Project Bluebird/Amazon Distribution Ctr															<u> </u>								
Wawayanda 11-1-34.342																						F	ull Taxation
20 Year PILOT analysis		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	•	Year 21
Total Assessment		174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120		174,894,120	174,894,120		174,894,120
Land Value		3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120	3.630.120		3.630.120	3.630.120	3.630.120	, ,	3.630.120	3,630,120		3,630,120
Estimated Value of Improvement		171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	-,, -	171,264,000	171,264,000	171,264,000	-,, -	- , , -	171,264,000	-,, -	-,,	171,264,000	171,264,000		171,264,000
Value of Existing Improvements		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Value for PILOT		171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000		171,264,000
% of added value		0.00	0.00	0.05	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.90		1 00
Taxable Assessed Value for PILOT		3,630,120	3,630,120	12,193,320	12,193,320	20,756,520	29,319,720	37,882,920	46,446,120	55,009,320	63,572,520	72,135,720	80,698,920	89,262,120		106,388,520	114,951,720	123,514,920	132,078,120	140,641,320	157,767,720		174,894,120
Taxable / teedeeda Value 161 1 120 1		3,000,120	3,333,123	12,100,020	12,100,020	20,100,020	20,010,120	01,002,020	10,110,120	33,333,323	00,012,020	12,100,120	00,000,020	30,202,120	01,020,020	100,000,020	111,001,120	120,011,020	102,010,120	110,011,020	101,101,120		11 1,00 1,120
**Tax Rates - 2025	Factor	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	Totals 20 Years	1.4859
2025 County	4.800627	\$17,426.85	\$17,775.39	\$60,900.42	\$62,118.43	\$107,858.21	\$155,402.73	\$204,805.89	\$256,123.02	\$309,410.90	\$364,727.86	\$422,133.73	\$481,689.94	\$543,459.55	\$607,507.26	\$673,899.50	\$742,704.43	\$813,991.99	\$887,833.98	\$964,304.05	\$1,103,365.44	\$8,797,439.55	\$1,247,603.57
2025 Town	0.179533	\$651.73	\$664.76	\$2,277.54	\$2,323.09	\$4,033.66	\$5,811.72	\$7,659.29	\$9,578.44	\$11,571.29	\$13,640.03	\$15,786.88	\$18,014.16	\$20,324.20	\$22,719.45	\$25,202.37	\$27,775.53	\$30,441.53	\$33,203.06	\$36,062.87	\$41,263.47	\$329,005.09	\$46,657.66
2025 Highway	2.256298	\$8,190.63	\$8,354.45	\$28,623.24	\$29,195.70	\$50,693.43	\$73,039.39	\$96,258.91	\$120,377.99	\$145,423.34	\$171,422.34	\$198,403.14	\$226,394.60	\$255,426.36	\$285,528.83	\$316,733.23	\$349,071.59	\$382,576.80	\$417,282.58	\$453,223.57	\$518,582.52	\$4,134,802.65	\$586,374.54
2024-25 Minisink School	35.242553	\$127,934.70	\$130,493.39	\$447,084.56	\$456,026.26	\$791,812.93	\$1,140,848.67	\$1,503,529.10	\$1,880,260.42	\$2,271,459.57	\$2,677,554.59	\$3,098,984.83	\$3,536,201.25	\$3,989,666.74	\$4,459,856.36	\$4,947,257.70	\$5,452,371.16	\$5,975,710.25	\$6,517,801.95	\$7,079,187.04	\$8,100,070.04	\$64,584,111.52	\$9,158,956.69
Tax Rates Subject to PILOT																							
PILOT w/o Special Districts		\$154,203.91	\$157,287.99	\$538,885.77	\$549,663.48	\$954,398.23	\$1,375,102.51	\$1,812,253.20	\$2,266,339.87	\$2,737,865.11	\$3,227,344.82	\$3,735,308.58	\$4,262,299.95	\$4,808,876.85	\$5,375,611.90	\$5,963,092.81	\$6,571,922.71	\$7,202,720.57	\$7,856,121.57	\$8,532,777.53	\$9,763,281.46	\$77,845,358.82	\$11,039,592.45
Special Districts				. ,		,	. , ,	. , ,					. , ,	· , , , ,		, ,			. ,		, ,		
	0.707313	\$123,704.88	\$126,178.98	\$128,702.56	\$131,276.61	\$133,902.15	\$136,580.19	\$139,311.79	\$142,098.03	\$144,939.99	\$147,838.79	\$150,795.56	\$153,811.48	\$156,887.70	\$160,025.46	\$163,225.97	\$166,490.49	\$169,820.30	\$173,216.70	\$176,681.04	\$180,214.66	\$3,005,703.33	\$183,818.95
	2.131037	\$372,705.84	\$380,159.96	\$387,763.16	\$395,518.42	\$403,428.79	\$411,497.36	\$419,727.31	\$428,121.86	\$436,684.29	\$445,417.98	\$454,326.34	\$463,412.87	\$472,681.12	\$482,134.75	· · · · · · · · · · · · · · · · · · ·	\$501,612.99	\$511,645.25		\$532,315.72	\$542,962.03	\$9,055,771.64	\$553,821.27
Total Tax Rates	45.317361							-	·			•		·			·						
PILOT plus Special Districts		\$650,614.63	\$663,626.93	\$1,055,351.48	\$1,076,458.51	\$1,491,729.17	\$1,923,180.06	\$2,371,292.30	\$2,836,559.76	\$3,319,489.39	\$3,820,601.59	\$4,340,430.48	\$4,879,524.29	\$5,438,445.68	\$6,017,772.11	\$6,618,096.22	\$7,240,026.19	\$7,884,186.12	\$8,551,216.43	\$9,241,774.28	\$10,486,458.16	\$89,906,833.78	\$11,777,232.67
Full Taxes w/out PILOT Exemption		\$7,925,739.97	\$8,084,254.77	\$8,245,939.87	\$8,410,858.67	\$8,579,075.84	\$8,750,657.36	\$8,925,670.50	\$9,104,183.91	\$9,286,267.59	\$9,471,992.94	\$9,661,432.80	\$9,854,661.46	\$10,051,754.69	\$10,252,789.78	\$10,457,845.58	\$10,667,002.49	\$10,880,342.54	\$11,097,949.39	11,319,908.38	\$11,546,306.54	\$192,574,635.05	\$11,777,232.67
Covings with DII OT Everyntian		¢7 075 405 04	67 400 007 05	¢7 400 500 30	¢7 224 400 45	\$7,007,24C,C7	¢c 007 477 00	¢€	¢C 2C7 C24 4C	¢E 000 770 00	¢E CE4 204 2E	¢ E 224 002 22	¢4.075.427.47	£4.C42.200.04	£4.025.047.67	\$2,020,740,2E	£2.420.070.20	£2.000.450.42	¢2 540 722 00	¢2 070 424 00	£4 0E0 040 20	£402 CC7 004 2C	***
Savings with PILOT Exemption		\$7,275,125.34	\$7,420,627.85	\$7,190,588.38	\$7,334,400.15	\$7,087,346.67	\$6,827,477.29	\$6,554,378.20	\$6,267,624.16	\$5,966,778.20	\$5,651,391.35	\$5,321,002.32	\$4,975,137.17	\$4,613,309.01	\$4,235,017.67	\$3,839,749.35	\$3,426,976.30	\$2,996,156.42	\$2,546,732.96	\$2,078,134.09	\$1,059,646.39	\$102,667,801.26	\$0.00
Taxes w/out project (as vacant land)		\$164,507.46	\$167,797.61	\$171,153.56	\$174,576.63	\$178,068.16	\$181,629.53	\$185,262.12	\$188,967.36	\$192,746.71	\$196,601.64	\$200,533.67	\$204,544.35	\$208,635.23	\$212,807.94	\$217,064.10	\$221,405.38	\$225,833.49	\$230,350.16	\$234,957.16	\$239,656.30	\$3,997,098.55	\$244,449.43
Grand Total of Savings 20 Yrs**	-	102,667,801.26																					
Grand Total of PILOT Paid 20 Yrs**	<u>\$8</u>	889,906,833.78																					
Grand Total w/out PILOT 20 Yrs																							
	\$19	192,574,635.05																					
		192,574,635.05																					
Grand Total w/out project (vacant land) 20) Yrs	\$3,997,098.55																					
Grand Total w/out project (vacant land) 20 Difference Between PILOT and Vacant La) Yrs	192,574,635.05																					
Difference Between PILOT and Vacant La) Yrs	\$3,997,098.55																					
Difference Between PILOT and Vacant Lan Assumptions) Yrs \$	\$3,997,098.55 \$85,909,735.23	\$120 B	Por SE -	\$394,000,000	v 2024 Eq Poto	44 60%	- Total Assessed	/alua of	\$171.264.000													
Difference Between PILOT and Vacant Lan Assumptions) Yrs	\$3,997,098.55 \$85,909,735.23	\$120 P	Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Assumptions Estimated Value of Improvements* 3) Yrs \$	\$3,997,098.55 \$85,909,735.23	\$120 P	Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landau Assumptions Estimated Value of Improvements* 3. * Subject to assessor's final numbers	O Yrs \$ 3 and \$ 8 and \$ 5 and \$ 6 and	\$3,997,098.55 \$85,909,735.23		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landan Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated	O Yrs \$ 3 and \$ 8 and \$ 5 and \$ 6 and	\$3,997,098.55 \$85,909,735.23 X		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landan Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs \$ 3 and \$ 8 and \$ 5 and \$ 6 and	\$3,997,098.55 \$85,909,735.23		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements*	O Yrs \$ 3 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landans Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs \$ 3 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements*	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements*	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements*	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed \	/alue of	\$171,264,000													
Difference Between PILOT and Vacant Landa Assumptions Estimated Value of Improvements* * Subject to assessor's final numbers **Please note: Estimated taxes are calculated Tax rates increase:	O Yrs	\$3,997,098.55 \$85,909,735.23 x 25 School, 2025 C r Year		Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed	/alue of	\$171,264,000													

Project Bluebird/Amazon	Distribution	Citiva
Wawayanda 11-1-34.342		

485b	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11
Total Assessment	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120	174,894,120		174,894,120
Land Value	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120	3,630,120		3,630,120
Estimated Value of Improvements	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000	171,264,000		171,264,000
% of added value	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95		1.00
Taxable Value of Improvements	\$85,632,000	\$94,195,200	\$102,758,400	\$111,321,600	\$119,884,800	\$128,448,000	\$137,011,200	\$145,574,400	\$154,137,600	\$162,700,800		\$171,264,000
Taxable Value with Land	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>	<u>\$3,630,120</u>		<u>\$3,630,120</u>
Taxable Assessed Value for PILOT	\$89,262,120	\$97,825,320	\$106,388,520	\$114,951,720	\$123,514,920	\$132,078,120	\$140,641,320	\$149,204,520	\$157,767,720	\$166,330,920		\$174,894,120
**Tax Rates - 2025 Factor	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	Total 10 Years	1.2190
2025 County 4.800627	\$428,514.14	\$479,015.33	\$531,365.16	\$585,617.37	\$641,827.13	\$700,051.03	\$760,347.16	\$822,775.11	\$887,396.04	\$954,272.70	\$6,791,181.18	\$1,023,469.46
2025 Town 0.179533	\$16,025.50	\$17,914.13	\$19,871.90	\$21,900.82	\$24,002.94	\$26,180.38	\$28,435.33	\$30,770.00	\$33,186.68	\$35,687.72	\$253,975.39	\$38,275.53
2025 Highway 2.256298	\$201,401.94	\$225,137.54	\$249,741.99	\$275,240.57	\$301,659.19	\$329,024.47	\$357,363.69	\$386,704.87	\$417,076.75	\$448,508.83	\$3,191,859.84	\$481,031.35
2025 Wawayanda Ambulance 0.707313	\$63,136.26	\$70,576.98	\$78,290.08	\$86,283.48	\$94,565.29	\$103,143.86	\$112,027.75	\$121,225.73	\$130,746.83	\$140,600.28	\$1,000,596.53	\$150,795.56
2024-25 Minisink School <u>35.24255</u>	<u>\$3,145,824.99</u>	\$3,516,566.31	\$3,900,878.94	\$4,299,157.45	\$4,711,806.75	\$5,139,242.36	\$5,581,890.67	\$6,040,189.22	\$6,514,586.95	<u>\$7,005,544.52</u>	\$49,855,688.15	<u>\$7,513,534.55</u>
43.18632												
Taxes w/o Special Districts	\$3,854,902.84	\$4,309,210.28	\$4,780,148.07	\$5,268,199.68	\$5,773,861.30	\$6,297,642.10	\$6,840,064.60	\$7,401,664.93	\$7,982,993.25	\$8,584,614.04	\$61,093,301.09	\$9,207,106.46
Special District												
2025 Slate Hill Fire <u>2.131037</u>	<u>\$372,705.84</u>	<u>\$380,159.96</u>	<u>\$387,763.16</u>	<u>\$395,518.42</u>	<u>\$403,428.79</u>	<u>\$411,497.36</u>	<u>\$419,727.31</u>	<u>\$428,121.86</u>	<u>\$436,684.29</u>	<u>\$445,417.98</u>	\$4,081,024.97	<u>\$454,326.34</u>
Total Tax Rates 45.31736												
Taxes w/485b plus Special Districts	\$4,227,608.68	\$4,689,370.24	\$5,167,911.23	\$5,663,718.10	\$6,177,290.09	\$6,709,139.47	\$7,259,791.91	\$7,829,786.79	\$8,419,677.55	\$9,030,032.02	\$65,174,326.07	\$9,661,432.80
Full Taxes w/out 485b Exemption	\$7,925,739.97	\$8,084,254.77	\$8,245,939.87	\$8,410,858.67	\$8,579,075.84	\$8,750,657.36	\$8,925,670.50	\$9,104,183.91	\$9,286,267.59	\$9,471,992.94	\$86,784,641.42	\$9,661,432.80
Savings attributable to 485b	\$3,698,131.30	\$3,394,884.53	\$3,078,028.64	\$2,747,140.56	\$2,401,785.75	\$2,041,517.89	\$1,665,878.60	\$1,274,397.13	\$866,590.05	\$441,960.92	\$21,610,315.35	\$0.00
Total Taxes w/485b plus Special Districts 10 Yrs Total Taxes w/out 485b 10 Yrs Difference of 485b	\$65,174,326.07 \$86,784,641.42 \$21,610,315.35											
Assumptions Estimated Value of Improvements* 3,200,000 \$	SF x	\$120	Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed V	alue of	\$171,264,000			

Full Taxation

Tax rates increase: 2.0% Per Year 485b exemption does not apply to Fire District, but does for Ambulance District. All other charges apply.

^{*} Subject to assessor's final numbers

^{**}Please note: taxes are calculated based on 2024-25 School & 2025 County/Town rates

^{*}SUBJECT TO FINAL REVIEW OF PLANS & IDA APPLICATION*

Municipality of Wawayanda

Swis: 335600 Tax Map ID#: 11-1-19.2

2025 County/Town Taxes

Description Rate (per \$1000 or Unit)

 COUNTY
 4.800627

 TOWN
 0.179533

 HIGHWAY
 2.256298

 Wawayanda Ambulan
 0.707313

 Slate hill fire
 2.131037

2024 County/Town Taxes

Description Rate (per \$1000 or Unit)

COUNTY 4.995002 TOWN 0.186069 HIGHWAY 2.342251 Slate hill fire 2.061314

2024-25 School Taxes (Minisink Csd District)
Description Rate (per \$1000 or Unit)

MINISINK VALLEY SC 35.24255

Total Star Savings: 0.00