Renewable Energy PILOT Worksheet and Cost Benefit Analysis

Project Name: NY USLE Chasm Rd 1, LLC **11/12/25**
Project Address: 142 Chasm Road, Chateaugay, NY 12920
Tax Map # 60.-2-7.200

Table #1: Project Information	
2025 Full Market Value	$144,700
2025 Equalization Rate (ER):	100%
2025 Assessed Value (Base Value):	$144,700
2025 Tax Rate:	15.572017
Project Cost:	$7,357,930
Projected Valuation: (Note 1)	$2,000,000
Added Value (Projected Valuation * ER):	$2,000,000
Finished Value (Added Value + Base Value):	$2,144,700
Nameplate Megawatt Capacity:	4.00
Payment per Megawatt:	$5,500
System PILOT Payment Escalator:	2%

Table #3: Cost/Benefit Summary	
Total Estimated Taxes Without Improvements	$34,017
Total Estimated PILOT Payments (BV + IV)	$416,726
Total Estimated Taxes With No PILOT	$542,969
Estimated Real Estate Tax Savings	$126,243
Estimated Mortgages Tax Savings	$0
Estimated Sales Tax Savings	$525,227
Total Estimated Financial Assistance	**$651,470**

Table #2: Proposed PILOT Payment Schedule

PILOT Year	Calendar Year	PILOT Base Assessed Valuation (2)	Estimated Base Value (BV) Payments	Improvement Value (IV) Payments (3)	Total PILOT Payments (BV + IV) (4)	Estimated Tax Rate (5)	Estimated Full Taxes With No PILOT (6)
Interim	2026	$144,700					
Year 1	2027	$144,700	$2,253	$22,000	$24,253	15.72774	$33,731
Year 2	2028	$144,700	$2,276	$22,440	$24,716	15.88501	$34,069
Year 3	2029	$144,700	$2,299	$22,889	$25,187	16.04386	$34,409
Year 4	2030	$144,700	$2,322	$23,347	$25,668	16.20430	$34,753
Year 5	2031	$144,700	$2,345	$23,814	$26,158	16.36635	$35,101
Year 6	2032	$144,700	$2,368	$24,290	$26,658	16.53001	$35,452
Year 7	2033	$144,700	$2,392	$24,776	$27,167	16.69531	$35,806
Year 8	2034	$144,700	$2,416	$25,271	$27,687	16.86226	$36,164
Year 9	2035	$144,700	$2,440	$25,777	$28,216	17.03089	$36,526
Year 10	2036	$144,700	$2,464	$26,292	$28,756	17.20119	$36,891
Year 11	2037	$144,700	$2,489	$26,818	$29,307	17.37321	$37,260
Year 12	2038	$144,700	$2,514	$27,354	$29,868	17.54694	$37,633
Year 13	2039	$144,700	$2,539	$27,901	$30,440	17.72241	$38,009
Year 14	2040	$144,700	$2,564	$28,459	$31,024	17.89963	$38,389
Year 15	2041	$144,700	$2,590	$29,029	$31,619	18.07863	$38,773
		Totals	**$34,017**	**$351,427**	**$416,726**		**$542,969**

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 $144,700 or such amount as may be assigned by the assessor in connection with subvision or establishment of a new parcel for the project.

3 PILOT Payments for the Improvement Value (IV) 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 (BV) + Improvement Value (IV).

5 Tax Rate (per $1,000 in value) begins with current year and then 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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Project Name: NY USLE Chasm Road 1 Solar, LLC
Project Address: 142 Chasm Road, Chateaugay, NY 12920
Tax Map # 60.-2-7.200

PILOT Payment Calculation			
Estimated Year 1 Total PILOT Payment			$24,253
	Tax Rate	**% of Total**	**Estimated Payment**
Town of Chateaugay 2025 Roll			
General - Townwide	0	0.0%	$0
General - Outside	0	0.0%	$0
Highway - Outside	0.649992	4.2%	$1,012
Highway - Townwide	0.989992	6.4%	$1,542
BOE- Townwide	0.082255	0.5%	$128
Town Subtotal	**1.722239**	**11.1%**	**$2,682**
County General 2025 Roll	**3.288026**	**21.1%**	**$5,121**
Chateaugay CSD 2025-2026 Roll	**10.561752**	**67.8%**	**$16,450**
Total	**15.572017**	**100.0%**	**$24,253**

Notes: 1. The portion of the total PILOT payment each taxing jurisdiction receives is based on that jurisidiction's percentage of the overall tax rate for the subject property.

2. Even though the Improvement Value portion of 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.

Franklin County Industrial Development Agency

MRB Cost Benefit Calculator

Date November 12, 2025

Project Title NY USLE Chasm Road 1 Solar, LLC

Project Location 142 Chasm Road, Chateaugay, NY 12920

Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

$7,357,930

Temporary (Construction)

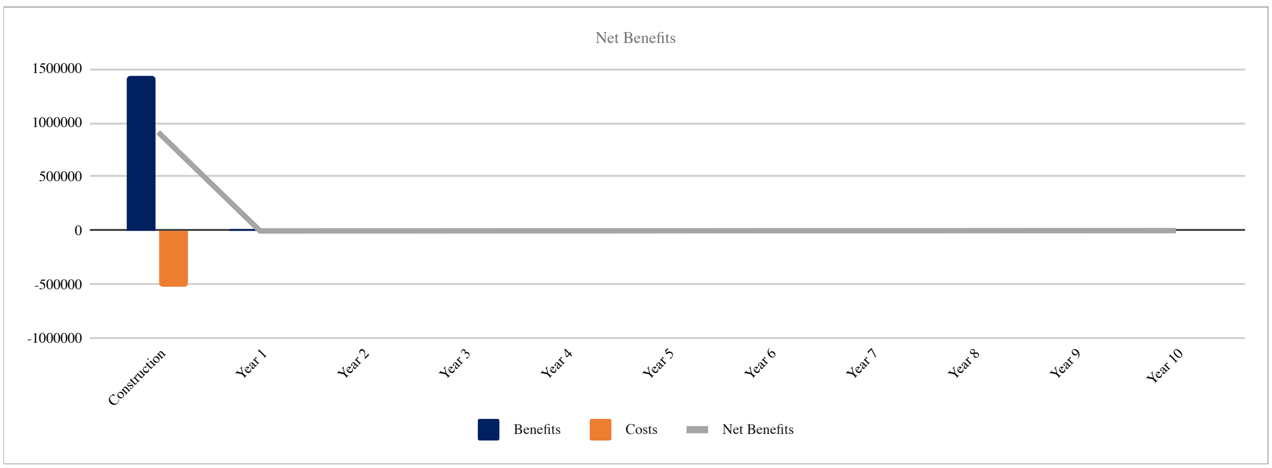
	Direct	Indirect	Total
Jobs	15	4	18
Earnings	$1,157,372	$200,639	$1,358,010
Local Spend	$3,005,000	$734,459	$3,739,459

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$0	$0	$0

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

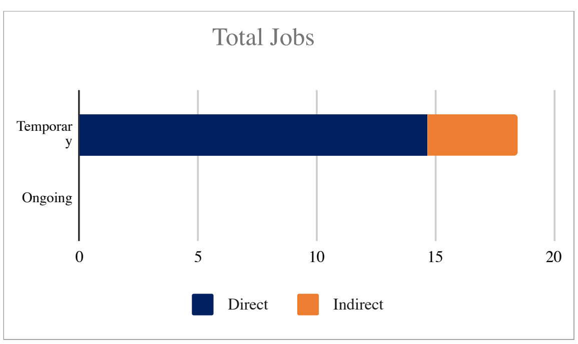
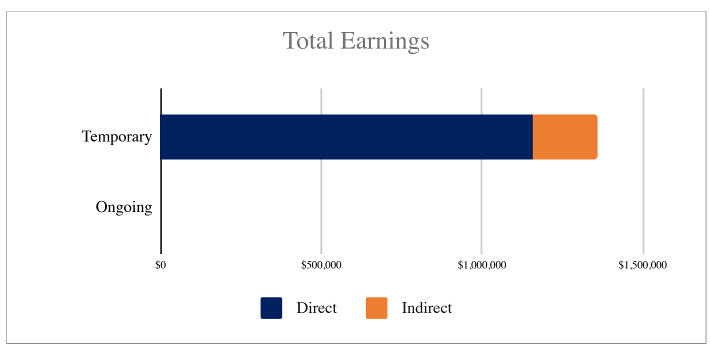


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$126,242	$108,924
Sales Tax Exemption	$525,227	$525,227
Local Sales Tax Exemption	*$262,614*	*$262,614*
State Sales Tax Exemption	*$262,614*	*$262,614*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$651,469**	**$634,151**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$1,057,917**	**$1,104,353**
To Private Individuals	**$1,358,010**	**$1,358,010**
Temporary Payroll	*$1,358,010*	*$1,358,010*
Ongoing Payroll	*$0*	*$0*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	**($300,094)**	**($253,657)**
Increase in Property Tax Revenue	*($447,947)*	*($380,810)*
Temporary Jobs - Sales Tax Revenue	*$9,506*	*$9,506*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Other Local Municipal Revenue	*$138,347*	*$117,647*
State Benefits	**$70,617**	**$70,617**
To the Public	**$70,617**	**$70,617**
Temporary Income Tax Revenue	*$61,110*	*$61,110*
Ongoing Income Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$9,506*	*$9,506*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Total Benefits to State & Region	**$1,128,533**	**$1,174,969**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$1,104,353	$371,538	3:1
State	$70,617	$262,614	:1
Grand Total	**$1,174,969**	**$634,151**	**2:1**

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Other Muncipal Revenue includes a host community agreement with the Town of Chateaugay that begins at $2,000 per MW and which has a 2% annual escalator.

Does the IDA believe that the project can be accomplished in a timely fashion?	Yes
Does this project provide onsite childcare facilities?	No