

3.3

Project: Trousdale Solar, LLC

Capex: \$ 7,802,659
 Savings \$ 624,204
 Sales Taxable (est.) \$ 7,802,659
 Mortgage (est.) \$ 538,247
 Property Tax below \$ 1,162,452
Total

Fixed \$ per MW AC \$ 6,000
 Escalator 2.0%
 Assessed Value \$ 2,250,000
 Assessor Assessed Value Per MW \$ 450,000.00



Increase in PILOT Payment
 Divided by Current Property

Year of Exemption	Fixed Payment Subsidy per MW	Value of Batavia	Current County	Balance	Total Payments	Increase in property taxes due to loss of Ag Exemption	Total PILOT payments and property taxes to be included	Current property taxes on land (including Ag Exemption)	Economic Impact ROI	Total Increase in PILOT payment and property taxes from solar project
1	\$ 30,000	\$ -	\$ 9,469	\$ 20,431	\$ 30,000	\$ 1,530	\$ 31,530	\$ 6,710	\$ 441,103	\$ 4,38
2	\$ 30,800	\$ -	\$ 9,760	\$ 20,840	\$ 30,600	\$ 1,530	\$ 32,130	\$ 6,710	\$ 441,103	\$ 4,38
3	\$ 31,212	\$ -	\$ 9,956	\$ 21,256	\$ 31,212	\$ 1,530	\$ 32,742	\$ 6,710	\$ 441,103	\$ 4,38
4	\$ 31,836	\$ -	\$ 10,155	\$ 21,682	\$ 31,836	\$ 1,530	\$ 33,366	\$ 6,710	\$ 441,103	\$ 4,38
5	\$ 32,473	\$ -	\$ 10,358	\$ 22,115	\$ 32,473	\$ 1,530	\$ 34,003	\$ 6,710	\$ 441,103	\$ 4,38
6	\$ 33,122	\$ -	\$ 10,565	\$ 22,558	\$ 33,122	\$ 1,530	\$ 34,652	\$ 6,710	\$ 441,103	\$ 4,38
7	\$ 33,785	\$ -	\$ 10,776	\$ 23,009	\$ 33,785	\$ 1,530	\$ 35,315	\$ 6,710	\$ 441,103	\$ 4,38
8	\$ 34,461	\$ -	\$ 10,992	\$ 23,469	\$ 34,461	\$ 1,530	\$ 35,990	\$ 6,710	\$ 441,103	\$ 4,38
9	\$ 35,150	\$ -	\$ 11,212	\$ 23,938	\$ 35,150	\$ 1,530	\$ 36,680	\$ 6,710	\$ 441,103	\$ 4,38
10	\$ 35,853	\$ -	\$ 11,436	\$ 24,417	\$ 35,853	\$ 1,530	\$ 37,383	\$ 6,710	\$ 441,103	\$ 4,38
11	\$ 36,570	\$ -	\$ 11,665	\$ 24,905	\$ 36,570	\$ 1,530	\$ 38,100	\$ 6,710	\$ 441,103	\$ 4,38
12	\$ 37,301	\$ -	\$ 11,898	\$ 25,403	\$ 37,301	\$ 1,530	\$ 38,831	\$ 6,710	\$ 441,103	\$ 4,38
13	\$ 38,047	\$ -	\$ 12,136	\$ 25,911	\$ 38,047	\$ 1,530	\$ 39,577	\$ 6,710	\$ 441,103	\$ 4,38
14	\$ 38,808	\$ -	\$ 12,378	\$ 26,430	\$ 38,808	\$ 1,530	\$ 40,338	\$ 6,710	\$ 441,103	\$ 4,38
15	\$ 39,584	\$ -	\$ 12,626	\$ 26,958	\$ 39,584	\$ 1,530	\$ 41,114	\$ 6,710	\$ 441,103	\$ 4,38
Total	\$ 518,803	\$ -	\$ 165,480	\$ 353,322	\$ 518,803	\$ 22,947	\$ 541,750	\$ 100,647	\$ 441,103	\$ 4,38

* no Pilots on Ag Valerom Taxes
 Total taxable acres 57
 Solar acres 27.3
 Total Ag Exemption \$ 101,984

The value of Ag Exemption elimination due to permanent conversion of farm land
 Town of Batavia Tax Rate \$
 Current Ag Exemption amount (paid from OAHB) \$ 48,845
 County and School Taxes on Ag Exemption \$ 1,530
 Town of Batavia (only) Taxes on Ag Exemption \$
 Total taxes due based on the elimination of Ag Exemption \$ 1,530

Current Property Taxes on Property \$ 5,180

Property Taxes at 100% assessed value (assessor)
 Total PILOT \$ 70,470
 Savings \$ 1,057,050
 Net Savings \$ 1,027,420

GCEDC fee	\$ 97,532
Workforce Community Benefit	\$ 25,000
Subtotal	\$ 122,532
GCEDC Legal	\$ 12,500
Total Fee	\$ 135,032

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6/23

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