

Internal Report: Duke Energy Renewables Solar, LLC - Duke Energy/Shoreham Solar Commons, LLC			
Table 1: Basic Information			
Project Name	Duke Energy/Shoreham Solar Commons, LLC		
Project Applicant	Duke Energy Renewables Solar, LLC		
Project Description	Build 24.9MW (ac)solar facility on approximately 150 acres (currently Tall Grass Golf Course). It is expected to generate approx. 47,000,000kWh of energy. We expect that this project will be completed in a timely fashion. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, investment in the community and advances renewable energy production goals.		
Project Industry	Construction		
Municipality	Brookhaven Town		
School District	Shoreham-Wading River		
Type of Transaction	Lease		
Project Cost	\$85,500,000		
Mortgage Amount	\$85,500,000		
Table 2: Permanent New/Retained Employment (Annual FTEs)			
	State	Region	
Total Employment	43	43	
Direct**	0	0	
Indirect**	0	0	
Induced**	0	0	
Temporary Construction (Direct and Indirect)	43	43	
Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)			
	State Labor Income	Region Labor Income	Average Salary
Total Employment	\$2,651,891	\$2,651,891	\$61,911
Direct**	\$0	\$0	\$0
Indirect**	\$0	\$0	\$0
Induced**	\$0	\$0	\$0
Temporary Construction (Direct and Indirect)	\$2,651,891	\$2,651,891	\$61,911

Table 4: Cost/Benefit Analysis (Discounted Present Value*)				
Total Costs	\$5,717,902			
Property Tax	\$385,249			
Sales Tax	\$5,606,250			
Construction Materials	\$172,500			
Other Items	\$5,433,750			
Less IDA Fee	-\$273,597			
Total Benefits	\$10,165,108			
Total State Benefits	\$127,821			
Income Tax Revenue	\$98,120			
Direct**	\$0			
Indirect***	\$0			
Induced***	\$0			
Construction (Direct and Indirect, 1 year)	\$98,120			
Sales Tax Revenue	\$29,701			
Direct**	\$0			
Indirect***	\$0			
Induced***	\$0			
Construction (Direct and Indirect, 1 year)	\$29,701			
Total Local Benefits	\$10,037,287			
Property Tax/PILOT Revenue	\$10,002,945			
Sales Tax Revenue	\$34,342			
Direct**	\$0			
Indirect***	\$0			
Induced***	\$0			
Construction (Direct and Indirect, 1 year)	\$34,342			
Table 5: Local Fiscal Impact (Discounted Present Value*)				
Total Local Client Incentives	\$3,117,902			
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$10,037,287			
Net Local Revenue	\$6,919,386			
Table 6: Property Tax Revenue (Discounted Present Value*)				
Total Property Tax	\$10,843,833			
County Property Tax	\$1,951,889			
Property Tax on Existing Property	\$9,404			
Property Tax on Improvement to Property	\$1,942,484			
City/Village Property Tax	\$0			
Property Tax on Existing Property	\$0			
Property Tax on Improvement to Property	\$0			
Town Property Tax	\$1,301,261			
Property Tax on Existing Property	\$23,665			
Property Tax on Improvement to Property	\$1,277,596			
School District Property Tax	\$7,590,684			
Property Tax on Existing Property	\$807,818			
Property Tax on Improvement to Property	\$6,782,865			
* Figures over 20 years and discounted by 3.49%				

\*\* 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.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.