

PROJECT SUMMARY
Bear Ridge Solar, LLC



Applicant:	Bear Ridge Solar, LLC	
Project Location:	Cambria/Pendleton (SBL's attached)	
Assistance:	20 Year Scheduled Tax Agreement (STA) Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Bear Ridge Solar LLC will be constructing a 100 MWac Utility Scale solar project to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid's Lockport-Mountain 115 kV Lines.</p> <p>A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 sent to the Niagara County Industrial Development Agency in support of the NCIDA entering into a tax agreement for the project. The towns made note that they do not support the project but recognize the value of entering into an agreement, which will provide tax certainty to all of the municipalities and request the NCIDA board consider the Bear Ridge Solar LLC project application. The project has already received its Article 8 siting permit from the Office of Renewable Energy Siting and Electric Transmission.</p> <p>The proposed project will play a key role in advancing this market transformation and signify the responsiveness of the private sector to the State's articulated goals for more renewable energy generation. Construction and operation of the facility will contribute to meeting New York State energy policy targets.</p>	
Project Costs:	Construction/Improvements and FF&E	\$ 182,959,253
	Soft costs (i.e. engineering, architectural)	\$ 19,044,244
	Substation/interconnection costs	\$ 18,620,874
	TOTAL	\$ 220,624,371
Project Benefits:	Host Community Payment: (\$3,000 per mw)	\$ 4,519,310
	Tax Payment: (2,000 per mw)	\$ 6,778,966
	Total Revenue to Taxing Jurisdictions:	\$ 11,298,276
Employment:	Current jobs in Niagara County: 0 Construction Jobs: 78 -117 FTE construction positions Permanent Jobs: 1 Estimated Annual Payroll for New Jobs: \$102,500 Skills: Construction, Operations & Maintenance	
Evaluative Criteria:	Energy Production – advances renewable energy, provides capacity for local demands.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: March 10, 2026
 Project Title: Bear Ridge Solar, LLC
 Project Location: Cambria/Pendleton



Economic Impacts

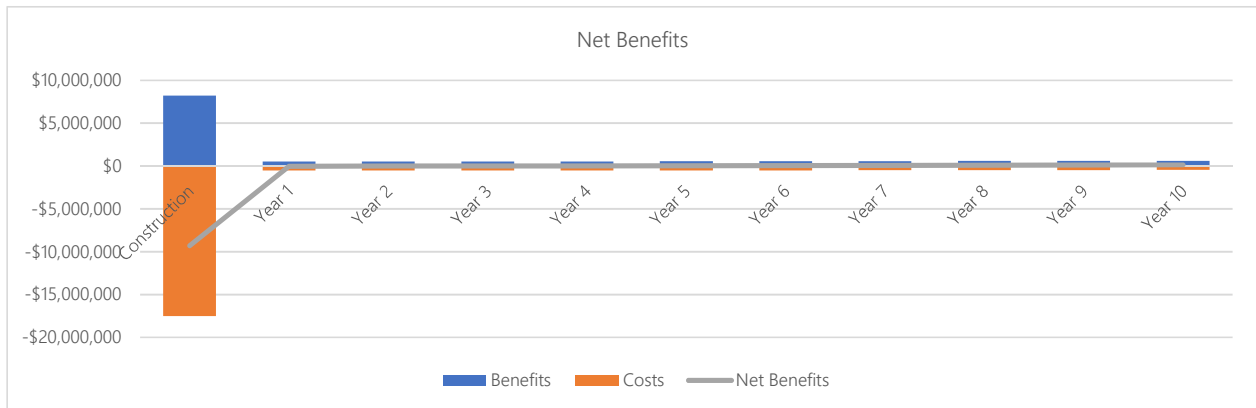
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$220,624,371

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	91	31	122
Earnings	\$6,099,019	\$1,662,668	\$7,761,687
Local Spend	\$176,499,497	\$5,725,240	\$182,224,737

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	1	1	2
Earnings	\$2,399,762	\$2,676,103	\$5,075,865

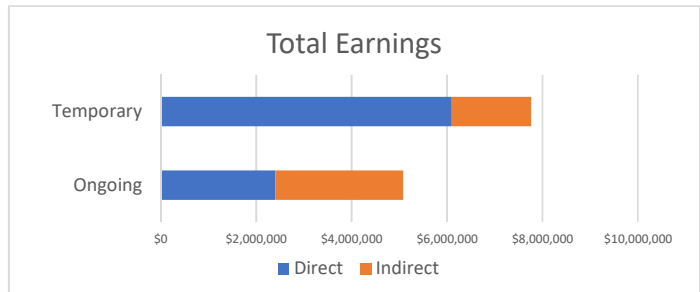
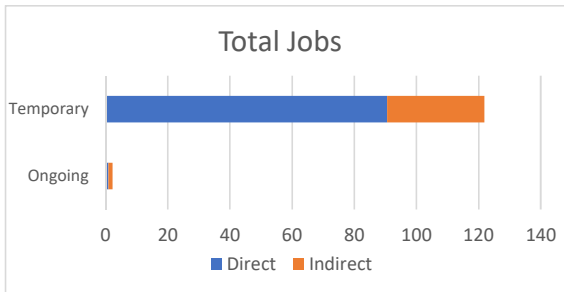
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



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Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$8,895,413	\$7,406,876
Sales Tax Exemption	\$16,126,410	\$16,126,410
Local Sales Tax Exemption	\$8,063,205	\$8,063,205
State Sales Tax Exemption	\$8,063,205	\$8,063,205
Mortgage Recording Tax Exemption	\$1,406,480	\$1,406,480
Local Mortgage Recording Tax Exemption	\$468,827	\$468,827
State Mortgage Recording Tax Exemption	\$937,654	\$937,654
Total Costs	\$26,428,303	\$24,939,766

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$21,938,345	\$19,214,775
To Private Individuals	\$12,837,552	\$11,859,997
Temporary Payroll	\$7,761,687	\$7,761,687
Ongoing Payroll	\$5,075,865	\$4,098,310
Other Payments to Private Individuals	\$0	\$0
To the Public	\$9,100,793	\$7,354,778
Increase in Property Tax Revenue	\$2,231,964	\$1,801,170
Temporary Jobs - Sales Tax Revenue	\$54,332	\$54,332
Ongoing Jobs - Sales Tax Revenue	\$35,531	\$28,688
Other Local Municipal Revenue	\$6,778,966	\$5,470,588
State Benefits	\$667,553	\$616,720
To the Public	\$667,553	\$616,720
Temporary Income Tax Revenue	\$349,276	\$349,276
Ongoing Income Tax Revenue	\$228,414	\$184,424
Temporary Jobs - Sales Tax Revenue	\$54,332	\$54,332
Ongoing Jobs - Sales Tax Revenue	\$35,531	\$28,688
Total Benefits to State & Region	\$22,605,898	\$19,831,495

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$19,214,775	\$15,938,907	1:1
State	\$616,720	\$9,000,859	:1
Grand Total	\$19,831,495	\$24,939,766	1:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion Yes

Additional Revenues:

County	\$1,069,158
City/Town/Village	\$7,021,854
School District	\$3,207,523

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application) (To be used on NYS ST-60) **\$201,580,125**

Additional Comments from IDA

Additional revenue is the sum of payments to the taxing jurisdictions, including tax payments and community host agreement.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes