

11/18/22



Project: NY CDG Genesee 4 LLC
 Capex: \$ 6,438,798
 Sales Taxable (est.) \$ 6,438,798
 Mortgage (est.) \$ 2,060,415
 Property Tax below
 Total

Savings
 \$ 515,104
 \$ 20,604
 \$ 463,376
 \$ 999,084

Fixed \$ per MW AC 6,000
 Escalator 2.0%
 Assessed Value Per MW 450,000.00
 Assessed Value 1,923,750

Year of Exemption	tax rate:	Town of Pavilion	Genesee County	Pavilion School	Total Payments	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 increase due to loss of ag exemption)	Economic Impact ROI	Increase in PILOT Payment Divided by Current Property
1	\$ 25,650	\$ 1,175	\$ 8,120	\$ 16,355	\$ 25,650	\$ 3,075	\$ 28,725	\$ 4,479	\$	\$ 489,688
2	\$ 26,163	\$ 1,199	\$ 8,283	\$ 16,682	\$ 26,163	\$ 3,075	\$ 29,238	\$ 4,479	\$	\$ 7,29
3	\$ 26,686	\$ 1,223	\$ 8,448	\$ 17,015	\$ 26,686	\$ 3,075	\$ 29,761	\$ 4,479	\$	
4	\$ 27,220	\$ 1,247	\$ 8,617	\$ 17,356	\$ 27,220	\$ 3,075	\$ 30,295	\$ 4,479	\$	
5	\$ 27,764	\$ 1,272	\$ 8,790	\$ 17,703	\$ 27,764	\$ 3,075	\$ 30,839	\$ 4,479	\$	
6	\$ 28,320	\$ 1,297	\$ 8,965	\$ 18,057	\$ 28,320	\$ 3,075	\$ 31,394	\$ 4,479	\$	
7	\$ 28,886	\$ 1,323	\$ 9,145	\$ 18,418	\$ 28,886	\$ 3,075	\$ 31,961	\$ 4,479	\$	
8	\$ 29,464	\$ 1,350	\$ 9,328	\$ 18,786	\$ 29,464	\$ 3,075	\$ 32,539	\$ 4,479	\$	
9	\$ 30,053	\$ 1,377	\$ 9,514	\$ 19,162	\$ 30,053	\$ 3,075	\$ 33,128	\$ 4,479	\$	
10	\$ 30,654	\$ 1,404	\$ 9,704	\$ 19,545	\$ 30,654	\$ 3,075	\$ 33,729	\$ 4,479	\$	
11	\$ 31,267	\$ 1,433	\$ 9,898	\$ 19,936	\$ 31,267	\$ 3,075	\$ 34,342	\$ 4,479	\$	
12	\$ 31,893	\$ 1,461	\$ 10,096	\$ 20,335	\$ 31,893	\$ 3,075	\$ 34,967	\$ 4,479	\$	
13	\$ 32,530	\$ 1,490	\$ 10,298	\$ 20,742	\$ 32,530	\$ 3,075	\$ 35,605	\$ 4,479	\$	
14	\$ 33,181	\$ 1,520	\$ 10,504	\$ 21,156	\$ 33,181	\$ 3,075	\$ 36,256	\$ 4,479	\$	
15	\$ 33,845	\$ 1,551	\$ 10,714	\$ 21,580	\$ 33,845	\$ 3,075	\$ 36,919	\$ 4,479	\$	
Total	\$ 443,576	\$ 20,323	\$ 140,426	\$ 282,827	\$ 443,576	\$ 46,121	\$ 489,698	\$ 67,181	\$	\$

* no Pilots on Ad Valerom Taxes
 Total tilable acres
 Solar acres
 Total Ag Exemption \$

The value of Ag Exemption elimination due to permanent conversion of farm land
 Town Tax Rate \$ 1.44
 39.8 Current ag exemption amount (add from OARS) \$ 97,829
 31.03 County and School Taxes on Ag Exemption \$ 2,934
 97,829 Town of Pavilion (only) Taxes on Ag Exemption \$ 141
 Total taxes due based on the elimination of Ag Exemption \$ 3,075

GCEDC fee	\$ 80,485
Workforce Community Benefit	\$ 25,000
Subtotal	\$ 105,485
GCEDC Legal	\$ 12,500
Total Fee	\$ 117,985

Current Property Taxes on Property \$ 1,404

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

Property Taxes at 100% assessed value (assessor)
 Term \$ 60,463
 Total PILOT \$ 906,952
 Savings \$ 463,376

Net Savings \$ 881,099