

## Customer Information

<b>Potential Customer:</b>	SL Pembroke, LLC	<b>Opportunity Type:</b>	Attraction
<b>Project Street Address:</b>	7962 Tesnow Road	<b>Opportunity Product:</b>	Property Sales & Mortgage
<b>City/Town/Village:</b>	//Pembroke	<b>Type of Project:</b>	Attraction
<b>Project Description:</b>	2025 SL Pembroke LLC Solar 4 MW	<b>New Jobs:</b>	N/A
<b>Total Capital Investment:</b>	\$10,139,094	<b>Retained Jobs:</b>	N/A
<b>Incentive Amount:</b>	\$1,311,904	<b>School District:</b>	Akron
<b>Benefited Amount:</b>	\$10,139,094	<b>PILOT Applicable:</b>	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	Date of Public Hearing:	TBD
Initial Acceptance Date:	7/10/2025	Inducement Date:	TBD

<b>Opportunity Summary:</b>	<p>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).</p> <p>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.</p> <p>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.</p>
<b>Economic Impact:</b>	<p>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.</p> <p>This calculates a fiscal impact rate of return based on the original property taxes of \$158.96 to 1.</p>

## Project Detail (Total Capital Investment)

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

## Estimated Benefits Provided

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