Cost-Benefit Analysis for GSPP NORTH (OMNI NAVITAS)

Prepared by Jefferson County LDC using InformAnalytics

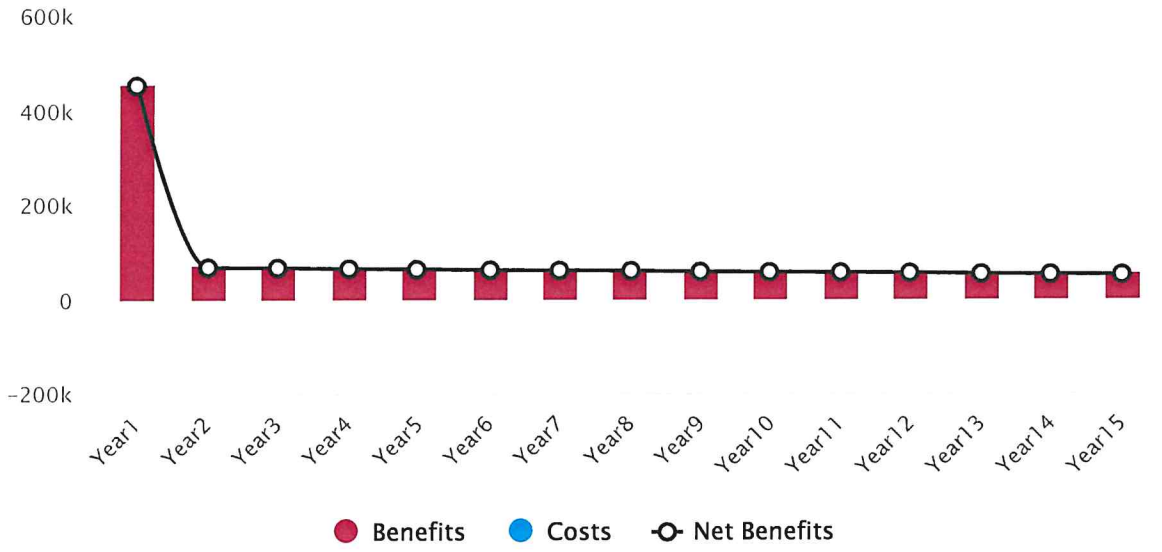
Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
GSPP 24658 CR47 NORTH, LLC	**$830.4 Thousand**	**24658 CR 47 NORTH TOWN OF CHAMPION**	**15 Years**

F1 FIGURE 1

Discounted* Net Benefits for GSPP NORTH (OMNI NAVITAS) by Year

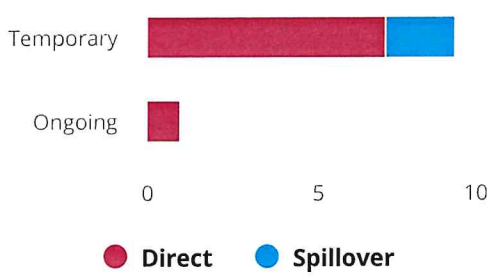
Total Net Benefits: $1,272,000



Discounted at 2%

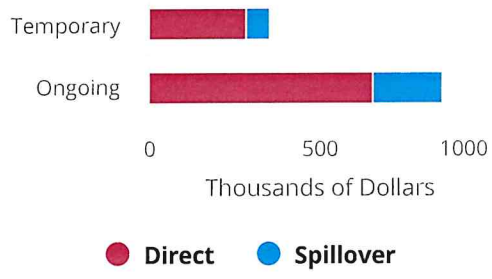
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

GSPP 24658 CR47 NORTH, LLC proposes to invest $830.4 thousand at 24658 CR 47 NORTH TOWN OF CHAMPION over 15 years. Jefferson County LDC staff summarize the proposed with the following: 875KW SOLAR ARRAY

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Community Distributed Generation	$830,000
Total Investments	$830,000
Discounted Total (2%)	$830,000

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 GSPP 24658 CR47 NORTH, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$98,000	$85,000
Total Costs	$98,000	$85,000

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	**$1,102,000**	**$311,000**	**$1,413,000**
To Private Individuals	$1,037,000	$306,000	$1,343,000
Temporary Payroll	$287,000	$71,000	$357,000
Ongoing Payroll	$750,000	$235,000	$985,000
To the Public	$66,000	$5,000	$70,000
Property Tax Revenue	$50,000	N/A	$50,000
Temporary Sales Tax Revenue	$4,000	$1,000	$5,000
Ongoing Sales Tax Revenue	$11,000	$4,000	$15,000
STATE BENEFITS	**$61,000**	**$16,000**	**$77,000**
To the Public	$61,000	$16,000	$77,000
Temporary Income Tax Revenue	$13,000	$3,000	$16,000
Ongoing Income Tax Revenue	$35,000	$9,000	$44,000
Temporary Sales Tax Revenue	$4,000	$905	$5,000
Ongoing Sales Tax Revenue	$10,000	$3,000	$13,000
Total Benefits to State & Region	$1,164,000	$327,000	$1,490,000
Discounted Total Benefits (2%)	$1,062,000	$295,000	$1,357,000

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	$1,287,000	$85,000	15:1
State	$70,000	$0	N/A
Grand Total	$1,357,000	$85,000	16:1

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 GSPP NORTH (OMNI NAVITAS)

T1 TABLE 1

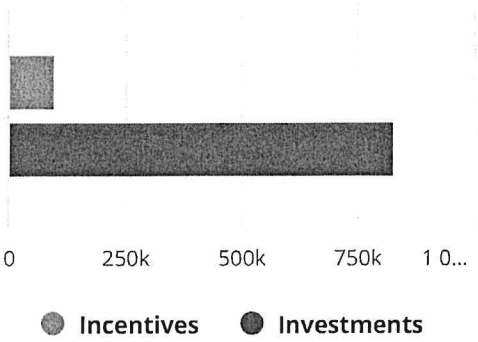
Estimated Incentives & Fees

Description	Amount
Property Tax Exemption	$98,000
Total Project Incentives	$98,000
Discounted Total (2%)	**$85,000**

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	$6,000
2	$6,000
3	$6,000
4	$6,000
5	$6,000
6	$5,000
7	$5,000
8	$5,000
9	$5,000
10	$5,000
11	$5,000

12	$5,000
13	$5,000
14	$5,000
15	$5,000

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.