with the PILOT.
- ◆ Through negotiations with the Agency the Applicant could have access to a sales tax exemption valued at up to \$448,431 and a mortgage recording tax exemption valued at up to \$46,313. However, if we assume that the Project would not occur absent IDA benefits, this is not actually a "cost" to the state, county, town and village since no future revenue stream would exist without the exemptions.

# ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated by facility operation and new resident spending as provided by the Applicant were used as the direct inputs for the economic impact model. Camoin Associates uses the input-output model designed by Economic Modeling Specialists, International (Emsi) to calculate total economic impacts. Emsi allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the town and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Town of Hempstead's economy. This is captured in the indirect and induced impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

The Project would have economic impacts upon the Town of Hempstead as a result of Project construction and operation.

## CONSTRUCTION PHASE IMPACTS

The Applicant estimates that private sector investment in the construction of the Project would cost approximately \$8.4 million<sup>1</sup>, of which 70%<sup>2</sup> would be sourced from within the town. This means that there will be over \$5.9 million in net new spending in the town associated with the construction phase of the Project.

Table 2

Construction Phase Spending - Town		
Total Construction Cost	\$	8,432,000
Percent Sourced from Town		70%
<b>Net New Constuction Spending</b>	<b>\$</b>	<b>5,902,400</b>

Source: Applicant, Camoin Associates

Based on over \$5.9 million worth of net new direct spending associated with the construction phase of the Project, Camoin Associates determined that there would be nearly \$7.6 million in total one-time construction related spending supporting 29 jobs and an associated over \$3.0 million in earnings over the construction period throughout the town. Table 3 outlines the economic impacts of construction.

Table 3

Town Economic Impact - Construction Phase					
	Jobs		Earnings		Sales
Direct	21	\$	2,470,854	\$	5,902,400
Indirect	4	\$	284,152	\$	907,819
Induced	4	\$	306,546	\$	777,434
<b>Total</b>	<b>29</b>	<b>\$</b>	<b>3,061,551</b>	<b>\$</b>	<b>7,587,653</b>

Source: Emsi, Camoin Associates

<sup>1</sup> Includes project costs as provided by the Applicant, excluding acquisition, legal fees, and financial charges.

<sup>2</sup> According to Emsi, approximately 70% of construction industry demand is met within the town.

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## IMPACTS OF ON-SITE EMPLOYMENT

According to the Applicant, they estimate that 223 new jobs will be on-site following Project completion. The table below details the impact that these net new jobs will have on the Town of Hempstead (Table 4).

Table 4

### Town Economic Impact - On-Site Operations

	Jobs		Earnings		Sales
Direct	223	\$	27,786,932	\$	50,200,099
Indirect	70	\$	4,910,732	\$	12,478,834
Induced	46	\$	3,116,170	\$	7,881,870
<b>Total</b>	<b>339</b>	<b>\$</b>	<b>35,813,835</b>	<b>\$</b>	<b>70,560,803</b>

**Source:** Emsi, Camoin Associates



# FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project on the local economies (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completion of the Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

## PAYMENT IN LIEU OF TAXES (PILOT)

The Applicant has applied to the Agency for a Payment In Lieu of Taxes (PILOT) agreement. The Applicant has proposed a 15-year PILOT payment schedule based on the current tax rate, taxable value, and assessed value of the Project. Based on the terms of the PILOT as proposed, Camoin Associates calculated the potential impact on the affected jurisdictions.<sup>3</sup>

Table 5

### Tax Payments with PILOT

Year	Total		Portion of Payment by Jurisdiction			
	PILOT Payments		Town	County	School District	Village
1	\$ 525,000	\$	2,559	\$ 35,315	\$ 428,159	\$ 58,967
2	\$ 525,000	\$	2,559	\$ 35,315	\$ 428,159	\$ 58,967
3	\$ 525,000	\$	2,559	\$ 35,315	\$ 428,159	\$ 58,967
4	\$ 590,000	\$	2,876	\$ 39,687	\$ 481,169	\$ 66,268
5	\$ 599,000	\$	2,920	\$ 40,293	\$ 488,509	\$ 67,279
6	\$ 605,000	\$	2,949	\$ 40,696	\$ 493,402	\$ 67,953
7	\$ 610,000	\$	2,973	\$ 41,033	\$ 497,480	\$ 68,514
8	\$ 625,000	\$	3,046	\$ 42,042	\$ 509,713	\$ 70,199
9	\$ 640,000	\$	3,120	\$ 43,051	\$ 521,946	\$ 71,884
10	\$ 650,000	\$	3,168	\$ 43,723	\$ 530,102	\$ 73,007
11	\$ 665,000	\$	3,241	\$ 44,732	\$ 542,335	\$ 74,692
12	\$ 680,000	\$	3,315	\$ 45,741	\$ 554,568	\$ 76,376
13	\$ 690,000	\$	3,363	\$ 46,414	\$ 562,723	\$ 77,500
14	\$ 698,000	\$	3,402	\$ 46,952	\$ 569,248	\$ 78,398
15	\$ 710,000	\$	3,461	\$ 47,759	\$ 579,034	\$ 79,746
<b>Total</b>	<b>\$ 9,337,000</b>	<b>\$</b>	<b>45,512</b>	<b>\$ 628,067</b>	<b>\$ 7,614,705</b>	<b>\$ 1,048,716</b>
<b>Average</b>	<b>\$ 622,467</b>	<b>\$</b>	<b>3,034</b>	<b>\$ 41,871</b>	<b>\$ 507,647</b>	<b>\$ 69,914</b>
<b>Present Value*</b>	<b>\$ 5,800,233</b>	<b>\$</b>	<b>28,272</b>	<b>\$ 390,161</b>	<b>\$ 4,730,327</b>	<b>\$ 651,473</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: 6.25% discount rate used

<sup>3</sup> It is assumed that each jurisdiction will continue to receive the same portion of the PILOT that they would currently receive from the full tax bill.

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## TAX POLICY COMPARISON

Without financial assistance from the Agency, Camoin Associates assumes the Applicant would not undertake the Project. Table 6 displays the property tax payment associated with the Project. The Project site has recently come on to the tax rolls after being tax exempt, therefore the current property tax payments used in year 1 represent the jurisdictions' projections of the site's upcoming tax bill.<sup>4</sup>

Table 6

### Tax Payments without Project

Year	Total Property Tax Payment Without Project**		Portion of Payment by Jurisdiction			
			Town	County	School District	Village
1	\$	567,493	\$ 2,766	\$ 38,173	\$ 462,814	\$ 63,740
2	\$	578,843	\$ 2,821	\$ 38,937	\$ 472,070	\$ 65,015
3	\$	590,420	\$ 2,878	\$ 39,715	\$ 481,512	\$ 66,315
4	\$	602,228	\$ 2,935	\$ 40,510	\$ 491,142	\$ 67,641
5	\$	614,273	\$ 2,994	\$ 41,320	\$ 500,965	\$ 68,994
6	\$	626,558	\$ 3,054	\$ 42,146	\$ 510,984	\$ 70,374
7	\$	639,090	\$ 3,115	\$ 42,989	\$ 521,204	\$ 71,781
8	\$	651,871	\$ 3,177	\$ 43,849	\$ 531,628	\$ 73,217
9	\$	664,909	\$ 3,241	\$ 44,726	\$ 542,260	\$ 74,681
10	\$	678,207	\$ 3,306	\$ 45,621	\$ 553,105	\$ 76,175
11	\$	691,771	\$ 3,372	\$ 46,533	\$ 564,168	\$ 77,699
12	\$	705,606	\$ 3,439	\$ 47,464	\$ 575,451	\$ 79,253
13	\$	719,719	\$ 3,508	\$ 48,413	\$ 586,960	\$ 80,838
14	\$	734,113	\$ 3,578	\$ 49,381	\$ 598,699	\$ 82,454
15	\$	748,795	\$ 3,650	\$ 50,369	\$ 610,673	\$ 84,103
<b>Total</b>	<b>\$</b>	<b>9,813,896</b>	<b>\$ 47,836</b>	<b>\$ 660,146</b>	<b>\$ 8,003,633</b>	<b>\$ 1,102,280</b>
<b>Average</b>	<b>\$</b>	<b>654,260</b>	<b>\$ 3,189</b>	<b>\$ 44,010</b>	<b>\$ 533,576</b>	<b>\$ 73,485</b>
<b>Present Value*</b>	<b>\$</b>	<b>6,114,420</b>	<b>\$ 29,804</b>	<b>\$ 411,295</b>	<b>\$ 4,986,560</b>	<b>\$ 686,762</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: 6.25% discount rate used

\*\*Note: Assumes an average annual increase of 2.00%

<sup>4</sup> The general tax bill is expected to be \$40,939. The breakdown between town and county taxes used here is based on the distribution of taxes paid by a neighboring property, 201 Sunrise Highway, Rockville Centre.

## CAMOIN ASSOCIATES

The following table calculates the property tax payments that would be made assuming the Project occurs, but no PILOT is received. This is simply for illustrative purposes as it is assumed that without financial assistance, the Project would not be completed. Note, the Project will not impact the assessed value of the property so the tax payments are expected to be the same as they are prior to the Project.

Table 7

**Tax Payments with Project without PILOT**

Year	Total		Portion of Payment by Jurisdiction							
	Property Tax Payment		Town	County	School District	Village				
	With Project**									
1	\$	567,493	\$	2,766	\$	38,173	\$	462,814	\$	63,740
2	\$	578,843	\$	2,821	\$	38,937	\$	472,070	\$	65,015
3	\$	590,420	\$	2,878	\$	39,715	\$	481,512	\$	66,315
4	\$	602,228	\$	2,935	\$	40,510	\$	491,142	\$	67,641
5	\$	614,273	\$	2,994	\$	41,320	\$	500,965	\$	68,994
6	\$	626,558	\$	3,054	\$	42,146	\$	510,984	\$	70,374
7	\$	639,090	\$	3,115	\$	42,989	\$	521,204	\$	71,781
8	\$	651,871	\$	3,177	\$	43,849	\$	531,628	\$	73,217
9	\$	664,909	\$	3,241	\$	44,726	\$	542,260	\$	74,681
10	\$	678,207	\$	3,306	\$	45,621	\$	553,105	\$	76,175
11	\$	691,771	\$	3,372	\$	46,533	\$	564,168	\$	77,699
12	\$	705,606	\$	3,439	\$	47,464	\$	575,451	\$	79,253
13	\$	719,719	\$	3,508	\$	48,413	\$	586,960	\$	80,838
14	\$	734,113	\$	3,578	\$	49,381	\$	598,699	\$	82,454
15	\$	748,795	\$	3,650	\$	50,369	\$	610,673	\$	84,103
Total	\$	9,813,896	\$	47,836	\$	660,146	\$	8,003,633	\$	1,102,280
Average	\$	654,260	\$	3,189	\$	44,010	\$	533,576	\$	73,485
Present Value*	\$	9,236,608	\$	45,022	\$	621,314	\$	7,532,831	\$	1,037,440

**Source:** Town of Hempstead IDA, Camoin Associates

**\*Note:** 6.25% discount rate used

**\*\*Note:** Assumes an average annual increase of 2.00%

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Table 8 calculates the benefit (or cost) to the affected taxing jurisdictions as the difference between the PILOT payments associated with the Project and the property tax payments without the Project. Nearly \$31,800 less in PILOT revenue will be received annually than property taxes that would be received without the Project. The total cost would be \$476,896 over the 15-year period. The Applicant will pay the same amount less in taxes.

Table 8

### Tax Policy Comparison (All Jurisdictions)

	A		B		C					
Year	Property Tax Payment Without Project		PILOT Payment		Property Tax Payment with Project and No PILOT		Benefit (Cost) of Project to Municipalities (B-A)		Benefit (Cost) of PILOT to Applicant (C-B)	
1	\$	567,493	\$	525,000	\$	567,493	\$	(42,493)	\$	42,493
2	\$	578,843	\$	525,000	\$	578,843	\$	(53,843)	\$	53,843
3	\$	590,420	\$	525,000	\$	590,420	\$	(65,420)	\$	65,420
4	\$	602,228	\$	590,000	\$	602,228	\$	(12,228)	\$	12,228
5	\$	614,273	\$	599,000	\$	614,273	\$	(15,273)	\$	15,273
6	\$	626,558	\$	605,000	\$	626,558	\$	(21,558)	\$	21,558
7	\$	639,090	\$	610,000	\$	639,090	\$	(29,090)	\$	29,090
8	\$	651,871	\$	625,000	\$	651,871	\$	(26,871)	\$	26,871
9	\$	664,909	\$	640,000	\$	664,909	\$	(24,909)	\$	24,909
10	\$	678,207	\$	650,000	\$	678,207	\$	(28,207)	\$	28,207
11	\$	691,771	\$	665,000	\$	691,771	\$	(26,771)	\$	26,771
12	\$	705,606	\$	680,000	\$	705,606	\$	(25,606)	\$	25,606
13	\$	719,719	\$	690,000	\$	719,719	\$	(29,719)	\$	29,719
14	\$	734,113	\$	698,000	\$	734,113	\$	(36,113)	\$	36,113
15	\$	748,795	\$	710,000	\$	748,795	\$	(38,795)	\$	38,795
Total	\$	9,813,896	\$	9,337,000	\$	9,813,896	\$	(476,896)	\$	476,896
Average	\$	654,260	\$	622,467	\$	654,260	\$	(31,793)	\$	31,793
Present Value*	\$	6,114,420	\$	5,800,233	\$	6,114,420	\$	(314,187)	\$	314,187

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

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**TOWN**

Table 9 calculates the benefit (or cost) to the Town. The Town would receive approximately \$155 less in PILOT revenue annually than it would receive in property taxes without the Project. The total cost to the Town would be over \$2,000 over the 15-year period.

Table 9

**Tax Policy Comparison for Town**

	A		B		C			
Year	Property Tax Payment Without Project		PILOT Payment		Property Tax Payment with Project and No PILOT		Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$	2,766	\$	2,559	\$	2,766	\$ (207)	\$ 207
2	\$	2,821	\$	2,559	\$	2,821	\$ (262)	\$ 262
3	\$	2,878	\$	2,559	\$	2,878	\$ (319)	\$ 319
4	\$	2,935	\$	2,876	\$	2,935	\$ (60)	\$ 60
5	\$	2,994	\$	2,920	\$	2,994	\$ (74)	\$ 74
6	\$	3,054	\$	2,949	\$	3,054	\$ (105)	\$ 105
7	\$	3,115	\$	2,973	\$	3,115	\$ (142)	\$ 142
8	\$	3,177	\$	3,046	\$	3,177	\$ (131)	\$ 131
9	\$	3,241	\$	3,120	\$	3,241	\$ (121)	\$ 121
10	\$	3,306	\$	3,168	\$	3,306	\$ (137)	\$ 137
11	\$	3,372	\$	3,241	\$	3,372	\$ (130)	\$ 130
12	\$	3,439	\$	3,315	\$	3,439	\$ (125)	\$ 125
13	\$	3,508	\$	3,363	\$	3,508	\$ (145)	\$ 145
14	\$	3,578	\$	3,402	\$	3,578	\$ (176)	\$ 176
15	\$	3,650	\$	3,461	\$	3,650	\$ (189)	\$ 189
Total	\$	47,836	\$	45,512	\$	47,836	\$ (2,325)	\$ 2,325
Average	\$	3,189	\$	3,034	\$	3,189	\$ (155)	\$ 155
Present Value*	\$	29,804	\$	28,272	\$	29,804	\$ (1,531)	\$ 1,531

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

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**COUNTY**

Table 10 calculates the benefit (or cost) to the County. The County would receive approximately \$2,139 less in PILOT revenue annually than it would receive in property taxes without the Project. The total cost to the County would be over \$32,000 over the 15-year period.

Table 10

**Tax Policy Comparison for County**

	A		B		C			
Year	Property Tax Payment Without Project		PILOT Payment		Property Tax Payment with Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)	
1	\$	38,173	\$	35,315	\$	38,173	\$ (2,858)	\$ 2,858
2	\$	38,937	\$	35,315	\$	38,937	\$ (3,622)	\$ 3,622
3	\$	39,715	\$	35,315	\$	39,715	\$ (4,401)	\$ 4,401
4	\$	40,510	\$	39,687	\$	40,510	\$ (823)	\$ 823
5	\$	41,320	\$	40,293	\$	41,320	\$ (1,027)	\$ 1,027
6	\$	42,146	\$	40,696	\$	42,146	\$ (1,450)	\$ 1,450
7	\$	42,989	\$	41,033	\$	42,989	\$ (1,957)	\$ 1,957
8	\$	43,849	\$	42,042	\$	43,849	\$ (1,808)	\$ 1,808
9	\$	44,726	\$	43,051	\$	44,726	\$ (1,676)	\$ 1,676
10	\$	45,621	\$	43,723	\$	45,621	\$ (1,897)	\$ 1,897
11	\$	46,533	\$	44,732	\$	46,533	\$ (1,801)	\$ 1,801
12	\$	47,464	\$	45,741	\$	47,464	\$ (1,722)	\$ 1,722
13	\$	48,413	\$	46,414	\$	48,413	\$ (1,999)	\$ 1,999
14	\$	49,381	\$	46,952	\$	49,381	\$ (2,429)	\$ 2,429
15	\$	50,369	\$	47,759	\$	50,369	\$ (2,610)	\$ 2,610
Total	\$	660,146	\$	628,067	\$	660,146	\$ (32,079)	\$ 32,079
Average	\$	44,010	\$	41,871	\$	44,010	\$ (2,139)	\$ 2,139
Present Value*	\$	411,295	\$	390,161	\$	411,295	\$ (21,134)	\$ 21,134

**Source:** Town of Hempstead IDA, Camoin Associates

**\*Note:** Assumes 6.25% discount rate.

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**SCHOOL DISTRICT**

Table 11 calculates the benefit (or cost) to the school district. The school district would receive approximately \$25,929 less in PILOT revenue annually than it would receive in property taxes without the Project. The total cost to the school district would be nearly \$389,000 over the 15-year period.

Table 11

**Tax Policy Comparison for School District**

	A		B		C			
Year	Property Tax Payment Without Project		PILOT Payment		Property Tax Payment with Project and No PILOT		Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$	462,814	\$	428,159	\$	462,814	\$ (34,655)	\$ 34,655
2	\$	472,070	\$	428,159	\$	472,070	\$ (43,911)	\$ 43,911
3	\$	481,512	\$	428,159	\$	481,512	\$ (53,353)	\$ 53,353
4	\$	491,142	\$	481,169	\$	491,142	\$ (9,973)	\$ 9,973
5	\$	500,965	\$	488,509	\$	500,965	\$ (12,456)	\$ 12,456
6	\$	510,984	\$	493,402	\$	510,984	\$ (17,582)	\$ 17,582
7	\$	521,204	\$	497,480	\$	521,204	\$ (23,724)	\$ 23,724
8	\$	531,628	\$	509,713	\$	531,628	\$ (21,915)	\$ 21,915
9	\$	542,260	\$	521,946	\$	542,260	\$ (20,314)	\$ 20,314
10	\$	553,105	\$	530,102	\$	553,105	\$ (23,004)	\$ 23,004
11	\$	564,168	\$	542,335	\$	564,168	\$ (21,833)	\$ 21,833
12	\$	575,451	\$	554,568	\$	575,451	\$ (20,883)	\$ 20,883
13	\$	586,960	\$	562,723	\$	586,960	\$ (24,237)	\$ 24,237
14	\$	598,699	\$	569,248	\$	598,699	\$ (29,452)	\$ 29,452
15	\$	610,673	\$	579,034	\$	610,673	\$ (31,639)	\$ 31,639
<b>Total</b>	<b>\$</b>	<b>8,003,633</b>	<b>\$</b>	<b>7,614,705</b>	<b>\$</b>	<b>8,003,633</b>	<b>\$ (388,928)</b>	<b>\$ 388,928</b>
<b>Average</b>	<b>\$</b>	<b>533,576</b>	<b>\$</b>	<b>507,647</b>	<b>\$</b>	<b>533,576</b>	<b>\$ (25,929)</b>	<b>\$ 25,929</b>
<b>Present Value*</b>	<b>\$</b>	<b>4,986,560</b>	<b>\$</b>	<b>4,730,327</b>	<b>\$</b>	<b>4,986,560</b>	<b>\$ (256,232)</b>	<b>\$ 256,232</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

CAMOIN ASSOCIATES

**VILLAGE**

Table 12 calculates the benefit (or cost) to the Village. The Village would receive approximately \$3,571 less in PILOT revenue annually than it would receive in property taxes without the Project. The total cost to the Village would be over \$53,500 over the 15-year period.

Table 12

**Tax Policy Comparison for Village**

	A		B		C			
Year	Property Tax Payment Without Project	PILOT Payment	Property Tax Payment with Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)			
1	\$ 63,740	\$ 58,967	\$ 63,740	\$ (4,773)	\$ 4,773			
2	\$ 65,015	\$ 58,967	\$ 65,015	\$ (6,048)	\$ 6,048			
3	\$ 66,315	\$ 58,967	\$ 66,315	\$ (7,348)	\$ 7,348			
4	\$ 67,641	\$ 66,268	\$ 67,641	\$ (1,373)	\$ 1,373			
5	\$ 68,994	\$ 67,279	\$ 68,994	\$ (1,715)	\$ 1,715			
6	\$ 70,374	\$ 67,953	\$ 70,374	\$ (2,421)	\$ 2,421			
7	\$ 71,781	\$ 68,514	\$ 71,781	\$ (3,267)	\$ 3,267			
8	\$ 73,217	\$ 70,199	\$ 73,217	\$ (3,018)	\$ 3,018			
9	\$ 74,681	\$ 71,884	\$ 74,681	\$ (2,798)	\$ 2,798			
10	\$ 76,175	\$ 73,007	\$ 76,175	\$ (3,168)	\$ 3,168			
11	\$ 77,699	\$ 74,692	\$ 77,699	\$ (3,007)	\$ 3,007			
12	\$ 79,253	\$ 76,376	\$ 79,253	\$ (2,876)	\$ 2,876			
13	\$ 80,838	\$ 77,500	\$ 80,838	\$ (3,338)	\$ 3,338			
14	\$ 82,454	\$ 78,398	\$ 82,454	\$ (4,056)	\$ 4,056			
15	\$ 84,103	\$ 79,746	\$ 84,103	\$ (4,357)	\$ 4,357			
<b>Total</b>	<b>\$ 1,102,280</b>	<b>\$ 1,048,716</b>	<b>\$ 1,102,280</b>	<b>\$ (53,564)</b>	<b>\$ 53,564</b>			
<b>Average</b>	<b>\$ 73,485</b>	<b>\$ 69,914</b>	<b>\$ 73,485</b>	<b>\$ (3,571)</b>	<b>\$ 3,571</b>			
<b>Present Value*</b>	<b>\$ 686,762</b>	<b>\$ 651,473</b>	<b>\$ 686,762</b>	<b>\$ (35,289)</b>	<b>\$ 35,289</b>			

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

Source: Town of Hempstead IDA, Camoin Associates



## CAMOIN ASSOCIATES

## OTHER EXEMPTIONS

There are additional benefits to working with the Agency including a one-time sales tax exemption on construction materials and furniture, fixtures, and equipment as well as a mortgage recording tax exemption. Tax exemptions are for the state and county taxes and are not applicable to the town.

Table 13

### Summary of Costs to Affected Jurisdictions

	State and County	
Sales Tax Exemption	\$	448,431
Mortgage Tax Exemption	\$	46,313

**Source:** Applicant, Camoin Associates

The additional incentives offered by the Agency would benefit the Applicant but will not negatively affect the taxing jurisdictions because, without the Project, the jurisdictions by definition would not be receiving any associated sales tax or mortgage tax revenue.

## SALES TAX REVENUE

### SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (described in the above section) would lead to additional sales tax revenue for the Town. It is assumed that 70%<sup>5</sup> of the construction phase earnings would be spent within the county and that 25% of those purchases would be taxable.

Table 14

### One-Time Sales Tax Revenue, Construction Phase

Total New Earnings	\$	3,061,551
Amount Spent in County (70%)	\$	2,143,086
Amount Taxable (25%)	\$	535,771
<b>Nassau County Sales Tax Revenue (4.25%)</b>	<b>\$</b>	<b>22,770</b>
New Town Sales Tax Revenue Portion*		0.375%
<b>New Town Sales Tax Revenue</b>	<b>\$</b>	<b>2,009</b>

**Source:** Town of Hempstead IDA, Camoin Associates

**\*Note:** Nassau County's sales tax rate is 4.25%, of which 0.75% is allocated to the towns and cities within the county. For this analysis we assume half of the 0.75% is allocated to the Town of Hempstead.

<sup>5</sup> According to Emsi, 70% demand for industries in a typical household spending basket is met within Nassau County.

## CAMOIN ASSOCIATES

**SALES TAX REVENUE – EMPLOYEE EARNINGS**

The earnings generated by on-site jobs that will occur as a result of building operation at the Project (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the town. It is assumed that 70% of the earnings would be spent within Nassau County and that 25% of those purchases will be taxable. Table 15 displays the annual tax revenue that the Town will receive.

Table 15

**Annual Sales Tax Revenue, On-Site Operations**

Total New Earnings	\$	35,813,835
Amount Spent in County (70%)	\$	25,069,684
Amount Taxable (25%)	\$	6,267,421
<b>Nassau County Sales Tax Revenue (4.25%)</b>	<b>\$</b>	<b>266,365</b>
New Town Sales Tax Revenue Portion*		0.375%
<b>New Town Tax Revenue</b>	<b>\$</b>	<b>23,503</b>

**Source:** Town of Hempstead IDA, Camoin Associates

**\*Note:** Nassau County's sales tax rate is 4.25%, of which 0.75% is allocated to the towns and cities within the county. For this analysis we assume half of the 0.75% is allocated to the Town of Hempstead.

## ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial “change in final demand”. To understand the meaning of “change in final demand”, consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells \$1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is \$1 million because dollars are flowing in from outside the United States and are therefore “new” dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the “Direct Effects” of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer’s vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e. sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy and some will “leak out”. What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will “leak” out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the “Indirect Effects” of the change in final demand.

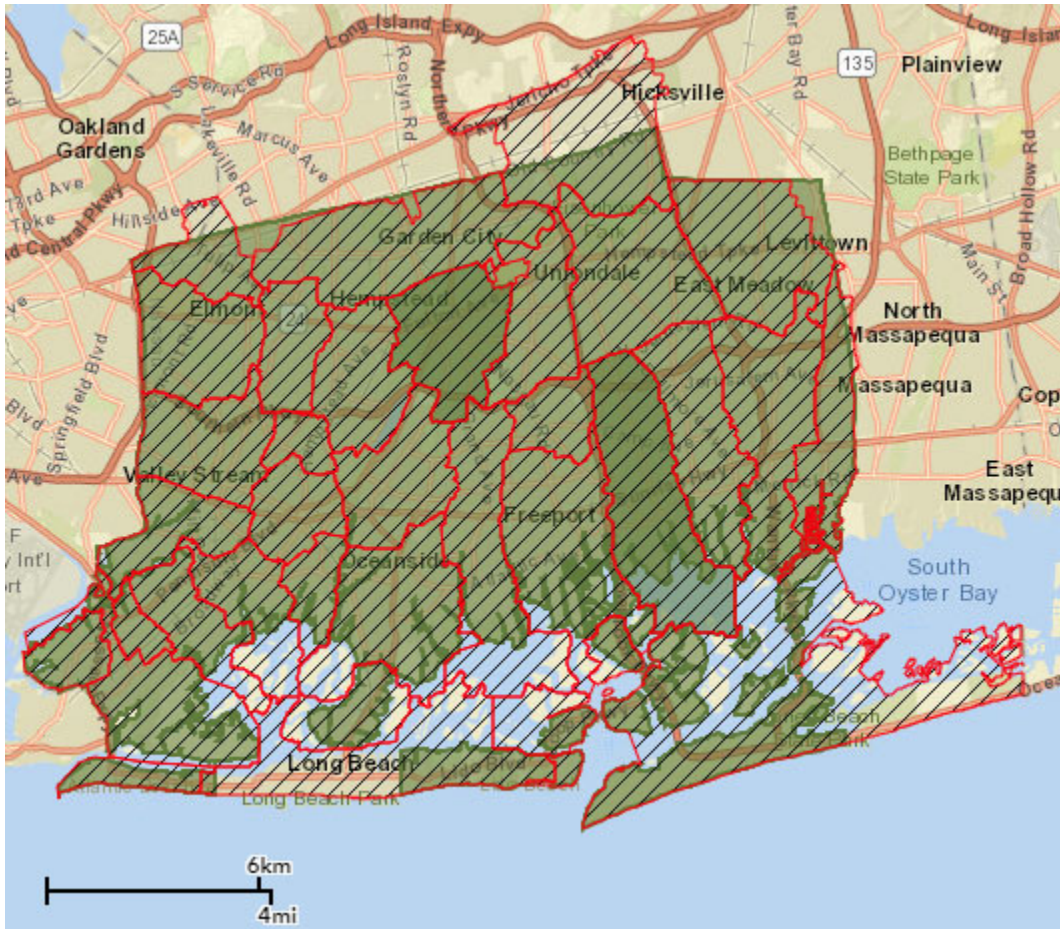
Therefore, the total economic impact resulting from the new widget manufacturer is the initial \$1 million of new money (i.e. Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the “multiplier effect” and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar (\$1) of change in final demand, an additional \$1.40 of indirect economic activity occurs for a total of \$2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e. how the “local economy” is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the \$1 million of widgets being purchased by Canadians is not causing total North American demand to increase by \$1 million. Presumably, those Canadian purchasers will have \$1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many “new” dollars the producer would be causing to occur domestically.

## ATTACHMENT B: STUDY AREAS

Town of Hempstead (Green) and Zip Code Region (Red outline with dashes)



# Leading action to grow your economy

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