

## Customer Information

Potential Customer:	RPNY Solar 7, LLC	Opportunity Type:	Attraction
Project St. Address:	9071 Alexander Road	Opportunity Product:	Property Sales & Mortgage Recording Taxes Only
City/Town/Village:	Town of Batavia/Batavia	Type of Project:	Attraction
Project Description:	RPNY Solar 7 - Alexander Road 2.5 MW Solar	New Jobs:	
Total Capital Investment:	\$3,552,186	Retained Jobs:	
Incentive Amount:	\$624,068	School District:	Batavia
Benefited Amount:	\$3,552,186	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 7, LLC is proposing to construct a community solar farm project on Alexander Road in the Town of Batavia.</p> <p>The project will utilize 6,214 solar panels and 20 string inverters on approximately 13 of 69 acres on the property to convert the sun's energy into 2.5 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 Batavia City School District in addition to revenue in a separate host benefit agreement with the town of Batavia. The PILOT is estimated to generate \$172,934 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:	<p>The 2.5 MW solar farm will generate \$373,124 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 \$28.91 to 1.</p>		

## Project Detail (Total Capital Investment)

Building Cost (Construction):	\$733,039	Capital Improvements:	\$750,763
Equipment (non-taxable):	\$1,969,811	Equipment (Taxable) / Other Project Investment:	\$50,000
Land Cost (Real Estate):	\$48,573		
Total Capital Investment:	\$3,552,186		

## Estimated Benefits Provided

Sales Tax Exempt:	\$284,175	Tax Exempt Bond:	\$0
Mortgage Tax Exempt:	\$33,746	Land Sale Subsidy:	\$0
Property Tax Exempt:	\$306,147		
Total Estimated Tax Incentives Provided:	\$624,068		
Total Amount Finance:	\$3,552,186		
Mortgage Amount:	\$3,374,576	Equity:	\$177,609