Cost-Benefit Analysis for NEXAMP PAMELIA SOLAR

Prepared by Jefferson County LDC using InformAnalytics

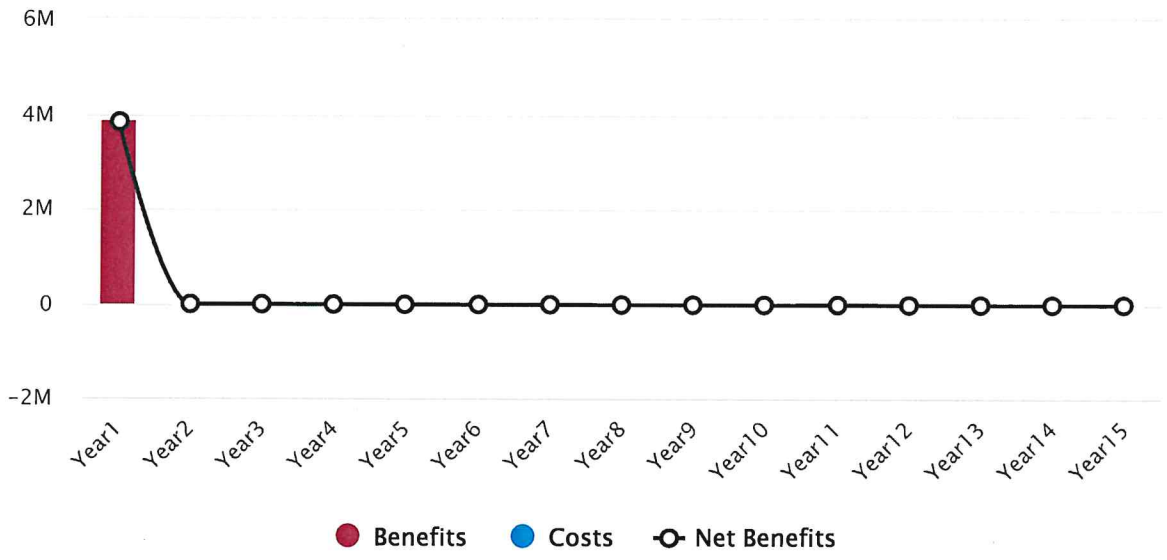
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
PAMELIA SOLAR, LLC	**$8.4 Million**	**NYS Rt.342 & 25731 CR 32, Watertown**	**15 Years**

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP PAMELIA SOLAR by Year

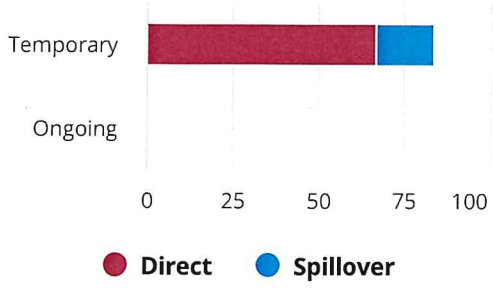
Total Net Benefits: **$3,541,000**



Discounted at 2%

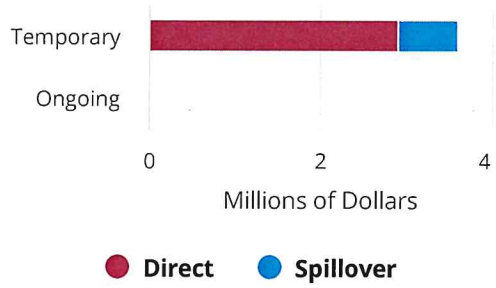
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

PAMELIA SOLAR, LLC proposes to invest $8.4 million at NYS Rt.342 & 25731 CR 32, Watertown over 15 years. Jefferson County LDC staff summarize the proposed with the following: 5.0 MW Solar Energy Project

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
22.4 Acres of two properties totalling 77Acres.	$8,403,000
Total Investments	$8,403,000
Discounted Total (2%)	**$8,403,000**

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 PAMELIA SOLAR, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$894,000	$778,000
Mortage Recording Tax Exemption	$23,000	$23,000
Total Costs	$917,000	$801,000

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	**$3,412,000**	**$723,000**	**$4,136,000**
To Private Individuals	$2,901,000	$714,000	$3,616,000
Temporary Payroll	$2,901,000	$714,000	$3,616,000
To the Public	$511,000	$9,000	$520,000
Property Tax Revenue	$474,000	N/A	$474,000
Temporary Sales Tax Revenue	$37,000	$9,000	$46,000
STATE BENEFITS	**$166,000**	**$41,000**	**$206,000**
To the Public	$166,000	$41,000	$206,000
Temporary Income Tax Revenue	$128,000	$32,000	$160,000
Temporary Sales Tax Revenue	$37,000	$9,000	$46,000
Total Benefits to State & Region	$3,578,000	$764,000	$4,342,000
Discounted Total Benefits (2%)	$3,578,000	$764,000	$4,342,000

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	$4,136,000	$786,000	5:1
State	$206,000	$15,000	14:1
Grand Total	$4,342,000	$801,000	5:1

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

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