

# Economic Impact Benefits

The project transforms an existing, underutilized warehouse complex into a cutting-edge data center campus by repurposing existing buildings rather than requiring large-scale greenfield development. It creates a major technology infrastructure investment in Brookhaven and Suffolk County, generating substantial short-term and long-term economic activity throughout the Town, County, and Long Island region.

## JOB CREATION & ECONOMIC ACTIVITY

### Construction phase

3,000+

total jobs (direct, indirect, induced)

\$1.7B+

construction-related economic output

\$382M+

in labor income, supporting workers and families across the region

### Ongoing operations

101

jobs in a normal year of basic operations (50 direct, 21 indirect, 30 induced)

2,662+

jobs in a one-year cycle with an equipment refresh

\$1.85B+

projected annual economic output

\$240K

average salary

Skilled technical careers, not just construction

Based on an IMPLAN analysis of occupational data, at least 25% of direct jobs are expected to be filled by skilled technical workers earning an average of approximately \$240,000 per year.

## TAX REVENUE BENEFITS

TRANSFORMATIONAL INCREASE IN LOCAL REVENUE

\$40.1M

projected annual property tax, vs. roughly \$1.8M today

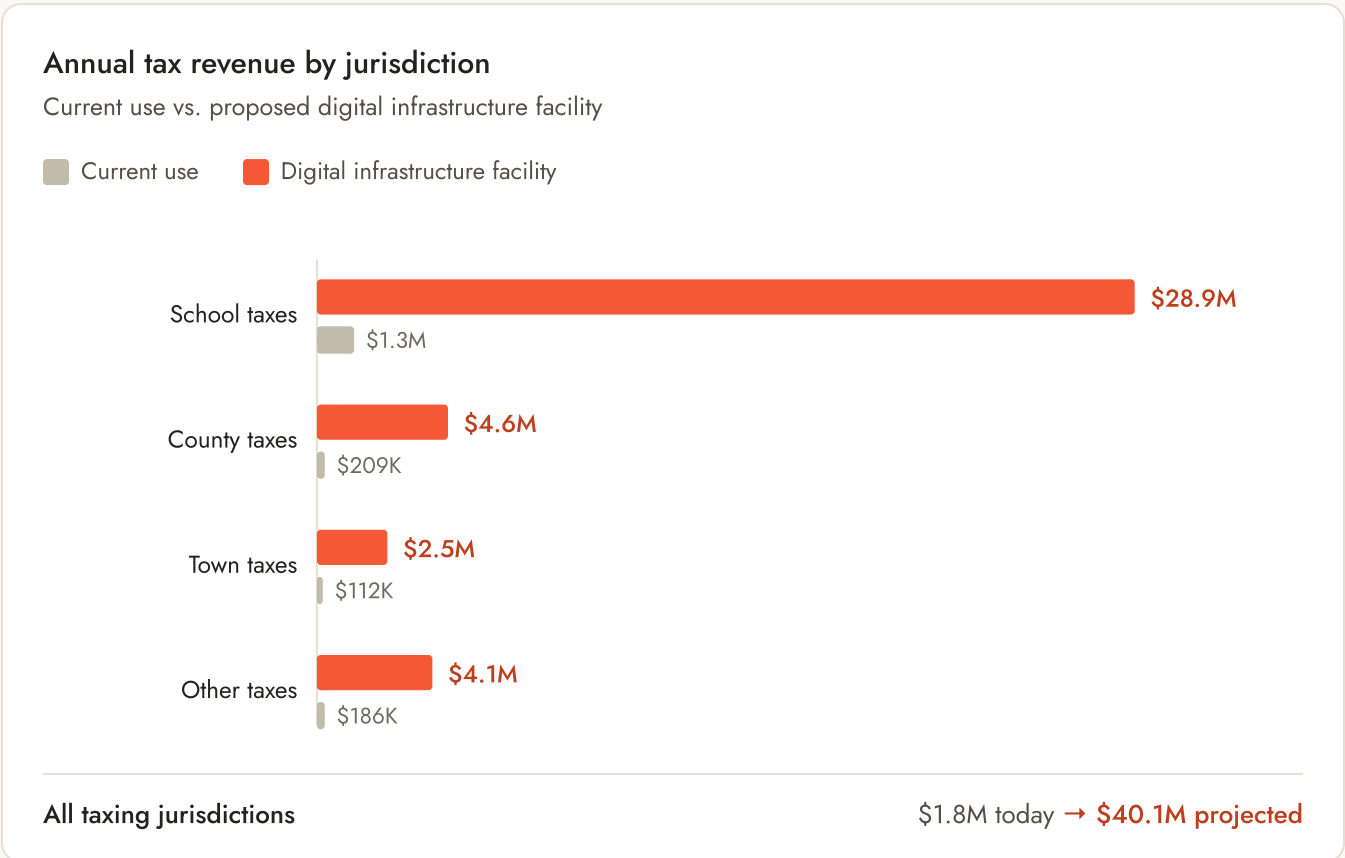
+\$38M

net annual increase for local taxing jurisdictions

22x

the property's current annual tax revenue

The subject property currently has a PILOT agreement in place to phase-in full taxation. For the purposes of this analysis, the full taxation under the existing conditions and proposed data center use were utilized, rather than the existing PILOT schedule.



The Longwood school district share is generated without adding school-aged children or increasing educational costs. Source: Town of Brookhaven Assessor’s Office; analysis by Nelson, Pope & Voorhis, LLC.

## COMMUNITY, PLANNING & STRATEGIC BENEFITS

### COMMUNITY & PLANNING

- Located on an already-developed site with existing buildings and parking, limiting new land disturbance
- Creates significant tax revenue without the population growth impacts of large residential development
- Generates substantial public revenue while placing relatively limited demands on municipal services
- Strengthens Brookhaven’s commercial and industrial tax base, helping diversify local revenues

### STRATEGIC & ECONOMIC DEVELOPMENT

- Supports Long Island’s position in the rapidly expanding digital and data infrastructure sector
- Attracts significant private-sector capital investment into Suffolk County
- Creates economic ripple effects through local suppliers, contractors, service providers, and household spending
- Continues generating activity through periodic technology upgrades and equipment refresh cycles for decades