Cost-Benefit Analysis for NEXAMP LERAY JACKSON

Prepared by Jefferson County LDC using InformAnalytics

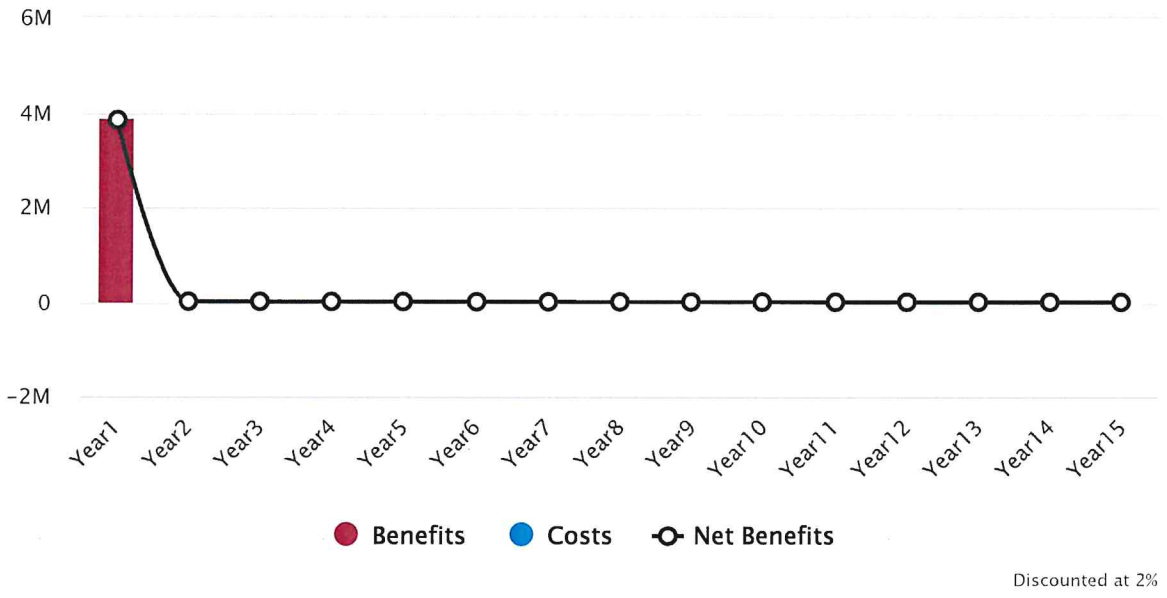
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
LERAY JACKSON,LLC	**$8.4 Million**	**29368 Van Tassel Road Evans Mills**	**15 Years**

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP LERAY JACKSON by Year

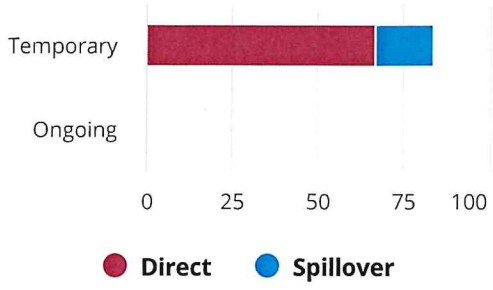
Total Net Benefits: **$3,904,000**



Discounted at 2%

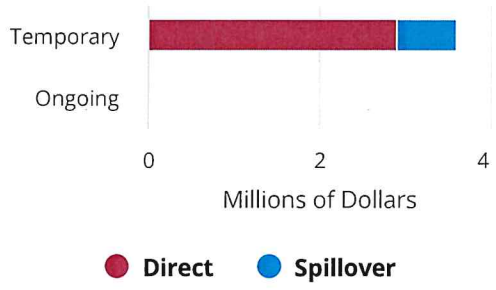
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

LERAY JACKSON,LLC proposes to invest $8.4 million at 29368 Van Tassel Road Evans Mills over 15 years. Jefferson County LDC staff summarize the proposed with the following: 5MW Community Distribution Solar Generation

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
24 Acres- Out of 489 Total	$8,369,000
Total Investments	$8,369,000
Discounted Total (2%)	**$8,369,000**

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for LERAY JACKSON,LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$405,000	$350,000
Mortage Recording Tax Exemption	$22,000	$22,000
Total Costs	$426,000	$372,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	**$3,351,000**	**$720,000**	**$4,071,000**
To Private Individuals	$2,889,000	$711,000	$3,601,000
Temporary Payroll	$2,889,000	$711,000	$3,601,000
To the Public	$461,000	$9,000	$470,000
Property Tax Revenue	$424,000	N/A	$424,000
Temporary Sales Tax Revenue	$37,000	$9,000	$46,000
STATE BENEFITS	**$165,000**	**$41,000**	**$206,000**
To the Public	$165,000	$41,000	$206,000
Temporary Income Tax Revenue	$128,000	$31,000	$159,000
Temporary Sales Tax Revenue	$37,000	$9,000	$46,000
Total Benefits to State & Region	$3,515,000	$761,000	$4,276,000
Discounted Total Benefits (2%)	**$3,515,000**	**$761,000**	**$4,276,000**

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	$4,071,000	$358,000	11:1
State	$206,000	$14,000	14:1
Grand Total	$4,276,000	$372,000	11:1

May not sum to total due to rounding.
* Discounted at 2%

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