

Renewable Energy PILOT Worksheet

Project Name: AES Brookside Solar
Project Address: Towns of Burke and Chateaugay
Town of Burke Summary

10/10/2025



2025 Assessed Value (Base Value)	\$1,419,800
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$1,419,800
2025 Tax Rate	21.663813
Projected Valuation	\$19,660,000
Finished Value (Added Value + Base Value)	\$21,079,800
Initial Estimated Base Value (BV) Payment	\$31,377
Nameplate Megawatt Capacity	41.5
PILOT Payment per MW T. Burke	\$975
PILOT Payment per MW Franklin County	\$350
PILOT Payment per MW Chateaugay CSD	\$1,350
Combined PILOT Payment per Megawatt	\$2,675
Total Improvement Value (IV) Payment	\$111,013
Improvement Value PILOT Payment Escalator	2%

Town of Burke 2025 Roll	Tax Rate	% of Total
General - Townwide	3.066964	14.16%
General - Outside	0.147764	0.68%
Highway - Outside	1.837664	8.48%
Highway - Townwide	1.600056	7.39%
BOE- Townwide	0.113116	0.52%
Town Subtotal	6.765564	31.23%
County General 2025 Roll	3.289311	15.18%
Chateaugay CSD 2025-2026 Roll	11.608938	53.59%
Total	21.663813	100.00%

PILOT Year	Calendar Year	Town of Burke			Franklin County			Chateaugay CSD			Total Estimated PILOT Payments	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Year 1	2028	\$9,799	\$40,463	\$50,261	\$4,764	\$14,525	\$19,289	\$16,814	\$56,025	\$72,839	\$142,389	\$431,709	\$289,320
Year 2	2029	\$9,897	\$41,272	\$51,169	\$4,812	\$14,816	\$19,627	\$16,982	\$57,146	\$74,127	\$144,923	\$425,907	\$280,984
Year 3	2030	\$9,996	\$42,097	\$52,093	\$4,860	\$15,112	\$19,972	\$17,152	\$58,288	\$75,440	\$147,505	\$426,812	\$279,308
Year 4	2031	\$10,096	\$42,939	\$53,035	\$4,908	\$15,414	\$20,322	\$17,323	\$59,454	\$76,777	\$150,135	\$427,190	\$277,055
Year 5	2032	\$10,197	\$43,798	\$53,995	\$4,957	\$15,722	\$20,680	\$17,496	\$60,643	\$78,140	\$152,814	\$426,700	\$273,886
Year 6	2033	\$10,299	\$44,674	\$54,973	\$5,007	\$16,037	\$21,044	\$17,671	\$61,856	\$79,527	\$155,544	\$425,248	\$269,704
Year 7	2034	\$10,402	\$45,567	\$55,969	\$5,057	\$16,358	\$21,415	\$17,848	\$63,093	\$80,941	\$158,325	\$422,642	\$264,317
Year 8	2035	\$10,506	\$46,479	\$56,984	\$5,108	\$16,685	\$21,792	\$18,027	\$64,355	\$82,382	\$161,158	\$419,217	\$258,059
Year 9	2036	\$10,611	\$47,408	\$58,019	\$5,159	\$17,018	\$22,177	\$18,207	\$65,642	\$83,849	\$164,045	\$414,542	\$250,497
Year 10	2037	\$10,717	\$48,356	\$59,073	\$5,210	\$17,359	\$22,569	\$18,389	\$66,955	\$85,344	\$166,986	\$408,627	\$241,641
Year 11	2038	\$10,824	\$49,324	\$60,148	\$5,262	\$17,706	\$22,968	\$18,573	\$68,294	\$86,867	\$169,983	\$400,349	\$230,366
Year 12	2039	\$10,932	\$50,310	\$61,242	\$5,315	\$18,060	\$23,375	\$18,758	\$69,660	\$88,419	\$173,036	\$390,451	\$217,415
Year 13	2040	\$11,042	\$51,316	\$62,358	\$5,368	\$18,421	\$23,789	\$18,946	\$71,053	\$89,999	\$176,147	\$378,260	\$202,114
Year 14	2041	\$11,152	\$52,343	\$63,495	\$5,422	\$18,790	\$24,212	\$19,136	\$72,474	\$91,610	\$179,316	\$363,660	\$184,344
Year 15	2042	\$11,263	\$53,389	\$64,653	\$5,476	\$19,165	\$24,642	\$19,327	\$73,924	\$93,251	\$182,545	\$346,760	\$164,215
Year 16	2043	\$11,376	\$54,457	\$65,833	\$5,531	\$19,549	\$25,080	\$19,520	\$75,402	\$94,922	\$185,835	\$388,790	\$202,955
Year 17	2044	\$11,490	\$55,546	\$67,036	\$5,586	\$19,940	\$25,526	\$19,715	\$76,910	\$96,626	\$189,188	\$373,236	\$184,048
Year 18	2045	\$11,605	\$56,657	\$68,262	\$5,642	\$20,339	\$25,981	\$19,912	\$78,449	\$98,361	\$192,604	\$354,062	\$161,458
Year 19	2046	\$11,721	\$57,790	\$69,511	\$5,698	\$20,745	\$26,444	\$20,112	\$80,017	\$100,129	\$196,084	\$329,646	\$133,562
Year 20	2047	\$11,838	\$58,946	\$70,784	\$5,755	\$21,160	\$26,916	\$20,313	\$81,618	\$101,931	\$199,631	\$301,262	\$101,632
Year 21	2048	\$11,956	\$60,125	\$72,082	\$5,813	\$21,583	\$27,396	\$20,516	\$83,250	\$103,766	\$203,244	\$267,757	\$64,513
Year 22	2049	\$12,076	\$61,328	\$73,404	\$5,871	\$22,015	\$27,886	\$20,721	\$84,915	\$105,636	\$206,926	\$232,566	\$25,640
Year 23	2050	\$12,197	\$62,554	\$74,751	\$5,930	\$22,455	\$28,385	\$20,928	\$86,614	\$107,542	\$210,678	\$188,462	-\$22,216
Year 24	2051	\$12,319	\$63,805	\$76,124	\$5,989	\$22,904	\$28,894	\$21,138	\$88,346	\$109,483	\$214,501	\$135,338	-\$79,163
Year 25	2052	\$12,442	\$65,081	\$77,523	\$6,049	\$23,363	\$29,412	\$21,349	\$90,113	\$111,462	\$218,396	\$68,057	-\$150,340
Totals		\$276,750	\$1,296,026	\$1,572,776	\$134,552	\$465,240	\$599,792	\$474,872	\$1,794,498	\$2,269,369	\$4,441,937	\$8,747,252	\$4,557,033

Notes:

- During the interim years regular taxes are paid.
- Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
- Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
- Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.

Renewable Energy PILOT Worksheet

Project Name: AES Brookside Solar
Project Address: Towns of Burke and Chateaugay
Town of Chateaugay Summary

10/10/2025



Table 1: Project Information	
2025 Assessed Value (Base Value)	\$3,819,900
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$3,819,900
2025 Tax Rate	15.572017
Projected Valuation	\$19,660,000
Finished Value (Added Value + Base Value)	\$23,479,900
Initial Estimated Base Value (BV) Payment	\$60,679
Nameplate Megawatt Capacity	58.5
PILOT Payment per MW T. Chateaugay	\$350
PILOT Payment per MW Franklin County	\$450
PILOT Payment per MW Chateaugay CSD	\$1,700
Combined PILOT Payment per Megawatt	\$2,500
Total Improvement Value (IV) Payment	\$146,250
Improvement Value PILOT Payment Escalator	2%

Table 2: Town of Chateaugay Tax Rates		
Town of Chateaugay 2025 Roll	Tax Rate	% of Total
General - Townwide	0	0.0%
General - Outside	0	0.0%
Highway - Outside	0.649992	4.2%
Highway - Townwide	0.989992	6.4%
BOE- Townwide	0.082255	0.5%
Town Subtotal 2025 Roll	1.722239	11.1%
County General 2025 Roll	3.288026	21.1%
Chateaugay CSD 2025-2026 Roll	10.561752	67.8%
Total	15.572017	100.0%

Table 3: PILOT Schedule													
PILOT Year	Calendar Year	Town of Chateaugay			Franklin County			Chateaugay CSD			Total Estimated PILOT Payments	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Year 1	2028	\$6,711	\$20,475	\$27,186	\$12,812	\$26,325	\$39,137	\$41,156	\$99,450	\$140,606	\$206,929	\$299,229	\$92,300
Year 2	2029	\$6,778	\$20,885	\$27,663	\$12,941	\$26,852	\$39,792	\$41,567	\$101,439	\$143,006	\$210,461	\$298,598	\$88,137
Year 3	2030	\$6,846	\$21,302	\$28,148	\$13,070	\$27,389	\$40,458	\$41,983	\$103,468	\$145,451	\$214,057	\$298,777	\$84,719
Year 4	2031	\$6,914	\$21,728	\$28,643	\$13,201	\$27,936	\$41,137	\$42,403	\$105,537	\$147,940	\$217,719	\$298,594	\$80,875
Year 5	2032	\$6,984	\$22,163	\$29,146	\$13,333	\$28,495	\$41,828	\$42,827	\$107,648	\$150,475	\$221,449	\$297,785	\$76,336
Year 6	2033	\$7,053	\$22,606	\$29,659	\$13,466	\$29,065	\$42,531	\$43,255	\$109,801	\$153,056	\$225,246	\$296,285	\$71,039
Year 7	2034	\$7,124	\$23,058	\$30,182	\$13,601	\$29,646	\$43,247	\$43,688	\$111,997	\$155,685	\$229,113	\$293,955	\$64,842
Year 8	2035	\$7,195	\$23,519	\$30,714	\$13,737	\$30,239	\$43,976	\$44,125	\$114,237	\$158,361	\$233,052	\$291,080	\$58,029
Year 9	2036	\$7,267	\$23,990	\$31,257	\$13,874	\$30,844	\$44,718	\$44,566	\$116,522	\$161,087	\$237,062	\$287,332	\$50,270
Year 10	2037	\$7,340	\$24,470	\$31,809	\$14,013	\$31,461	\$45,474	\$45,011	\$118,852	\$163,863	\$241,146	\$282,740	\$41,594
Year 11	2038	\$7,413	\$24,959	\$32,372	\$14,153	\$32,090	\$46,243	\$45,462	\$121,229	\$166,691	\$245,305	\$276,449	\$31,143
Year 12	2039	\$7,487	\$25,458	\$32,945	\$14,294	\$32,732	\$47,026	\$45,916	\$123,654	\$169,570	\$249,541	\$269,066	\$19,525
Year 13	2040	\$7,562	\$25,967	\$33,529	\$14,437	\$33,386	\$47,824	\$46,375	\$126,127	\$172,502	\$253,855	\$260,101	\$6,246
Year 14	2041	\$7,638	\$26,487	\$34,124	\$14,582	\$34,054	\$48,636	\$46,839	\$128,649	\$175,488	\$258,249	\$249,499	-\$8,750
Year 15	2042	\$7,714	\$27,016	\$34,730	\$14,728	\$34,735	\$49,463	\$47,307	\$131,222	\$178,530	\$262,723	\$237,379	-\$25,344
Year 16	2043	\$7,791	\$27,557	\$35,348	\$14,875	\$35,430	\$50,305	\$47,781	\$133,847	\$181,627	\$267,280	\$266,905	-\$374
Year 17	2044	\$7,869	\$28,108	\$35,977	\$15,024	\$36,139	\$51,162	\$48,258	\$136,524	\$184,782	\$271,921	\$255,721	-\$16,200
Year 18	2045	\$7,948	\$28,670	\$36,618	\$15,174	\$36,861	\$52,035	\$48,741	\$139,254	\$187,995	\$276,648	\$242,066	-\$34,582
Year 19	2046	\$8,027	\$29,243	\$37,271	\$15,326	\$37,599	\$52,924	\$49,228	\$142,039	\$191,267	\$281,462	\$224,787	-\$56,675
Year 20	2047	\$8,108	\$29,828	\$37,936	\$15,479	\$38,351	\$53,829	\$49,721	\$144,880	\$194,601	\$286,366	\$204,891	-\$81,475
Year 21	2048	\$8,189	\$30,425	\$38,613	\$15,634	\$39,118	\$54,751	\$50,218	\$147,777	\$197,995	\$291,360	\$181,592	-\$109,768
Year 22	2049	\$8,271	\$31,033	\$39,304	\$15,790	\$39,900	\$55,690	\$50,720	\$150,733	\$201,453	\$296,447	\$157,458	-\$138,988
Year 23	2050	\$8,353	\$31,654	\$40,007	\$15,948	\$40,698	\$56,646	\$51,227	\$153,748	\$204,975	\$301,628	\$127,311	-\$174,317
Year 24	2051	\$8,437	\$32,287	\$40,724	\$16,107	\$41,512	\$57,619	\$51,740	\$156,823	\$208,562	\$306,905	\$91,185	-\$215,720
Year 25	2052	\$8,521	\$32,933	\$41,454	\$16,268	\$42,342	\$58,610	\$52,257	\$159,959	\$212,216	\$312,280	\$45,529	-\$266,751
	Totals	\$189,541	\$655,820	\$845,361	\$361,863	\$843,198	\$1,205,060	\$1,162,371	\$3,185,413	\$4,347,784	\$6,398,205	\$6,034,316	\$765,055

- Notes:
1. During the interim years regular taxes are paid.
 2. Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
 3. Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
 4. Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.

Franklin County Industrial Development Agency

MRB Cost Benefit Calculator



Date December 4, 2025
Project Title Brookside Solar, LLC
Project Location Towns of Burke and Chateaugay

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

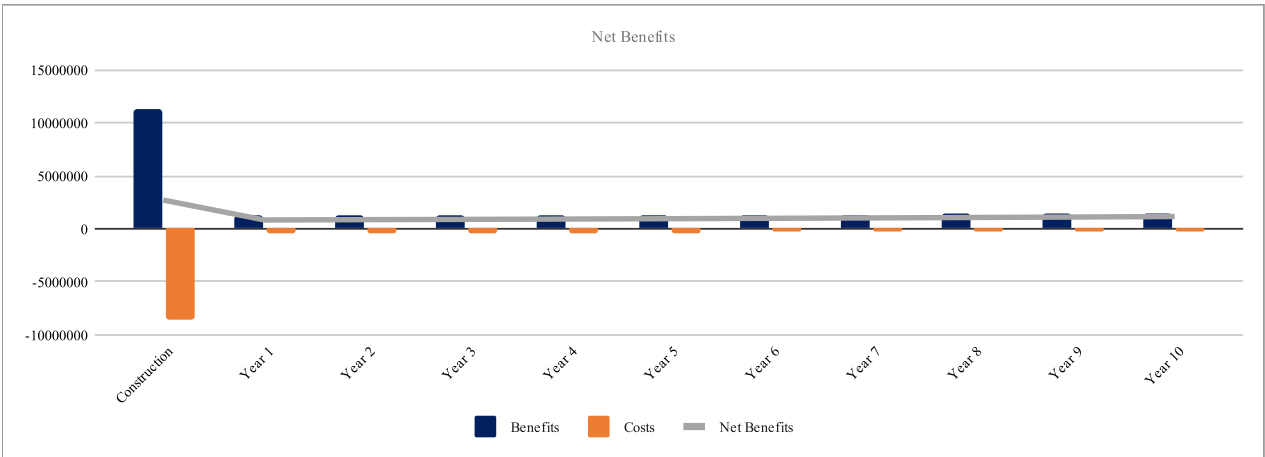
Construction Project Costs

\$264,863,576

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	223	84	308
Earnings	\$8,854,596	\$1,806,135	\$10,660,731
Local Spend	\$26,486,357	\$7,224,609	\$33,710,966

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	2	4
Earnings	\$4,194,915	\$2,017,687	\$6,212,602

Figure 1



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

Figure 2

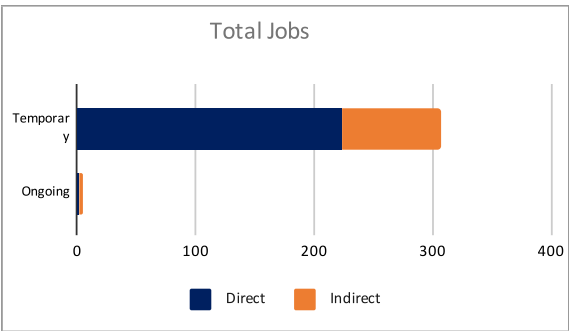
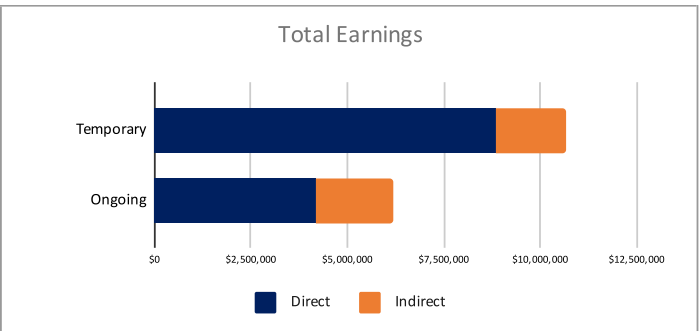


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,941,427	\$3,614,477
Sales Tax Exemption	\$7,300,305	\$7,300,305
Local Sales Tax Exemption	\$3,650,153	\$3,650,153
State Sales Tax Exemption	\$3,650,153	\$3,650,153
Mortgage Recording Tax Exemption	\$1,285,068	\$1,285,068
Local Mortgage Recording Tax Exemption	\$642,534	\$642,534
State Mortgage Recording Tax Exemption	\$642,534	\$642,534
Total Costs	\$12,526,800	\$12,199,850

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$57,047,113	\$46,175,902
To Private Individuals	\$40,879,403	\$33,786,722
Temporary Payroll	\$10,660,731	\$10,660,731
Ongoing Payroll	\$6,212,602	\$4,756,382
Other Payments to Private Individuals	\$24,006,070	\$18,369,608
To the Public	\$16,167,710	\$12,389,181
Increase in Property Tax Revenue	\$8,240,193	\$6,305,452
Temporary Jobs – Sales Tax Revenue	\$74,625	\$74,625
Ongoing Jobs – Sales Tax Revenue	\$43,488	\$33,295
Other Local Municipal Revenue	\$7,809,404	\$5,975,809
State Benefits	\$877,413	\$801,690
To the Public	\$877,413	\$801,690
Temporary Income Tax Revenue	\$479,733	\$479,733
Ongoing Income Tax Revenue	\$279,567	\$214,037
Temporary Jobs – Sales Tax Revenue	\$74,625	\$74,625
Ongoing Jobs – Sales Tax Revenue	\$43,488	\$33,295
Total Benefits to State & Region	\$57,924,527	\$46,977,592

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$46,175,902	\$7,907,164	6:1
State	\$801,690	\$4,292,687	:1
Grand Total	\$46,977,592	\$12,199,850	4:1

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

Additional Comments from IDA

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