

7/24/24



Project:	Route 19 N&W	Town of Leroy
Capex:	\$ 13,541,127 ✓	Savings
Sales Taxable (est.)	\$ 13,541,127 ✓	\$ 1,083,290 ✓
Mortgage (est.)		\$ - 1% of 1.25%
Property Tax	below	\$ 835,719
Total		\$ 1,919,009

Note: Includes Town Host Agreement

	Fixed \$ per MW AC	MW AC	from Assessor	Assessed Value	
	\$ 4,000	5.0	Assessed Value Per MW	\$ 450,000.00	\$ 2,250,000
Escalator	2.0%				
					Increase In PILOT Payment + Host Divided by Current Property

Fiscal Impact ROI \$ 566,261 ✓
\$ 23.74 ✓

Year of Exemption	tax rate:	\$ 1.09	\$ 10.54	\$ 23.38	\$ 35.01					
	Fixed Payment \$4000 per MW									
		Town of Leroy	Genesee County	Leroy 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	\$ 623	\$ 6,021	\$ 13,356	\$ 20,000	\$ 3,164	\$ 23,164	\$ 1,590	\$ 24,754	
2	\$ 20,400	\$ 635	\$ 6,142	\$ 13,623	\$ 20,400	\$ 3,164	\$ 23,564	\$ 1,590	\$ 25,154	
3	\$ 20,808	\$ 648	\$ 6,264	\$ 13,896	\$ 20,808	\$ 3,164	\$ 23,972	\$ 1,590	\$ 25,562	
4	\$ 21,224	\$ 661	\$ 6,390	\$ 14,174	\$ 21,224	\$ 3,164	\$ 24,388	\$ 1,590	\$ 25,978	
5	\$ 21,649	\$ 674	\$ 6,517	\$ 14,457	\$ 21,649	\$ 3,164	\$ 24,813	\$ 1,590	\$ 26,403	
6	\$ 22,082	\$ 687	\$ 6,648	\$ 14,746	\$ 22,082	\$ 3,164	\$ 25,245	\$ 1,590	\$ 26,836	
7	\$ 22,523	\$ 701	\$ 6,781	\$ 15,041	\$ 22,523	\$ 3,164	\$ 25,687	\$ 1,590	\$ 27,277	
8	\$ 22,974	\$ 715	\$ 6,916	\$ 15,342	\$ 22,974	\$ 3,164	\$ 26,138	\$ 1,590	\$ 27,728	
9	\$ 23,433	\$ 730	\$ 7,055	\$ 15,649	\$ 23,433	\$ 3,164	\$ 26,597	\$ 1,590	\$ 28,187	
10	\$ 23,902	\$ 744	\$ 7,196	\$ 15,962	\$ 23,902	\$ 3,164	\$ 27,066	\$ 1,590	\$ 28,656	
11	\$ 24,380	\$ 759	\$ 7,340	\$ 16,281	\$ 24,380	\$ 3,164	\$ 27,544	\$ 1,590	\$ 29,134	
12	\$ 24,867	\$ 774	\$ 7,487	\$ 16,607	\$ 24,867	\$ 3,164	\$ 28,031	\$ 1,590	\$ 29,622	
13	\$ 25,365	\$ 790	\$ 7,636	\$ 16,939	\$ 25,365	\$ 3,164	\$ 28,529	\$ 1,590	\$ 30,119	
14	\$ 25,872	\$ 806	\$ 7,789	\$ 17,278	\$ 25,872	\$ 3,164	\$ 29,036	\$ 1,590	\$ 30,626	
15	\$ 26,390	\$ 822	\$ 7,945	\$ 17,623	\$ 26,390	\$ 3,164	\$ 29,553	\$ 1,590	\$ 31,144	
Total	\$ 345,868	\$ 10,768	\$ 104,126	\$ 230,974	\$ 345,868	\$ 47,458	\$ 393,326	\$ 23,852	\$ 417,179	

The value of Ag Exemption elimination due to permanent conversion of farm land				
* no Pilots on Ad Valerom Taxes	Town Tax Rate		\$ 1.09	
Total tilable acres	56.25	Current ag exemption amount (add from OARS)	\$ 90,371	✓
Solar acres	36	County and School Taxes on Ag Exemption	\$ 3,065	✓
Total Ag Exemption	\$ 141,204	Town (only) Taxes on Ag Exemption	\$ 99	✓
% solar vs total ag land	64%	Total taxes due based on the elimination of Ag Exemption	\$ 3,164	✓
Current Property Taxes on Property			\$ 1,590	✓

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

Property Taxes at 100% assessed value (assessor)	\$ 78,773	✓
Term	15	✓
Total PILOT	\$ 1,181,588	✓
Savings	\$ 835,719	✓

1.250%	GCEDC fee	\$ 169,264	✓
	Workforce Community Benefit	\$ 25,000	✓
	Subtotal	\$ 194,264	✓
	GCEDC Legal	\$ 12,500	✓
	Total Fee	\$ 206,764	✓

Net Savings \$ 1,712,245 ✓

Fixed \$ per MW AC MW AC
\$ 2,000 5.0
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