

Customer Information

Potential Customer:	SL Pembroke 2, LLC	Opportunity Type:	Attraction
Project Street Address:	7966 Tesnow Road	Opportunity Product:	Property Sales & Mortgage
City/Town/Village:	//Pembroke	Type of Project:	Attraction
Project Description:	2025 SL Pembroke 2, LLC Solar 5 MW	New Jobs:	N/A
Total Capital Investment:	\$11,809,831	Retained Jobs:	N/A
Incentive Amount:	\$1,562,116	School District:	Akron
Benefited Amount:	\$11,809,831	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	Date of Public Hearing:	TBD
Initial Acceptance Date:	7/10/2025	Inducement Date:	TBD

Opportunity Summary: SL Pembroke 2, LLC is proposing to construct a solar farm project on 7966 Tesnow Rd in the Town of Pembroke, NY. The project proposes to utilize ground-mounted solar panels to generate 5 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 \$345,868 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 5 MW solar farm will generate \$586,681 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 \$173.45 to 1.

Project Detail (Total Capital Investment)

Equipment (non-taxable):	\$9,848,222
Land Cost (Real Estate):	\$696,775
Other Costs:	\$1,264,834
Total Capital Investment:	\$11,809,831

Estimated Benefits Provided

Sales Tax Exempt:	\$944,786
Mortgage Tax Exempt:	\$118,098
Property Tax Exempt:	\$499,232
Total Estimated Tax Incentives Provided:	\$1,562,116