

PROJECT SUMMARY SHEET

June 2024

PROJECT NAME: SV Cortland One, LLC

PROJECT #: 1101-24-3

TOTAL PROJECT INVESTMENT	\$ 7,605,380
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ESTIMATED VALUE OF EXEMPTIONS BEING SOUGHT BY THE PROJECT: \$250,384
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Sales Tax Exemption: \$ 229,104
Taxable items related to the construction, equipment and materials.

Real Property Tax Exemption: \$ 21,280
Improvements to the property (the solar arrays) are subject to real property taxes for years 1-25 of the PILOT. Using the NYS Assessment Calculator, an estimated assessment was established for the real property and taxes were then estimated for the 25 year period based on the current tax rate plus a 2% escalator for years 2-25. The amount stated above is net of the revenue generated from a proposed PILOT payment (terms noted below).

ESTIMATED VALUE OF PROJECT REVENUE:	\$ 503,986
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New tax revenue generated by the project:

PILOT Payment:

\$3,000/MW + 1.5% escalator-25 years \$ 270,567

Increased land taxes on the underlying land * 233,419

**The underlying land taxes are not subject to this request and will go on the tax rolls. The land has been exempt as it is owned by the City of Cortland but due to new commercial activity by a for profit tenant it is now subject to taxes. While some commercial land values in the city can go as high as \$68k/ac, this parcel is listed as wasteland. The city assessor has put a value of \$10k per a/c with the installation of solar panels on the lands. The above estimated revenue is based on the \$10k per 13.67 acres; current tax rate of 53.31 + a 2% escalator for the 25 year term.*

FINANCIAL COMPARISON

DIRECT IMPACT

Taxes:

Current Land Taxes

With no project – 25 years

13.67 a/c -0- (owned by city)

Estimated Land District Taxes

With a project - 25 years

13.67 Acres/Light Industrial: \$233,419

- A gain of \$233,419 of new tax revenue on the rolls as a result of the land converting to an industrial use on wasteland compared to the former use by a tax exempt municipality.

Current Property Taxes on Improvements to Property

N/A

Estimated PILOT payments on Improvements to Property

\$ 270,567

- A gain of \$270,567 new revenue from infrastructure improvements on the land as a result of the project.

Please note there is no Fire District Tax in the city, therefore this project will not be subject to a Fire District Tax on the underlying land or the improvements to the property.

Additionally, a host community agreement was not negotiated in that the share of the PILOT with the other taxing jurisdictions is comparable, so additional compensation was not necessary.

Ratio of investment/abatement 30.375/1

This proposal varies from the agency's Uniform Tax Policy (UTEP), which calls for an overall reduction of 65% of property taxes over a 10- year period. This request is for a 7.25% reduction over a 25- year period. Additionally, this proposal also departs from the UTEP in that payments will be made to the taxing jurisdictions in each year of the agreement – there are no "zero" years.