Cost-Benefit Analysis for Black River Solar (NEXAMP)

Prepared by Jefferson County LDC using InformAnalytics

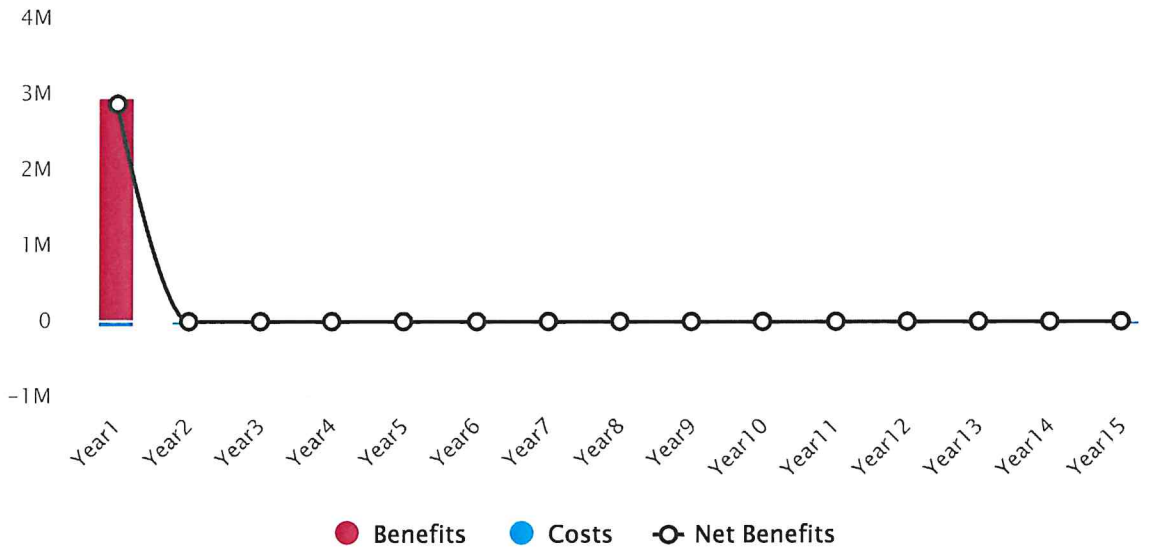
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Black River Solar, LLC	**$6.3 Million**	**NYS Route 3, Town of Leray**	**15 Years**

F1 FIGURE 1

Discounted* Net Benefits for Black River Solar (NEXAMP) by Year

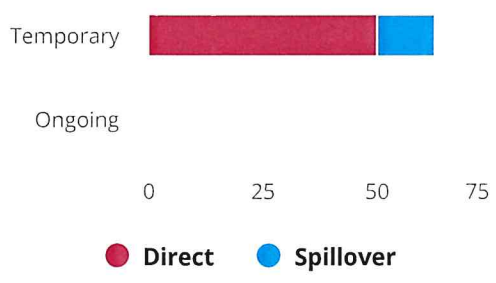
Total Net Benefits: $2,519,000



Discounted at 2%

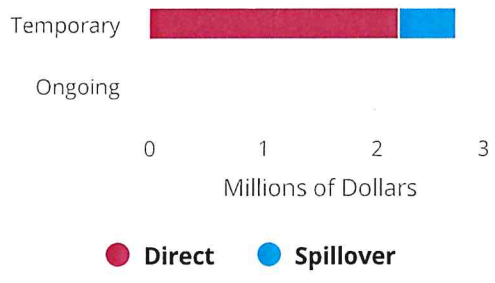
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Black River Solar, LLC proposes to invest $6.3 million at NYS Route 3, Town of Leray over 15 years. Jefferson County LDC staff summarize the proposed with the following: 3.93 MW, Community Distributed Solar Generation

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
3.93 MW Solar, No Storage	$6,309,000
Total Investments	$6,309,000
Discounted Total (2%)	**$6,309,000**

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 Black River Solar, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$802,000	$698,000
Sales Tax Exemption	$14,000	$14,000
Mortage Recording Tax Exemption	$22,000	$22,000
Total Costs	$838,000	$735,000

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	**$2,554,000**	**$544,000**	**$3,099,000**
To Private Individuals	$2,178,000	$536,000	$2,715,000
Temporary Payroll	$2,178,000	$536,000	$2,715,000
To the Public	$376,000	$8,000	$384,000
Property Tax Revenue	$344,000	N/A	$344,000
Temporary Sales Tax Revenue	$33,000	$8,000	$41,000
STATE BENEFITS	**$124,000**	**$31,000**	**$155,000**
To the Public	$124,000	$31,000	$155,000
Temporary Income Tax Revenue	$96,000	$24,000	$120,000
Temporary Sales Tax Revenue	$28,000	$7,000	$35,000
Total Benefits to State & Region	$2,679,000	$575,000	$3,254,000
Discounted Total Benefits (2%)	$2,679,000	$575,000	$3,254,000

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	$3,099,000	$713,000	4:1
State	$155,000	$21,000	7:1
Grand Total	$3,254,000	$735,000	4:1

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

CGR has exercised reasonable professional care and diligence in the the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

Incentives for Black River Solar (NEXAMP)

T1 TABLE 1

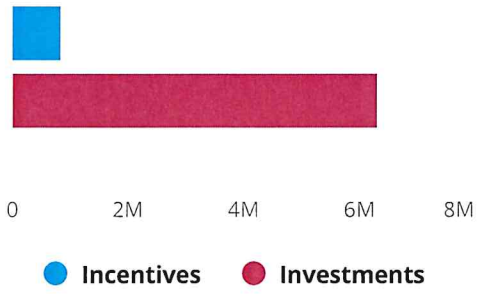
Estimated Incentives & Fees

Description	Amount
Property Tax Exemption	$802,000
Sales Tax Exemption	$14,000
Mortage Recording Tax Exemption	$22,000
Total Project Incentives	$838,000
Discounted Total (2%)	$735,000

May not sum to total due to rounding.

F1 FIGURE 1

Incentives & Investments



T2 TABLE 2

Estimated Property Tax Paid by Year*

Year	Total
1	$28,000
2	$26,000
3	$26,000
4	$25,000
5	$25,000
6	$24,000
7	$24,000
8	$23,000
9	$23,000

10	$23,000
11	$22,000
12	$22,000
13	$21,000
14	$21,000
15	$20,000

May not sum to total due to rounding. * Figures assume constant property tax rates and are not discounted.

CGR has exercised reasonable professional care and diligence in the the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.