Genesee County Economic Development Center

Power People Incentives

Project:	SL Pembroke 2, LLC		
Capex:	$ 11,809,831	Savings	
Sales Taxable (est.)	$ 11,809,831	$ 944,786	
Mortgage (est.)	$ 11,809,831	$ 118,098	1% of 1.25%
Property Tax	below	$ 499,232	
Total		$ 1,562,116	

	Fixed $ per MW AC	MW AC	from Assessor Assessed Value Per MW	Assessed Value
	$ 4,000	5.0	$ 450,000.00	$ 2,250,000
Escalator	2.0%			

Note: Includes Town Host Agreement

Increase In PILOT Payment + Host Divided by Current Property

Fiscal Impact	$	586,681
ROI	$	173.45

Year of Exemption	Fixed Payment $4000 per MW	Town of Pembroke	Genesee County	Akron 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	Total Payments to muncipality upon project completion
	tax rate:	$ 1.86	$ 9.81	$ 13.37	$ 25.04				
1	$ 20,000	$ 1,486	$ 7,835	$ 10,679	$ 20,000	$ 1,643	$ 21,643	$ 225	$ 21,868
2	$ 20,400	$ 1,515	$ 7,992	$ 10,892	$ 20,400	$ 1,643	$ 22,043	$ 225	$ 22,268
3	$ 20,808	$ 1,546	$ 8,152	$ 11,110	$ 20,808	$ 1,643	$ 22,451	$ 225	$ 22,676
4	$ 21,224	$ 1,577	$ 8,315	$ 11,333	$ 21,224	$ 1,643	$ 22,867	$ 225	$ 23,093
5	$ 21,649	$ 1,608	$ 8,481	$ 11,559	$ 21,649	$ 1,643	$ 23,292	$ 225	$ 23,517
6	$ 22,082	$ 1,640	$ 8,651	$ 11,790	$ 22,082	$ 1,643	$ 23,725	$ 225	$ 23,950
7	$ 22,523	$ 1,673	$ 8,824	$ 12,026	$ 22,523	$ 1,643	$ 24,166	$ 225	$ 24,392
8	$ 22,974	$ 1,707	$ 9,000	$ 12,267	$ 22,974	$ 1,643	$ 24,617	$ 225	$ 24,842
9	$ 23,433	$ 1,741	$ 9,180	$ 12,512	$ 23,433	$ 1,643	$ 25,076	$ 225	$ 25,302
10	$ 23,902	$ 1,775	$ 9,364	$ 12,762	$ 23,902	$ 1,643	$ 25,545	$ 225	$ 25,770
11	$ 24,380	$ 1,811	$ 9,551	$ 13,018	$ 24,380	$ 1,643	$ 26,023	$ 225	$ 26,248
12	$ 24,867	$ 1,847	$ 9,742	$ 13,278	$ 24,867	$ 1,643	$ 26,510	$ 225	$ 26,736
13	$ 25,365	$ 1,884	$ 9,937	$ 13,543	$ 25,365	$ 1,643	$ 27,008	$ 225	$ 27,233
14	$ 25,872	$ 1,922	$ 10,136	$ 13,814	$ 25,872	$ 1,643	$ 27,515	$ 225	$ 27,741
15	$ 26,390	$ 1,960	$ 10,339	$ 14,091	$ 26,390	$ 1,643	$ 28,033	$ 225	$ 28,258
Total	$ 345,868	$ 25,691	$ 135,502	$ 184,675	$ 345,868	$ 24,645	$ 370,513	$ 3,382	$ 373,895

Fixed $ per MW AC	MW AC
$ 2,500	5.0
2.0%	

Town Host Payment	Escalator
Year of Exemption	Fixed Payment $2500 per MW
1	$ 12,500
2	$ 12,750
3	$ 13,005
4	$ 13,265
5	$ 13,530
6	$ 13,801
7	$ 14,077
8	$ 14,359
9	$ 14,646
10	$ 14,939
11	$ 15,237
12	$ 15,542
13	$ 15,853
14	$ 16,170
15	$ 16,493
Total	$ 216,168