



Onondaga County Industrial Development Agency

Project Summary

2/11/2020

1. Project: Taft Solar LLC
 3. Location: Manlius
 5. Tax Parcel(s): 034-.01-20.1
 2. Project Number: 3101-20-01A
 4. School District: East Syracuse
 6. Project Type: New Construction: Solar Development
 Village:

7. Total Project Cost	\$ 15,140,800.00	8. Total Jobs	1.5
Land	\$ -	8A. Job Retention	0
Site Work	\$ 500,000	8B. Job Creation	1.5
Building	\$ 14,440,800		(Next 5 Years)
Furniture & Fixtures	\$ -		
Equipment	\$ -		
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ -		
Financial Charges	\$ -		
Legal Fees	\$ 200,000		
Other- Solar Installation Labor	\$ -		

Abatement/Benefit Analysis

Taft Solar LLC

Estimated Abatement	\$ 1,005,185	Project Description Construct a 5 MW Solar Project at 6966 East Taft Rd in the Town of Manlius.
Sales Tax	\$ 169,920	
Mortgage Tax	\$ -	
Property Tax Relief (PILOT)	\$ 835,265	
Estimated New Investment	\$ 18,269,957	
PILOT Payments	\$ 368,907	
Project Wages (10 years)	\$ 1,872,000	
Construction Wages	\$ 1,088,250	
Employee Benefits (10 years)	\$ -	
Project Capital Investment	\$ 14,940,800	
New Sales Tax Generated	\$ N/A	
Agency Fees	\$ 190,260	
Agency Legal Fees	\$ 37,852	

Benefit:Abatement Ratio

18.18 :1

Taft Solar LLC

2/3/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,271.58
Projected Year 1 Revenue to be generated as a result of the project:	\$	17,500
Total Project Cost	\$	15,140,800
OCIDA Estimate of Project Value	\$	3,610,200
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	56,297.23
Scheduled PILOT Payments	\$	425,204

Year	Onondaga County 14.7%	Town of Manlius 13.5%	ESM School District 71.8%	Total PILOT 100.0%	Full Tax Payment without PILOT	Net Exemption
2019-2020	\$ 333.48	\$ 307.21	\$ 1,630.89	\$ 2,271.58	\$ 2,271.58	
1	\$ 2,569	\$ 2,367	\$ 12,564	\$ 17,500	\$ 19,748.04	\$ 2,248
2	\$ 2,620	\$ 2,414	\$ 12,815	\$ 17,850	\$ 20,143.00	\$ 2,293
3	\$ 2,673	\$ 2,462	\$ 13,072	\$ 18,207	\$ 20,545.86	\$ 2,339
4	\$ 2,726	\$ 2,512	\$ 13,333	\$ 18,571	\$ 20,956.77	\$ 2,386
5	\$ 2,781	\$ 2,562	\$ 13,600	\$ 18,943	\$ 21,375.91	\$ 2,433
6	\$ 2,837	\$ 2,613	\$ 13,872	\$ 19,321	\$ 21,803.43	\$ 2,482
7	\$ 2,893	\$ 2,665	\$ 14,149	\$ 19,708	\$ 22,239.50	\$ 2,532
8	\$ 2,951	\$ 2,719	\$ 14,432	\$ 20,102	\$ 22,684.29	\$ 2,582
9	\$ 3,010	\$ 2,773	\$ 14,721	\$ 20,504	\$ 23,137.97	\$ 2,634
10	\$ 3,070	\$ 2,828	\$ 15,015	\$ 20,914	\$ 23,600.73	\$ 2,687
11	\$ 3,132	\$ 2,885	\$ 15,316	\$ 21,332	\$ 24,072.75	\$ 2,740
12	\$ 3,194	\$ 2,943	\$ 15,622	\$ 21,759	\$ 24,554.20	\$ 2,795
13	\$ 3,258	\$ 3,002	\$ 15,934	\$ 22,194	\$ 25,045.29	\$ 2,851
14	\$ 3,323	\$ 3,062	\$ 16,253	\$ 22,638	\$ 25,546.19	\$ 2,908
15	\$ 3,390	\$ 3,123	\$ 16,578	\$ 23,091	\$ 26,057.12	\$ 2,966
16	\$ 3,458	\$ 3,185	\$ 16,910	\$ 23,553	\$ 26,585.41	\$ 3,033
17	\$ 3,527	\$ 3,249	\$ 17,248	\$ 24,024	\$ 27,137.11	\$ 3,103
18	\$ 3,597	\$ 3,314	\$ 17,593	\$ 24,504	\$ 27,700.46	\$ 3,175
19	\$ 3,669	\$ 3,380	\$ 17,945	\$ 24,994	\$ 28,274.84	\$ 3,248
20	\$ 3,743	\$ 3,448	\$ 18,304	\$ 25,494	\$ 28,850.72	\$ 3,322
	\$ 62,423	\$ 57,505	\$ 305,276	\$ 425,204	\$ 1,260,469	\$ 835,265