

Customer Information

Potential Customer:	SL Pembroke, LLC	Opportunity Type:	Attraction
Project Street Address:	7962 Tesnow Road	Opportunity Product:	Property Sales & Mortgage
City/Town/Village:	//Pembroke	Type of Project:	Attraction
Project Description:	2025 SL Pembroke LLC Solar 4 MW	New Jobs:	N/A
Total Capital Investment:	\$10,139,094	Retained Jobs:	N/A
Incentive Amount:	\$1,311,904	School District:	Akron
Benefited Amount:	\$10,139,094	PILOT Applicable:	Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

Project Information

Organization:	GCEDC
Opportunity Source:	Direct/Personal Contact
Initial Acceptance Date:	7/10/2025
Date of Public Hearing:	TBD
Inducement Date:	TBD

Opportunity Summary: SL Pembroke, LLC is proposing to construct a solar farm project on 7962 Tesnow Rd in the Town of Pembroke, NY. The project proposes to utilize ground-mounted solar panels to generate 4 megawatts of AC power (MWAC).

A PILOT on these improvements will contribute \$4,000/MWAC + a 2% annual escalator in payments to Town of Pembroke, Genesee County and Akron School District for a total of \$276,695 over 15 years. This new revenue is significantly greater than the current agricultural-vacant land value of the project site.

The Project will also generate \$2500/MWAC + a 2% annual escalator in host benefit agreement payments to the Town of Pembroke. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

Economic Impact: The 4 MW solar farm will generate \$471,230 in PILOT payments, host payments and real property taxes over the 15-year term, which is far greater than the current assessed value of this ag/vacant land.

This calculates a fiscal impact rate of return based on the original property taxes of \$158.96 to 1.

Project Detail (Total Capital Investment)

Equipment (non-taxable):	\$7,810,504
Land Cost (Real Estate):	\$620,298
Other Costs:	\$1,708,292
Total Capital Investment:	\$10,139,094

Estimated Benefits Provided

Sales Tax Exempt:	\$811,128
Mortgage Tax Exempt:	\$101,391
Property Tax Exempt:	\$399,385
Total Estimated Tax Incentives Provided:	\$1,311,904