

3.8

Solar Pilot



Project: 3232 Batavia Solar, LLC

Capex	\$ 4,627,063	Savings	\$ 6,588
Sales Taxable (est.)	\$ 82,356		
Mortgage (est.)			
Property Tax	\$ 399,575		
Total	\$ 4,627,063		

Fixed \$ per kW AC: 5,500
 MW AC: 4
 Assessed Value: 1,800,000
 Escalator: 2.0%

Year of Exemption	Fixed Payment \$/kilowatt MW	Town of Batavia	Genesee County	Penalties	Increase in property taxes due to loss of ag exemption	Total PILOT payments and property taxes to be received	Current property taxes on base land (including ag exemption)	Total available at (Ag or) Payment (net property taxes from solar project)	Economic Impact ROI
1	\$ 22,000	\$ 7,681	\$ 14,309	\$ 3,988	\$ 25,988	\$ 25,988	\$ 241	\$ 25,747	\$ 436,655
2	\$ 22,440	\$ 7,845	\$ 14,595	\$ 3,988	\$ 26,440	\$ 26,440	\$ 241	\$ 26,199	\$ 436,655
3	\$ 22,889	\$ 8,002	\$ 14,887	\$ 3,988	\$ 26,889	\$ 26,889	\$ 241	\$ 26,648	\$ 436,655
4	\$ 23,347	\$ 8,162	\$ 15,185	\$ 3,988	\$ 27,347	\$ 27,347	\$ 241	\$ 27,106	\$ 436,655
5	\$ 23,814	\$ 8,325	\$ 15,488	\$ 3,988	\$ 27,814	\$ 27,814	\$ 241	\$ 27,565	\$ 436,655
6	\$ 24,290	\$ 8,492	\$ 15,798	\$ 3,988	\$ 28,290	\$ 28,290	\$ 241	\$ 28,049	\$ 436,655
7	\$ 24,776	\$ 8,662	\$ 16,114	\$ 3,988	\$ 28,776	\$ 28,776	\$ 241	\$ 28,535	\$ 436,655
8	\$ 25,271	\$ 8,835	\$ 16,436	\$ 3,988	\$ 29,271	\$ 29,271	\$ 241	\$ 29,030	\$ 436,655
9	\$ 25,777	\$ 9,012	\$ 16,765	\$ 3,988	\$ 29,777	\$ 29,777	\$ 241	\$ 29,526	\$ 436,655
10	\$ 26,292	\$ 9,192	\$ 17,100	\$ 3,988	\$ 30,292	\$ 30,292	\$ 241	\$ 30,031	\$ 436,655
11	\$ 26,818	\$ 9,376	\$ 17,442	\$ 3,988	\$ 30,818	\$ 30,818	\$ 241	\$ 30,537	\$ 436,655
12	\$ 27,354	\$ 9,563	\$ 17,791	\$ 3,988	\$ 31,354	\$ 31,354	\$ 241	\$ 31,043	\$ 436,655
13	\$ 27,901	\$ 9,754	\$ 18,147	\$ 3,988	\$ 31,901	\$ 31,901	\$ 241	\$ 31,549	\$ 436,655
14	\$ 28,459	\$ 9,949	\$ 18,510	\$ 3,988	\$ 32,459	\$ 32,459	\$ 241	\$ 32,055	\$ 436,655
15	\$ 29,029	\$ 10,148	\$ 18,880	\$ 3,988	\$ 33,029	\$ 33,029	\$ 241	\$ 32,561	\$ 436,655
Total	\$ 390,455	\$ 133,008	\$ 247,447	\$ 59,820	\$ 380,455	\$ 380,455	\$ 3,621	\$ 376,834	\$ 120.60

The value of Ag Exemption elimination due to permanent conversion of farm land
 Town of Batavia Tax Rate: \$ 2.41
 Current ag exemption amount (add from OARS): \$ 127,453
 County and School Taxes on Ag Exemption: \$ 3,682
 Town of Batavia (only) Taxes on Ag Exemption: \$ 306
 Total taxes due based on the elimination of Ag Exemption: \$ 3,988

* no Pilots on Ad Valorem Taxes

GCEDC fee	\$ 57,588
Workforce Community Benefit	\$ 25,000
Subtotal	\$ 82,588
GCEDC Legal	\$ 8,000
Total Fee	\$ 90,588

Property Taxes at 100% assessed value (assessor)
 Term: 15
 Total PILOT: \$ 780,030
 Savings: \$ 399,575

Net Savings: \$ 315,575

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