

Renewable Energy PILOT Worksheet and Cost Benefit Analysis

Project Name: Covington Solar 2, LLC
 Project Address: State Route 37, Fort Covington, NY 12801
 Tax Map # 23.-3-5

Table #1: Project Information		Table #3: Cost/Benefit Summary	
2022 Full Market Value	\$100,361.00	Total Estimated Taxes Without Improvements	\$27,604.47
2022 Equalization Rate (ER):	83%	Total Estimated PILOT Payments	\$431,025.90
2022 Assessed Value (Base Value):	\$83,299.63	Total Estimated Taxes With No PILOT	\$1,650,324.99
2022 Tax Rate:	23.670549	Estimated Real Estate Tax Savings	\$1,219,299.09
Project Cost:	\$9,117,917	Estimated Mortgages Tax Savings	\$0.00
Projected Valuation: (Note 1)	\$4,200,000.00	Estimated Sales Tax Savings	\$538,952.31
Added Value (Projected Valuation * ER):	\$3,486,000.00	Total Estimated Financial Assistance	\$1,758,251.40
Finished Value (Added Value + Base Value):	\$4,283,299.63		
Nameplate Megawatt Capacity:	4.20		
Payment per Megawatt:	\$5,500.00		
System PILOT Payment Escalator:	2%		
Costs Subject to NYS Sales Tax:	\$6,736,903.83		
FCIDA Administrative Fee:	1%		

Table #2: Proposed PILOT Payment Schedule							
PILOT Year	Calendar Year	PILOT Base Assessed Valuation (2)	Estimated PILOT Payments for Base Value	PILOT Payments for System (3)	Total PILOT Payments (Base Value + System) (4)	2022 Tax Rate (5)	Estimated Full Taxes With No PILOT (6)
Interim	2023	\$83,300			\$1,971.75	23.67055	\$1,971.75
Year 1	2024	\$83,300	\$1,971.75	\$23,100.00	\$25,071.75	23.90725	\$102,401.93
Year 2	2025	\$83,300	\$1,971.75	\$23,562.00	\$25,533.75	24.14633	\$103,425.95
Year 3	2026	\$83,300	\$1,971.75	\$24,033.24	\$26,004.99	24.38779	\$104,460.21
Year 4	2027	\$83,300	\$1,971.75	\$24,513.90	\$26,485.65	24.63167	\$105,504.82
Year 5	2028	\$83,300	\$1,971.75	\$25,004.18	\$26,975.93	24.87798	\$106,559.86
Year 6	2029	\$83,300	\$1,971.75	\$25,504.27	\$27,476.01	25.12676	\$107,625.46
Year 7	2030	\$83,300	\$1,971.75	\$26,014.35	\$27,986.10	25.37803	\$108,701.72
Year 8	2031	\$83,300	\$1,971.75	\$26,534.64	\$28,506.39	25.63181	\$109,788.73
Year 9	2032	\$83,300	\$1,971.75	\$27,065.33	\$29,037.08	25.88813	\$110,886.62
Year 10	2033	\$83,300	\$1,971.75	\$27,606.64	\$29,578.39	26.14701	\$111,995.49
Year 11	2034	\$83,300	\$1,971.75	\$28,158.77	\$30,130.52	26.40848	\$113,115.44
Year 12	2035	\$83,300	\$1,971.75	\$28,721.95	\$30,693.69	26.67257	\$114,246.60
Year 13	2036	\$83,300	\$1,971.75	\$29,296.39	\$31,268.13	26.93929	\$115,389.06
Year 14	2037	\$83,300	\$1,971.75	\$29,882.31	\$31,854.06	27.20869	\$116,542.95
Year 15	2038	\$83,300	\$1,971.75	\$30,479.96	\$32,451.71	27.48077	\$117,708.38
		Totals	\$27,604.47	\$368,997.97	\$431,025.90		\$1,650,324.99

Notes

¹ Projected Valuation is an estimate only and used to calculate Estimated Full Taxes. The assessor will determine the actual assessed value once the project is complete. All special district fees will be calculated using the actual assessed value.

² Base Assessed Valuation is frozen at \$83,300 or such amount as may be assigned by the assessor in connection with subdivision or establishment of a new parcel for the project.

³ PILOT Payments for System are fixed and based upon dollar amount per MW nameplate and a 2% annual escalator.

⁴ The Annual Total PILOT Payment is based on the Base Value Payment + Payments for System.

⁵ Tax Rate (per \$1,000 in value) assumes a 1% increase per year.

⁶ Estimated Full Taxes With No PILOT is based on the Finished Value * Mill Rate.

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PILOT Payment Calculation			
	Tax Rate	% of Total	Estimated Payment
Estimated Year 1 Total PILOT Payment			\$25,071.75
Town of Fort Covington 2022 Roll			
General - Townwide	3.465806	14.6%	\$3,670.97
General - Outside	0	0.0%	\$0.00
Highway - Outside	0	0.0%	\$0.00
Highway - Townwide	4.221964	17.8%	\$4,471.89
BOE- Townwide	0.12641	0.5%	\$133.89
Town Subtotal	7.81418	33.0%	\$8,276.75
County General 2022 Roll	5.207659	22.0%	\$5,515.93
Salmon River CSD 2022-2023 Roll			
School	10.64871	45.0%	\$11,279.07
Library	0	0.0%	\$0.00
School Subtotal	10.64871	45.0%	\$11,279.07
Total	23.670549	100.0%	\$25,071.75

- Notes: 1. The portion of the total PILOT payment each taxing jurisdiction receives is
2. Even though the total PILOT payment is set for each year of the agreement, the percentage each jurisdiction receives each year will vary based on the tax rates set by each jurisdiction.
3. This estimate is based on the first year PILOT payment and is provided for planning purposes only.

PILOT Payment Calculation			
	Tax Rate	% of Total	Estimated Payment
Estimated Full Taxes (If No PILOT)			\$102,401.93
Town of Fort Covington 2022 Roll			
General - Townwide	3.465806	14.6%	\$14,993.54
General - Outside	0	0.0%	\$0.00
Highway - Outside	0	0.0%	\$0.00
Highway - Townwide	4.221964	17.8%	\$18,264.78
BOE- Townwide	0.12641	0.5%	\$546.87
Town Subtotal	7.81418	33.0%	\$33,805.18
County General 2022 Roll	5.207659	22.0%	\$22,529.02
Salmon River CSD 2022-2023 Roll			
School	10.64871	45.0%	\$46,067.73
Library	0	0.0%	\$0.00
School Subtotal	10.64871	45.0%	\$46,067.73
Total	23.670549	100.0%	\$102,401.93

Sales Tax Calculation	
	Amount
Modules	\$ 2,636,709.53
Mounting	\$ 1,959,454.13
Inverters	\$ 197,173.05
BOS Equipment	\$ 274,798.26
Electrical	\$ 1,470,514.58
Fencing	\$ 198,254.28
Total:	\$ 6,736,903.83
Rate:	8%
Estimated Sales Tax Exemption	\$ 538,952.31