

**Lewis County Industrial Development Agency
Project Cost-Benefit Analysis**

Project Name: Solitude Solar/US Light Denmark

Benefit period in Years:	25
PILOT \$/mW	\$5,000
Escalator	2.0%
Total mW	5
Total Project Costs:	\$7,270,000

Cost to Community

Notes

Estimated Property Taxes forgiven		\$2,706,755	
Full Property Taxes for proposed project (over benefit period)	\$3,331,755		Based on \$1.2M/MW assessment
Reduced Property Tax for proposed project (over benefit Period)	\$625,000		
Sales Taxes Forgiven		\$46,000	
Mortgage Tax Forgiven		\$0	
Estimated benefits provided/Tax Revenue Not Received by the Community		\$2,752,755	

Benefits to the Community

Notes

Property taxes received that would not have been generated without project		\$1,025,379	
Property taxes received without the project	\$154,482		Taxes that would have been paid if project did not occur
Property taxes received with PILOT	\$779,482		Taxes paid as result of PILOT plus no change to underlying parcel taxes
Multiplier 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	\$0		
Multiplier to project salary over project period	1.64		Based on 2% increase each year
Salaries Generated From Temporary/Construction Jobs		\$499,200	
# of jobs created (FTE)	20		conservative estimate
Expected annual salary	\$49,920		conservative estimate
Project duration in years	0.500		
Lease Payments to property owners		\$1,225,000	
Acres	70		
Annual payment per Acre	\$700		
Lease duration in years	25		
Energy Savings to residents		\$300,000	
Households enrolled	200		conservative estimate
Community Solar credit	5%		used minimum, maximum would be 10%
Average annual household electric bill	\$1,200		conservative estimate
Lease duration in years	25		
Fee payment to LCIDA		\$72,700	Based on 1% project value
Estimated Community Benefit Received		\$3,122,279	

Benefit minus Cost Differential	\$369,524
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Other Factors - Not able to be calculated or intangible

Notes

Impact to other Lewis County Businesses (Restaurants, Lodging, Local Stores, etc.)	Low
Amount of Private Sector Investment	Low
Timeframe of Project	6/2019-12/2019
Likelihood of Completion	High
Land Use revenue compared to dairy	Higher