



Genesee County Economic Development Center  
Power People Incubator

Project: GSPR Route 262, LLC  
Town of Byron  
Capex: \$ 13,201,274  
Savings \$ 1,056,102  
Sales Taxable (est.) \$ 13,201,274  
Mortgage (est.) \$ 7,059,269  
Property Tax below \$ 778,344  
Total \$ 1,905,439

Note: Includes Town Host Agreement  
Increase in PILOT Payment + Host  
Divided by Current Property  
Economic Impact \$ 627,303  
ROI \$ 5.14

Year of Exemption	Fixed Payment \$/000 per MW	Town of Byron	Genesee County	Byron Bergam 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 ag exemption)	Total Payments to municipality upon project completion
1	\$ 20,000	\$ 2,354	\$ 5,062	\$ 12,837	\$ 20,000	\$ 7,233	\$ 27,233	\$ 8,139	\$ 35,373
2	\$ 20,400	\$ 2,401	\$ 5,163	\$ 12,937	\$ 20,400	\$ 7,233	\$ 27,633	\$ 8,139	\$ 35,773
3	\$ 20,808	\$ 2,449	\$ 5,266	\$ 13,033	\$ 20,808	\$ 7,233	\$ 28,041	\$ 8,139	\$ 36,181
4	\$ 21,224	\$ 2,498	\$ 5,371	\$ 13,125	\$ 21,224	\$ 7,233	\$ 28,449	\$ 8,139	\$ 36,597
5	\$ 21,649	\$ 2,548	\$ 5,479	\$ 13,212	\$ 21,649	\$ 7,233	\$ 28,852	\$ 8,139	\$ 37,021
6	\$ 22,082	\$ 2,599	\$ 5,588	\$ 13,295	\$ 22,082	\$ 7,233	\$ 29,257	\$ 8,139	\$ 37,454
7	\$ 22,523	\$ 2,651	\$ 5,700	\$ 14,173	\$ 22,523	\$ 7,233	\$ 29,767	\$ 8,139	\$ 37,906
8	\$ 22,974	\$ 2,704	\$ 5,814	\$ 14,458	\$ 22,974	\$ 7,233	\$ 30,267	\$ 8,139	\$ 38,376
9	\$ 23,433	\$ 2,758	\$ 5,930	\$ 14,745	\$ 23,433	\$ 7,233	\$ 30,767	\$ 8,139	\$ 38,856
10	\$ 23,902	\$ 2,813	\$ 6,049	\$ 15,040	\$ 23,902	\$ 7,233	\$ 31,267	\$ 8,139	\$ 39,346
11	\$ 24,380	\$ 2,869	\$ 6,170	\$ 15,341	\$ 24,380	\$ 7,233	\$ 31,767	\$ 8,139	\$ 39,846
12	\$ 24,867	\$ 2,926	\$ 6,293	\$ 15,648	\$ 24,867	\$ 7,233	\$ 32,267	\$ 8,139	\$ 40,356
13	\$ 25,365	\$ 2,985	\$ 6,419	\$ 15,961	\$ 25,365	\$ 7,233	\$ 32,767	\$ 8,139	\$ 40,876
14	\$ 25,872	\$ 3,045	\$ 6,548	\$ 16,280	\$ 25,872	\$ 7,233	\$ 33,267	\$ 8,139	\$ 41,406
15	\$ 26,390	\$ 3,106	\$ 6,679	\$ 16,605	\$ 26,390	\$ 7,233	\$ 33,767	\$ 8,139	\$ 41,946
Total	\$ 345,868	\$ 40,703	\$ 87,531	\$ 217,634	\$ 345,868	\$ 108,500	\$ 454,368	\$ 122,090	\$ 576,458

The value of Ag Exemption elimination due to permanent conversion of farm land  
Town Tax Rate \$ 3.92  
75 Current ag exemption amount (add from OARS) \$ 194,288  
36.52 County and School Taxes on Ag Exemption \$ 6,472  
Town (only) Taxes on Ag Exemption \$ 762  
Total taxes due based on the elimination of Ag Exemption \$ 7,233

Current Property Taxes on Property \$ 906  
Property Taxes at 100% assessed value (assessor) \$ 74,948  
Total PILOT \$ 15  
Savings \$ 1,124,213  
Total PILOT \$ 778,344

Fixed \$ per MW AC \$ 2,000  
MW AC \$ 5.0  
Escalator 2.0%

Year of Exemption	Escalator Fixed Payment \$/000 per MW
1	\$ 10,000
2	\$ 10,200
3	\$ 10,404
4	\$ 10,612
5	\$ 10,824
6	\$ 11,041
7	\$ 11,262
8	\$ 11,487
9	\$ 11,717
10	\$ 11,951
11	\$ 12,190
12	\$ 12,434
13	\$ 12,682
14	\$ 12,936
15	\$ 13,195
Total	\$ 172,934

GCEDC fee \$ 155,016  
Workforce Community Benefit \$ 25,000  
Subtotal \$ 190,016  
GCEDC Legal \$ 16,500  
Total Fee \$ 206,516

Net Savings \$ 1,698,923