

Project:	LeatherLeaf Solar, LLC	Town of Byron
Capex:	\$ 9,132,660	Savings
Sales Taxable (est.)	\$ 9,132,660	\$ 730,613
Mortgage (est.)	\$ 9,132,660	\$ 91,327 1% of 1.25%
Property Tax	below	\$ 778,344
Total		\$ 1,600,284



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

Note: Includes Town Host Agreement

	Increase In PILOT Payment + Host Divided by Current Property
Fiscal Impact	\$ 571,973
ROI	\$ 5.63

Year of Exemption	tax rate:	\$ 3.92	\$ 8.43	\$ 20.96	\$ 33.31					
	Fixed Payment \$4000 per MW	Town of Byron	Genesee County	Byron Bergen 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 municipality upon project completion	
1	\$ 20,000	\$ 2,354	\$ 5,062	\$ 12,585	\$ 20,000	\$ 3,545	\$ 23,545	\$ 6,778	\$ 30,323	
2	\$ 20,400	\$ 2,401	\$ 5,163	\$ 12,837	\$ 20,400	\$ 3,545	\$ 23,945	\$ 6,778	\$ 30,723	
3	\$ 20,808	\$ 2,449	\$ 5,266	\$ 13,093	\$ 20,808	\$ 3,545	\$ 24,353	\$ 6,778	\$ 31,131	
4	\$ 21,224	\$ 2,498	\$ 5,371	\$ 13,355	\$ 21,224	\$ 3,545	\$ 24,769	\$ 6,778	\$ 31,547	
5	\$ 21,649	\$ 2,548	\$ 5,479	\$ 13,622	\$ 21,649	\$ 3,545	\$ 25,193	\$ 6,778	\$ 31,971	
6	\$ 22,082	\$ 2,599	\$ 5,588	\$ 13,895	\$ 22,082	\$ 3,545	\$ 25,626	\$ 6,778	\$ 32,404	
7	\$ 22,523	\$ 2,651	\$ 5,700	\$ 14,173	\$ 22,523	\$ 3,545	\$ 26,068	\$ 6,778	\$ 32,846	
8	\$ 22,974	\$ 2,704	\$ 5,814	\$ 14,456	\$ 22,974	\$ 3,545	\$ 26,518	\$ 6,778	\$ 33,297	
9	\$ 23,433	\$ 2,758	\$ 5,930	\$ 14,745	\$ 23,433	\$ 3,545	\$ 26,978	\$ 6,778	\$ 33,756	
10	\$ 23,902	\$ 2,813	\$ 6,049	\$ 15,040	\$ 23,902	\$ 3,545	\$ 27,447	\$ 6,778	\$ 34,225	
11	\$ 24,380	\$ 2,869	\$ 6,170	\$ 15,341	\$ 24,380	\$ 3,545	\$ 27,925	\$ 6,778	\$ 34,703	
12	\$ 24,867	\$ 2,926	\$ 6,293	\$ 15,648	\$ 24,867	\$ 3,545	\$ 28,412	\$ 6,778	\$ 35,190	
13	\$ 25,365	\$ 2,985	\$ 6,419	\$ 15,961	\$ 25,365	\$ 3,545	\$ 28,910	\$ 6,778	\$ 35,688	
14	\$ 25,872	\$ 3,045	\$ 6,548	\$ 16,280	\$ 25,872	\$ 3,545	\$ 29,417	\$ 6,778	\$ 36,195	
15	\$ 26,390	\$ 3,106	\$ 6,679	\$ 16,605	\$ 26,390	\$ 3,545	\$ 29,934	\$ 6,778	\$ 36,712	
Total	\$ 345,868	\$ 40,703	\$ 87,531	\$ 217,634	\$ 345,868	\$ 53,170	\$ 399,038	\$ 101,672	\$ 500,711	

* no Pilots on Ad Valerom Taxes

The value of Ag Exemption elimination due to permanent conversion of farm land

Town Tax Rate	\$ 3.92
Total tilable acres	171.2
Solar acres	35
Total Ag Exemption	\$ 520,520
% solar vs total ag land	20%
	County and School Taxes on Ag Exemption \$ 3,128
	Town (only) Taxes on Ag Exemption \$ 417
	Total taxes due based on the elimination of Ag Exemption \$ 3,545

Current Property Taxes on Property \$ 6,778

1.250%	GCEDC fee	\$ 114,158
	Workforce Community Benefit	\$ 25,000
	Subtotal	\$ 139,158
	GCEDC Legal	\$ 12,500
	Total Fee	\$ 151,658

note: base land tax will remain the same and paid outside the PILOT

Property Taxes at 100% assessed value (assessor)	\$ 74,948
Term	15
Total PILOT	\$ 1,124,213
Savings	\$ 778,344

Net Savings \$ 1,448,625

Fixed \$ per MW AC	MW AC
\$ 2,000	5.0
Escalator	2.0%

Town	Escalator
Year of Exemption	Fixed Payment \$2000 per MW
1	\$ 10,000
2	\$ 10,200
3	\$ 10,404
4	\$ 10,612
5	\$ 10,824
6	\$ 11,041
7	\$ 11,262
8	\$ 11,487
9	\$ 11,717
10	\$ 11,951
11	\$ 12,190
12	\$ 12,434
13	\$ 12,682
14	\$ 12,936
15	\$ 13,195
Total	\$ 172,934