

3.6

new
2/10/2020

Solar Pilot



Project Batavia Solar Elba

Capex	\$	4,739,699
Sales Taxable (est.)	\$	73,023
Mortgage (est.)	\$	
Property Tax Below	\$	555,156
Total	\$	560,998

Savings \$ 5,842
1% of 1.25%

from Assessor 450,000.00 \$
Escalator 5,500 2.0%
Assessed Value 2,250,000

for economic impact model
Assessed value at \$0000MAY \$ 900,458
Economic Impact \$ 525,982
ROI \$ 145.28

Year of Exemption	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Filed Payment \$550/yr. MW	\$ 27,500	\$ 28,050	\$ 28,611	\$ 29,183	\$ 29,767	\$ 30,362	\$ 30,969	\$ 31,589	\$ 32,221	\$ 32,865	\$ 33,522	\$ 34,191	\$ 34,877	\$ 35,574	\$ 36,286	\$ 475,569
Taxes at Batavia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Delaware County	\$ 9,095	\$ 9,277	\$ 9,462	\$ 9,651	\$ 9,844	\$ 10,041	\$ 10,242	\$ 10,447	\$ 10,656	\$ 10,869	\$ 11,086	\$ 11,308	\$ 11,534	\$ 11,765	\$ 12,000	\$ 157,277
Elba	\$ 18,405	\$ 18,773	\$ 19,149	\$ 19,522	\$ 19,923	\$ 20,321	\$ 20,727	\$ 21,142	\$ 21,565	\$ 21,996	\$ 22,436	\$ 22,883	\$ 23,342	\$ 23,809	\$ 24,285	\$ 318,292
Total Payments	\$ 27,500	\$ 28,050	\$ 28,611	\$ 29,183	\$ 29,767	\$ 30,362	\$ 30,969	\$ 31,589	\$ 32,221	\$ 32,865	\$ 33,522	\$ 34,193	\$ 34,877	\$ 35,574	\$ 36,286	\$ 475,569
Net (including Ag exemption)	\$ 31,102	\$ 31,652	\$ 32,213	\$ 32,785	\$ 33,369	\$ 33,964	\$ 34,572	\$ 35,191	\$ 35,823	\$ 36,467	\$ 37,125	\$ 37,795	\$ 38,479	\$ 39,176	\$ 39,888	\$ 529,803
Current property taxes on base land (including Ag exemption)	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 3,521
Total (including Ag exemption)	\$ 30,861	\$ 31,411	\$ 31,972	\$ 32,544	\$ 33,128	\$ 33,723	\$ 34,330	\$ 34,950	\$ 35,582	\$ 36,226	\$ 36,883	\$ 37,554	\$ 38,238	\$ 38,935	\$ 39,647	\$ 525,982

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 CARS) \$ 109,358
County and School Taxes on Ag Exemption \$ 3,340
Town of Batavia (only) Taxes on Ag Exemption \$ 262
Total taxes due based on the elimination of Ag Exemption \$ 3,602

GCEDC Fee	\$ 59,246
Workforce Community Benefit	\$ 25,000
Subtotal	\$ 84,246
GCEDC Legal	\$ 8,000
Total Fee	\$ 92,246

no Pilots on Ag Valerom Taxes
note base land tax will remain the same and paid outside the PILOT
Property Taxes at 100% assessed value (assessor) \$ 68,715
Total \$ 1,030,725
Savings \$ 555,156
Net Savings \$ 468,752