

# Pilot Presentation

February 2026

Caledonia-Mumford Central School District

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# *Payment in Lieu of Taxes*

*How they work and how they impact district finances*

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## **Agenda**

- What a PILOT agreement is
- How they work and why PILOT agreements exist
- PILOT Overview
- A summary of current PILOT agreements in the district

# PILOTs

## *What is and what is not a PILOT*

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### **Summary**

*PILOT agreements are tax incentives provided to businesses to encourage economic development. These agreements are negotiated by a county's Industrial Development Agency (IDA), in this case, Livingston County Economic Development, and are intended to attract investment, support infrastructure development, and create or retain jobs within the county.*

### **What a PILOT is:**

- Revenue
- An economic development tool
- A mechanism for encouraging business investment and growth
- A formal agreement with defined terms and duration
- Establishes scheduled payments instead of full property taxes
- Payments are:
  - Set in advance
  - Often phased in over time

### **What a PILOT is not:**

- A PILOT is not part of the tax levy
- Is not a full tax exemption
- Does not eliminate payments to the school district
- A PILOT is not an agreement the District negotiates (though we can advocate with the IDA to be a part of negotiations)
- Does not reduce the total tax levy adopted by the Board
- Does not guarantee lower or higher taxes for individual property owners

# PILOTs

## *How they work*

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### **How PILOT Payments are Structured:**

- *PILOT payments are pre-determined by agreement and negotiated with Livingston County's Office of Economic Development*
- *The payment amounts and schedule are set when the agreement is approved. Agreements typically span 10 year, but can go longer depending on negotiations*
- *Payments generally increase gradually over time, and all of CMSD's do.*
- *PILOTs change how revenue is collected, not whether the district receives revenue.*

# PILOT Overview

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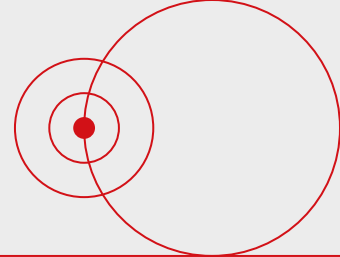
## **PILOT payments:**

- *Are separate from the tax levy*
- *Are included as district revenue*
- *Offset a portion of the budget that would otherwise be supported by traditional property taxes or other revenue sources.*
- *Do not change the total levy adopted by the Board*

## **PILOTs & the Property Tax Cap:**

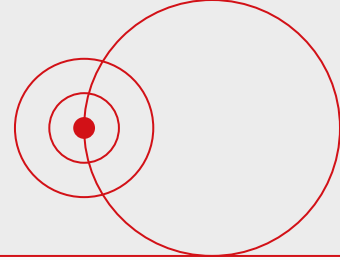
- *PILOTs are factored into the state's tax cap calculation*
  - *Prior year PILOT's increase Tax Cap*
  - *Current year PILOT's decrease Tax Cap*
- *These adjustments are formula-driven and do not reflect new taxing decisions by the district*

# *PILOT Agreements for Cal-Mum*



- *Amp Me Up LLC*
- *Commodity Resource Corporation (CRC)*
- *Caledonia CSD LLC (Solar)*
- *Horseshoe Solar (pending)*

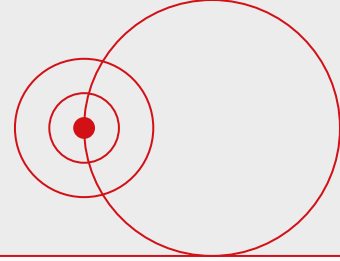
# Amp Me Up LLC



- 10-year PILOT
  - Initiated in 2022-2023
  - Sunsets in 2032-2033
- Estimated 2026-2027 PILOT Payment: **\$10,717.78**
- Estimated Revenue for life of PILOT agreement: **\$192,747.27**

PILOT YEAR	TAX YEAR	TAX BILL AMOUNTS
Year 0	2022-2023	\$11,140.16
Year 1	2023-2024	\$10,720.69
Year 2	2024-2025	\$10,756.98
Year 3	2025-2026	\$10,717.78
Year 4	2026-2027	\$10,717.78
Year 5	2027-2028	\$10,717.78
Year 6	2028-2029	\$15,676.93
Year 7	2029-2030	\$20,636.07
Year 8	2030-2031	\$25,595.22
Year 9	2031-2032	\$30,554.37
Year 10	2032-2033	\$35,513.51

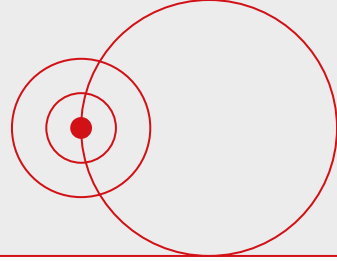
# Commodity Resource Corporation (CRC)



- 10-year PILOT
  - Initiated in 2017-2018
  - Sunsets in 2027/2028
- Estimated 2026-2027 PILOT Payment: **\$130,754.80**
- Estimated Revenue for life of PILOT agreement: **\$597,306.35**
- CRC has the option to renegotiate a PILOT after the 2027-2028 School Year, however Livingston County Economic Development projects that they will return to the regular tax roll.

PILOT YEAR	TAX YEAR	TAX BILL AMOUNTS
Year 0	2016-2017	\$14,235.69
Year 0	2017-2018	\$14,335.10
Year 1	2018-2019	\$13,380.96
Year 2	2019-2020	\$13,632.11
Year 3	2020-2021	\$13,546.60
Year 4	2021-2022	\$13,564.27
Year 5	2022-2023	\$10,901.56
Year 6	2023-2024	\$40,565.89
Year 7	2024-2025	\$70,879.78
Year 8	2025-2026	\$100,688.15
Year 9	2026-2027	\$130,754.80
Year 10	2027-2028	\$160,821.44

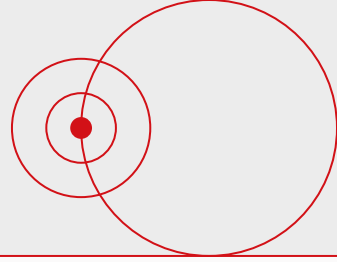
# Caledonia CSG LLC (Solar)



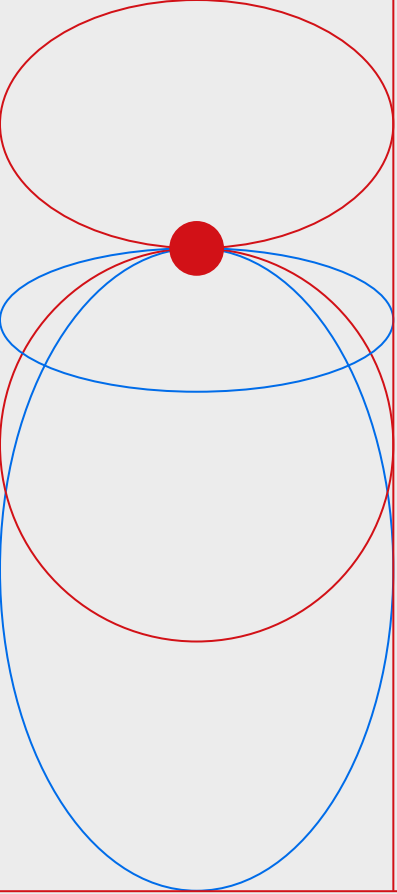
- 20-year PILOT
  - Initiated in 2025-2026
  - Sunsets in 2044-2045
- Estimated 2026-2027 PILOT Payment: **\$3,394.56**
- Estimated Revenue for life of PILOT agreement: **\$80,861.64**

PILOT YEAR	TAX YEAR	TAX BILL AMOUNTS
Year 1	2025-2026	3,328.00
Year 2	2026-2027	3,394.56
Year 3	2027-2028	3,462.45
Year 4	2028-2029	3,531.70
Year 5	2029-2030	3,602.33
Year 6	2030-2031	3,674.38
Year 7	2031-2032	3,747.87
Year 8	2032-2033	3,822.83
Year 9	2033-2034	3,899.28
Year 10	2034-2035	3,977.27
Year 11	2035-2036	4,056.81
Year 12	2036-2037	4,137.95
Year 13	2037-2038	4,220.71
Year 14	2038-2039	4,305.12
Year 15	2039-2040	4,391.23
Year 16	2040-2041	4,479.05
Year 17	2041-2042	4,568.63
Year 18	2042-2043	4,660.00
Year 19	2043-2044	4,753.20
Year 20	2044-2045	4,848.27

# Horseshoe Solar Energy (Pending)



- 30-year PILOT
  - Target Initiation Year: 2027-2028
  - Target Sunset of Agreement: 2057-2058
- Estimated 2027-2028 PILOT Payment: **\$9,200**
- Estimated Revenue for life of PILOT agreement: **\$274,627**
- Livingston County is awaiting Certificate of Delivery which will determine payment schedule and final number.
- The authorizing resolution provides \$184,000 in year 1 to Cal-Mum and Avon, with Cal-Mum receiving 5% of that amount. The resolution sets the escalation at 1% annually for 30 years.
  - Escalation and term length are subject to change dependent on completion of closing documents.



# *Questions*