

Lewis County Industrial Development Agency  
 Project Cost-Benefit Analysis  
 Project Name: GSPP 9557 E RD S, LLC

Benefit period in Years: 25  
 PILOT \$/mW \$5,000  
 Escalator 2.0%  
 Total mW 2.25  
 Sales Tax Applicable Project Cost: \$3,354,047  
 Total Project Costs: \$3,471,750

**Cost to Community**

Estimated Property Taxes forgiven	\$1,149,866		<b>Notes</b>
Full Property Taxes for proposed project (over benefit period)	\$1,431,116		Based on \$1.2M/MW assessment
Reduced Property Tax for proposed project (over benefit period)	\$281,250		
Sales Taxes Forgiven	\$268,324		
Mortgage Tax Forgiven	\$0		
Estimated benefits provided/Tax Revenue Not Received by the Community	\$1,418,190		

**Benefits to the Community**

Property taxes received that would not have been generated without project	\$461,420		<b>Notes</b>
Property taxes received without the project	\$38,764		Taxes that would have been paid if project did not occur
Property taxes received with PILOT	\$320,014		Taxes paid as result of PILOT
Multipier to PILOT and taxes over project period	1.64		Based on 2% increase in PILOT and tax rate each year
Salaries resulting from new permanent employment (over PILOT term)	\$0		
# of local jobs created	0		
Expected annual salary	\$4,500		
Multipier to project salary over project period	1.64		Based on 2% increase each year
Salaries Generated From Temporary/Construction Jobs	\$249,600		
# of jobs created (FTE)	20		
Expected annual salary	\$37,440		
Project duration in years	0.333		
Lease Payments to property owners	\$281,250		
Acres	15		
Annual payment per Acre	\$750		
Lease duration in years	25		
Energy Savings to residents	\$391,500		
Households enrolled	261		used minimum, maximum would be 816
Community Solar credit	5%		used minimum, maximum would be 10%
Average annual household bill	\$1,200		very conservative estimate
Lease duration in years	25		
Fee payment to LCIDA	\$34,718		Based on 1% project value
Estimated Community Benefit Received	\$1,418,488		

Benefit minus Cost Differential

\$298

**Other Factors - Not able to be calculated or intangible**

Impact to other Lewis County Businesses (Restaurants, Lodging, Local Stores, etc.)	Low		<b>Notes</b>
Amount of Private Sector Investment	Low		
Timeframe of Project	10/1/21-2/1/22		
Likelihood of Completion	High		
Land Use revenue compared to dairy	Higher		

10/12/21

