

Customer Information

Potential Customer:	RPNY Solar 6, LLC	Opportunity Type:	Attraction
Proj. St. Address:	9183 Alexander Road	Opportunity Product:	Property Sales & Mortgage Recording Taxes Only
City/Town/Village:	Town of Batavia/Batavia	Type of Project:	Attraction
Proj. Description:	RPNY Solar 6 - Pike Road 3 MW Solar	New Jobs:	
Total Capital Investment:	\$5,975,019	Retained Jobs:	
Incentive Amount:	\$888,978	School District:	Alexander
Benefited Amount:	\$5,975,019	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:	11/21/2022
Initial Acceptance Date:	11/1/2022	Inducement Date:	12/1/2022
Opportunity Summary:	<p>RPNY Solar 6, LLC is proposing to construct a community solar farm project on Alexander Road in the Town of Batavia.</p> <p>The project will utilize 8,346 solar panels and 24 string inverters on approximately 17 of 29 acres on the property to convert the sun's energy into 3 MW of AC power. The project will utilize single axis tracking technology to allow the modules to efficiently track the sun throughout the day to maximize the efficiency of solar collection.</p> <p>The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project.</p> <p>The project's PILOT will contribute \$4,000/MWAC + a 2% annual escalator in payments to the Genesee County and Alexander Central School District in addition to revenue in a separate host benefit agreement with the town of Batavia. The PILOT is estimated to generate \$207,521 in PILOT payments over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.</p> <p>The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and will offer customers a 10% discount vs average market rates for the generated power.</p>		
Economic Impact:	The 3 MW solar farm will generate \$447,748 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 to a rate of return based on the original property taxes of \$15.47 to 1.		

Project Detail (Total Capital Investment)

Building Cost (Construction):	\$1,312,617	Capital Improvements:	\$998,178
Equipment (non-taxable):	\$3,527,246	Equipment (Taxable) / Other Proj Investment:	\$50,000
Land Cost (Real Estate):	\$86,978		
Total Capital Investment:	\$5,975,019		

Estimated Benefits Provided

Sales Tax Exempt:	\$478,002		
Mortgage Tax Exempt:	\$56,763		
Property Tax Exempt:	\$354,214		
Total Estimated Tax Incentives Provided:	\$888,978		
Total Amount Finance:	\$5,975,019		
Mortgage Amount:	\$5,676,268	Equity:	\$298,751