

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

15 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
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
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
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
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
PILOT Exemption Percent	90%	90%	90%	90%	90%	90%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%
PILOT Exemption Amount	-154,137,600	-154,137,600	-154,137,600	-154,137,600	-154,137,600	-154,137,600	-154,137,600	-137,011,200	-119,884,800	-102,758,400	-85,632,000	-68,505,600	-51,379,200	-34,252,800	-17,126,400	0
% of added value	10%	10%	10%	10%	10%	10%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Taxable Assessed Value for PILOT	20,756,520	20,756,520	20,756,520	20,756,520	20,756,520	20,756,520	20,756,520	37,882,920	55,009,320	72,135,720	89,262,120	106,388,520	123,514,920	140,641,320	157,767,720	174,894,120

Estimated PILOT Calculations																			
**Tax Rates - 2025 Inc. 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	Totals 15 Years	1.3459	
2025 County	4.800627	\$99,644.31	\$101,637.20	\$103,669.94	\$105,743.34	\$107,858.21	\$110,015.37	\$112,215.68	\$208,902.01	\$309,410.90	\$413,856.59	\$522,356.35	\$635,030.55	\$752,002.78	\$873,399.88	\$999,352.07	\$5,455,095.18	\$1,129,992.99	
2025 Town	0.179533	\$3,726.48	\$3,801.01	\$3,877.03	\$3,954.57	\$4,033.66	\$4,114.34	\$4,196.62	\$7,812.48	\$11,571.29	\$15,477.34	\$19,534.99	\$23,748.76	\$28,123.27	\$32,663.25	\$37,373.59	\$204,008.69	\$42,259.28	
2025 Highway	2.256298	\$46,832.89	\$47,769.55	\$48,724.94	\$49,699.44	\$50,693.43	\$51,707.30	\$52,741.45	\$98,184.09	\$145,423.34	\$194,512.88	\$245,507.84	\$298,464.80	\$353,441.82	\$410,498.55	\$469,696.16	\$2,563,898.50	\$531,097.48	
2024-25 Minisink School	35.242553	\$731,512.76	\$746,143.01	\$761,065.87	\$776,287.19	\$791,812.93	\$807,649.19	\$823,802.18	\$1,533,599.69	\$2,271,459.57	\$3,038,220.42	\$3,834,743.12	\$4,661,911.43	\$5,520,632.58	\$6,411,837.81	\$7,336,483.00	\$40,047,160.74	\$8,295,549.26	
Tax Rates Subject to PILOT	42.479011																		
PILOT w/o Special Districts		\$881,716.44	\$899,350.77	\$917,337.79	\$935,684.54	\$954,398.23	\$973,486.20	\$992,955.92	\$1,848,498.26	\$2,737,865.11	\$3,662,067.24	\$4,622,142.30	\$5,619,155.54	\$6,654,200.45	\$7,728,399.50	\$8,842,904.83	\$48,270,163.11	\$9,998,899.01	
Special Districts***																			
Wawayanda Ambulance	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	\$2,139,280.15	\$166,490.49	
Slate Hill Fire	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	\$491,777.44	\$6,445,357.49	\$501,612.99	
Total Tax Rates	45.317361																		
PILOT plus Special Districts		\$1,378,127.17	\$1,405,689.71	\$1,433,803.50	\$1,462,479.57	\$1,491,729.17	\$1,521,563.75	\$1,551,995.02	\$2,418,718.15	\$3,319,489.39	\$4,255,324.00	\$5,227,264.20	\$6,236,379.88	\$7,283,769.28	\$8,370,559.70	\$9,497,908.24	\$56,854,800.75	\$10,667,002.49	

Estimated Taxes with no Exemptions****																			
County	4.800627	\$839,601.43	\$856,393.46	\$873,521.33	\$890,991.76	\$908,811.59	\$926,987.83	\$945,527.58	\$964,438.13	\$983,726.90	\$1,003,401.44	\$1,023,469.46	\$1,043,938.85	\$1,064,817.63	\$1,086,113.98	\$1,107,836.26	\$14,519,577.65	\$1,129,992.99	
Town, Highway	2.435831	\$426,012.52	\$434,532.77	\$443,223.42	\$452,087.89	\$461,129.65	\$470,352.24	\$479,759.29	\$489,354.48	\$499,141.56	\$509,124.40	\$519,306.88	\$529,693.02	\$540,286.88	\$551,092.62	\$562,114.47	\$7,367,212.11	\$573,356.76	
Minisink School	35.242553	\$6,163,715.29	\$6,286,989.60	\$6,412,729.39	\$6,540,983.98	\$6,671,803.66	\$6,805,239.73	\$6,941,344.53	\$7,080,171.42	\$7,221,774.85	\$7,366,210.34	\$7,513,534.55	\$7,663,805.24	\$7,817,081.34	\$7,973,422.97	\$8,132,891.43	\$106,591,698.32	\$8,295,549.26	
Wawayanda Ambulance	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	\$2,139,280.15	\$166,490.49	
Slate Hill Fire	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	\$491,777.44	\$6,445,357.49	\$501,612.99	
	45.317361																		
Full Taxes w/out any 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	\$137,063,125.72	\$10,667,002.49	

[illegible]

Assumptions

Estimated Value of Improvements*	3,200,000	SF x	\$120	Per SF =	\$384,000,000	x 2024 Eq Rate	44.60%	= Total Assessed Value of	\$171,264,000
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* Subject to assessor's final numbers

****Please note: Estimated taxes are calculated using 2024-25 School, 2025 County/Town rates**

Tax rates increase:	2.0%	Per Year
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***PILOT pays full special district taxes

****If no PILOT, project would still get 485b exemption, so this calculation is for comparison purposes only

SUBJECT TO FINAL REVIEW OF PLANS & IDA APPLICATION