

PROJECT SUMMARY
CVE US E13 Wheatfield, LLC
Lockport Rd., Sanborn, NY



Applicant:	CVE US E13 Wheatfield, LLC	
Project Location:	3635 Lockport Rd., Sanborn, NY 14132 (SBL 134.00-3-12)	
Assistance:	Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>CVE Group will be purchasing 54.21 acres of vacant land to construct a 4 Megawatt (MW) solar photovoltaic facility, located at 3635 Lockport Road in the Town of Wheatfield. The project buildout will take place on approximately 22.7 acres of the 54.21 acre parcel, located on the north side of Lockport Rd. Preliminary plans indicate that development will consist of 13,000 bifacial solar panels installed on fixed tilt posts. Total buildout will take approximately 6 months and it's estimated to create 50 construction jobs.</p> <p>This project has received Town and County planning board review and approval. A letter supporting this project has been attached to this application and a payment schedule for property tax has been negotiated separately with the Town.</p> <p>Additionally, the sales tax abatement for this project applies only to the non-energy generating equipment, and would only be the local portion (4%) of sales tax, as the remainder of the sales tax is exempt from New York State.</p>	
Project Costs:	Construction/Improvements	\$4,020,000
	Equipment Purchases	\$3,020,000
	Soft Costs/Other Costs	<u>\$2,020,000</u>
	TOTAL	\$9,760,000
Employment:	Current jobs in Niagara County:	0
	Permanent New Jobs (FTE):	0
	Estimated Construction Payroll:	\$1,875,000
	Estimated Ongoing Payroll:	0
	Skills: Construction, electrician, administrative, landscaper	
Evaluative Criteria:	Energy Production- advances renewable energy, provides capacity for local demands	

REGIONAL ECONOMIC IMPACT ANALYSIS
CVE US E13 Wheatfield, LLC
Lockport Rd., Sanborn, NY

Estimated Project Benefits / Incentives Analysis

Total Project Benefits	\$ 252,000
Total Project Incentives	\$ 167,280
Community Benefit to Cost Ratio	1.5:1
Total Employment	50
Direct**	0
Indirect***	0
Temporary Construction (Direct and Indirect)	50

Estimated Project Benefits

Total Project Benefits	\$ 252,000
Income Tax Revenue	\$ 102,000
Sales Tax Revenue	\$ 150,000

Estimated Project Incentives

Total Project Incentives	\$ 167,280
Property Tax	\$ 0
Sales Tax	\$ 108,720
Mortgage Tax	\$ 58,560

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.



**TOWN OF WHEATFIELD
COUNTY OF NIAGARA**

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Niagara County Industrial Development Agency
6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132

RE: CVE Solar Project
Lockport Road, Sanborn, NY
SBL #: 134.00-3-12

Dear Ms. Langdon,

Please note, CVE North America, Inc., has received Site Plan Approval, Special Use Permit and SEQR Negative Declaration for their above listed project from the Town of Wheatfield Planning Board.

This Solar Project located at SBL #: 134.00-3-12, Town of Wheatfield, New York, is requesting to enter PILOT negotiations with the Niagara County Industrial Development Agency (NCIDA). Additionally, a Host Community agreement is required with the Town of Wheatfield.

Please consider this letter to be our consent that the Town of Wheatfield accepts and allows for the NCIDA to start these discussions.

If you have any questions, please feel free to contact me.

Very truly yours,

Don MacSwan
Wheatfield Town Supervisor