

**Solar Pilot**



Project: Bright Oak Solar, LLC - 3565 Galloway Rd Batavia

Capex \$ 6,040,929  
 Sales Taxable (est.) \$ 6,040,929  
 Mortgage (est.) \$ 2,965,929  
 Property Tax below  
 Total \$ 978,658

Savings \$ 483,274  
 conservativa to assure all NYS program options  
 1% of 1.25%  
 \$ 29,659  
 \$ 485,725

from Assessor Assessed Value  
 \$ 450,000.00 \$ 1,800,000

for economic impact model  
 Assessed value at \$5500/MW  
 \$ 70,1978

Year of Exemption	Fixed Payment 3000kwhr/MW	Low of Batavia	Genesee County	Class/Use/Risk/Rate	Total Payments	Increase in property taxes due to 100% of ag exemption	Total PILOT payments with property taxes to be received	Current property taxes on land (including ag exemption)	Total increase in PILOT payment and property taxes from solar project
1	\$ 22,000	\$ -	\$ 7,090	\$ 14,910	\$ 22,000	\$ 1,154	\$ 23,154	\$ 241	\$ 22,912
2	\$ 22,440	\$ -	\$ 7,252	\$ 15,208	\$ 22,440	\$ 1,154	\$ 23,594	\$ 241	\$ 23,352
3	\$ 22,880	\$ -	\$ 7,376	\$ 15,512	\$ 22,880	\$ 1,154	\$ 24,042	\$ 241	\$ 23,801
4	\$ 23,347	\$ -	\$ 7,524	\$ 15,823	\$ 23,347	\$ 1,154	\$ 24,500	\$ 241	\$ 24,259
5	\$ 23,814	\$ -	\$ 7,674	\$ 16,139	\$ 23,814	\$ 1,154	\$ 24,967	\$ 241	\$ 24,726
6	\$ 24,290	\$ -	\$ 7,828	\$ 16,462	\$ 24,290	\$ 1,154	\$ 25,443	\$ 241	\$ 25,202
7	\$ 24,776	\$ -	\$ 7,984	\$ 16,791	\$ 24,776	\$ 1,154	\$ 25,929	\$ 241	\$ 25,688
8	\$ 25,271	\$ -	\$ 8,144	\$ 17,127	\$ 25,271	\$ 1,154	\$ 26,425	\$ 241	\$ 26,183
9	\$ 25,777	\$ -	\$ 8,307	\$ 17,469	\$ 25,777	\$ 1,154	\$ 26,930	\$ 241	\$ 26,689
10	\$ 26,292	\$ -	\$ 8,473	\$ 17,819	\$ 26,292	\$ 1,154	\$ 27,446	\$ 241	\$ 27,204
11	\$ 26,818	\$ -	\$ 8,643	\$ 18,175	\$ 26,818	\$ 1,154	\$ 27,972	\$ 241	\$ 27,730
12	\$ 27,354	\$ -	\$ 8,816	\$ 18,539	\$ 27,354	\$ 1,154	\$ 28,508	\$ 241	\$ 28,268
13	\$ 27,901	\$ -	\$ 8,992	\$ 18,910	\$ 27,901	\$ 1,154	\$ 29,055	\$ 241	\$ 28,814
14	\$ 28,459	\$ -	\$ 9,172	\$ 19,286	\$ 28,459	\$ 1,154	\$ 29,613	\$ 241	\$ 29,372
15	\$ 29,029	\$ -	\$ 9,355	\$ 19,673	\$ 29,029	\$ 1,154	\$ 30,182	\$ 241	\$ 29,941
<b>Total</b>	\$ 380,455	\$ -	\$ 122,610	\$ 257,845	\$ 380,455	\$ 17,304	\$ 387,760	\$ 3,821	\$ 384,139

The value of Ag Exemption elimination due to permanent conversion of farm land  
 Town of Batavia Tax Rate \$ 2.40  
 Current ag exemption amount (add from OARS) \$ 34,192  
 County and School Taxes on Ag Exemption \$ 1,072  
 Town of Batavia (only) Taxes on Ag Exemption \$ 82  
 Total taxes due based on the elimination of Ag Exemption \$ 1,154

GCEDC fee	\$ 75,512
Workforce Community Benefit	\$ 25,000
Subtotal	\$ 100,512
GCEDC Legal	\$ 12,500
<b>Total Fee</b>	<b>\$ 113,012</b>

Property Taxes at 100% assessed value (assessor)  
 Town \$ 56,417  
 County \$ 15  
 Total PILOT \$ 846,180  
 Savings \$ 485,725

Net Savings \$ 865,647

note: base land tax will remain the same and paid outside the PILOT

\* no PILOTs on Ad Valorem Taxes

Fiscal Impact (Including PILOT/Property Tax Base Growth (ROI)) \$ 394,139  
 \$ 108,86