

**Project = Excelsior Energy Center - Fiscal Impact Analysis / Benefit Cost Analysis (BCA)
20-May-21**

Life of Project View (Term of PILOT/HCA) :

	County	School	Town	Total	Special District Tax (Fire)	Total All	Comments:
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I) PILOT Payments:

MW-ac 280
 Assess Value/MW \$ 250,000
 Estimated Full Assessed Value - Project Level \$ 70,000,000
 Project Life in Years (under contract) 20

Life of Project PILOT Payments \$:

\$ 6,846,400	\$ 16,417,803	\$ 2,928,361	\$ 26,192,565	\$ 2,891,387	\$ 29,083,952	
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per Assessor

Note: the planned increase in special district tax due to the Excelsior project will manifest either through an increase in tax \$ collected or via reduced payments from all taxpayers (i.e. reduces tax levy & tax rate)

II) Host Benefit Payments:

Life of Project Host Benefit Payment \$:

\$ 1,000,000	\$ 18,028,648	\$ 19,028,648	\$ 19,028,648			
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Note: County Host Community Agreement is a one-time payment, Town Host Community Agreement reflects 20 annual payments w/ 2% escalator

III) Ag-Exemption Elimination Impact:

Estimated Increase in Assessed Value:

\$ 4,280,242						
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per Assessor

This line of fiscal payments profiles Year 1 increase for 20 years (no escalation). Either will be reflected in an increase in tax \$ collected or via reduced payments from taxpayers per increase in assessed value yields a reduction in tax levy and hence tax rates.

Life of Project Increase in Property Tax \$:

\$ 864,609	\$ 2,073,349	\$ 369,813	\$ 3,307,771	\$ 145,528	\$ 3,453,299	
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IV) Life of Project Increase in Property Tax type Revenues (I+II+III):

\$ 8,711,009	\$ 18,491,152	\$ 21,326,823	\$ 48,528,984	\$ 3,036,915	\$ 51,565,899	
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Total Town Revenues @ \$881,012 + Fire \$126,276 = \$1,007,289 annually++

V) Land Taxes prior to Project:

\$ 2,289,619	\$ 100,869	\$ 2,390,488				
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Profiles year 1 increase for 20 years (no escalation)

VI) Tax Revenue Increase - Life of Project (Fiscal Impact):

\$ 46,239,365					\$ 49,175,412	
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VII) X Factor Fiscal Impact:

20.2					20.6	
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With Project, Property Tax type payments increase 20x over contracted life of project vs. base land taxes (pre-project)