

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

| | | | |
|-------------------------|-----------------------|---------------------------|---------------------------------------|
| 1. Project | OYA Church Road B LLC | 2. Project Number | 3101-20-07B |
| 3. Location | Lysander | 4. School District | Baldwinsville Central School District |
| 5. Tax Parcel(s) | 030.-01-09.0 | 6. Project Type | New Construction: Solar Development |
| | | Village | - |

| | | | | |
|---|----|------------------|----------------------|-----|
| 7. Total Project Cost | \$ | 2,206,644 | 8. Total Jobs | 0.5 |
| Land | \$ | - | 8A. Job Retention | 0 |
| Site Work | \$ | - | 8B: Job Creation | 0.5 |
| Building | \$ | 894,000 | (Next 5 Years) | |
| Furniture & Fixtures | \$ | - | | |
| Equipment | \$ | 1,271,144 | | |
| Equipment Subject to NYS Production Exemption | \$ | - | | |
| Engineering/Architecture Fees | \$ | 41,500 | | |
| Financial Charges | \$ | - | | |
| Legal Fees | \$ | - | | |
| Other- Solar Installation Labor | \$ | - | | |

| <u>Abatement/Benefit Analysis</u> | OYA Church Road B LLC | |
|-----------------------------------|------------------------------|------------------|
| | Fiscal Impact (\$) | |
| Estimated Abatement | \$ | 476,670 |
| Sales Tax | \$ | 101,690 |
| Mortgage Tax | | |
| Property Tax Relief (PILOT) | \$ | 374,980 |
| Estimated New Investment | \$ | 6,979,001 |
| PILOT Payments | \$ | 126,917 |
| Project Wages (10 years) | \$ | 1,872,000 |
| Construction Wages | \$ | 2,814,940 |
| Employee Benefits (10 years) | | |
| Project Capital Investment | \$ | 2,165,144 |
| New Sales Tax Generated | | N/A |
| Agency Fees | \$ | 28,583 |
| Agency Legal Fees | \$ | 5,517 |
| Benefit:Abatement Ratio | | 14.64 :1 |

Project Description

OYA Church Road B LLC ("OYA") is proposing to develop a 1 MWAC solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, New York. The Proposed Project will operate over a 30-year term.

OYA Church Road B LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

| | | |
|--|----|-----------|
| Current Revenue Generated by Parcel | \$ | 2,223 |
| Projected Year 1 Revenue to be generated as a result of the project: | \$ | 5,500 |
| Total Project Cost | \$ | 2,206,644 |
| OCIDA Estimate of Project Value | \$ | 541,286 |
| Projected MW (AC) to be generated | | 5 |
| Estimated Property Tax Revenue if there was no project | \$ | 49,250 |
| Scheduled PILOT Payments | \$ | 176,167 |

| Year | Onondaga County | Town Lysander | Baldwinsville Central School District | Total PILOT | Full Tax Payment without PILOT | Net Exemption |
|------------------|------------------|------------------|---------------------------------------|-------------------|--------------------------------|-------------------|
| | 16.5% | 6.4% | 77.1% | 100.0% | | |
| 2019-2020 | \$ 368 | \$ 142 | \$ 1,714 | \$ 2,223 | \$ 2,223 | |
| 1 | \$ 908 | \$ 352 | \$ 4,240 | \$ 5,500 | \$ 15,898 | \$ 10,398 |
| 2 | \$ 926 | \$ 359 | \$ 4,325 | \$ 5,610 | \$ 16,216 | \$ 10,606 |
| 3 | \$ 944 | \$ 366 | \$ 4,412 | \$ 5,722 | \$ 16,540 | \$ 10,818 |
| 4 | \$ 963 | \$ 374 | \$ 4,500 | \$ 5,837 | \$ 16,871 | \$ 11,035 |
| 5 | \$ 982 | \$ 381 | \$ 4,590 | \$ 5,953 | \$ 17,209 | \$ 11,255 |
| 6 | \$ 1,002 | \$ 389 | \$ 4,682 | \$ 6,072 | \$ 17,553 | \$ 11,480 |
| 7 | \$ 1,022 | \$ 396 | \$ 4,775 | \$ 6,194 | \$ 17,904 | \$ 11,710 |
| 8 | \$ 1,042 | \$ 404 | \$ 4,871 | \$ 6,318 | \$ 18,262 | \$ 11,944 |
| 9 | \$ 1,063 | \$ 412 | \$ 4,968 | \$ 6,444 | \$ 18,627 | \$ 12,183 |
| 10 | \$ 1,085 | \$ 421 | \$ 5,067 | \$ 6,573 | \$ 19,000 | \$ 12,427 |
| 11 | \$ 1,106 | \$ 429 | \$ 5,169 | \$ 6,704 | \$ 19,380 | \$ 12,675 |
| 12 | \$ 1,128 | \$ 438 | \$ 5,272 | \$ 6,839 | \$ 19,767 | \$ 12,929 |
| 13 | \$ 1,151 | \$ 446 | \$ 5,378 | \$ 6,975 | \$ 20,163 | \$ 13,187 |
| 14 | \$ 1,174 | \$ 455 | \$ 5,485 | \$ 7,115 | \$ 20,566 | \$ 13,451 |
| 15 | \$ 1,197 | \$ 464 | \$ 5,595 | \$ 7,257 | \$ 20,977 | \$ 13,720 |
| 16 | \$ 1,221 | \$ 474 | \$ 5,707 | \$ 7,402 | \$ 21,394 | \$ 14,000 |
| 17 | \$ 1,246 | \$ 483 | \$ 5,821 | \$ 7,550 | \$ 21,817 | \$ 14,283 |
| 18 | \$ 1,271 | \$ 493 | \$ 5,937 | \$ 7,701 | \$ 22,245 | \$ 14,570 |
| 19 | \$ 1,296 | \$ 503 | \$ 6,056 | \$ 7,855 | \$ 22,677 | \$ 14,860 |
| 20 | \$ 1,322 | \$ 513 | \$ 6,177 | \$ 8,012 | \$ 23,114 | \$ 15,153 |
| 21 | \$ 1,348 | \$ 523 | \$ 6,301 | \$ 8,173 | \$ 23,556 | \$ 15,450 |
| 22 | \$ 1,375 | \$ 534 | \$ 6,427 | \$ 8,336 | \$ 24,003 | \$ 15,750 |
| 23 | \$ 1,403 | \$ 544 | \$ 6,555 | \$ 8,503 | \$ 24,455 | \$ 16,053 |
| 24 | \$ 1,431 | \$ 555 | \$ 6,686 | \$ 8,673 | \$ 24,912 | \$ 16,360 |
| 25 | \$ 1,460 | \$ 566 | \$ 6,820 | \$ 8,846 | \$ 25,374 | \$ 16,670 |
| | \$ 29,067 | \$ 11,275 | \$ 135,816 | \$ 176,167 | \$ 551,147 | \$ 374,980 |