

Flat Shoals Energy Center

Tax & Fee Schedule

5/27/2025 6/11/2025 ~~DAPC Proposal @ 57% Savings~~

6/30/2025 **Project Proposal @ Same PILOT Amounts as County offer, but Include Road PIL, and Fixed at the**

B_Flat Annual Amount

Initial Value of Personal Property (EPC):	\$130,000,000	Initial Value m:
Personal Property Assessment Ratio:	40%	
Initial Value of Real Property (Land):	\$3,759,830	
Millage Rate:	24.644	2024 Millage R:
Real Property Appreciation Rate:	2.0%	
Base Millage Year:	2024	
Commercial Operation Date:	2029	
Permitting Fee	0.0025	\$2.5 per \$1000
Flat PILOTs Years 1 - 5	\$385,000	
Flat PILOTs Years 6 - 10	\$275,000	
Flat PILOTs Years 11 - 15	\$240,000	

Year of Operation	Calendar Year	Savings %	Depreciation Factor (GDOR 2025 Gr. III)	Personal Property Tax (Pro-rated from Flat PILOT)	Real Property Tax (Pro-rated from Flat PILOT)	Year 1: Permitting Fee + Issuance
1	2029	42%	0.95	\$711,098	\$23,902	\$487,500
2	2030	67%	0.90	\$386,030	\$13,970	\$15,000
3	2031	66%	0.89	\$385,606	\$14,394	\$15,000
4	2032	65%	0.87	\$385,004	\$14,996	\$15,000
5	2033	65%	0.86	\$384,545	\$15,455	\$15,000
6	2034	74%	0.84	\$278,319	\$11,681	\$15,000
7	2035	74%	0.83	\$277,957	\$12,043	\$15,000
8	2036	72%	0.76	\$276,648	\$13,352	\$15,000
9	2037	68%	0.67	\$274,663	\$15,337	\$15,000
10	2038	64%	0.59	\$272,382	\$17,618	\$15,000
11	2039	64%	0.51	\$236,918	\$18,082	\$15,000
12	2040	58%	0.43	\$233,445	\$21,555	\$15,000
13	2041	50%	0.36	\$229,215	\$25,785	\$15,000
14	2042	38%	0.28	\$222,217	\$32,783	\$15,000
15	2043	27%	0.23	\$215,519	\$39,481	\$15,000

10YR Total \$3,632,252 \$152,748

15YR Total \$4,769,566 \$290,434

Owner's Contribution (In-Lieu of Road)	\$350,000	YR1
Permitting Impact Fee	\$325,000	YR1
PILOT Financing Fee	163,500	YR1



these amounts however exact project size fluctuates

may fluctuate up to \$170M, Total Taxes & Fees remain constant.

date

investment

Payment in Lieu of Road Improvement	Total Taxes & Fees		Normal Personal Property Tax
\$350,000	\$1,222,500		\$1,217,414
	\$400,000		\$1,153,339
	\$400,000		\$1,140,524
	\$400,000		\$1,114,895
	\$400,000		\$1,102,080
	\$290,000		\$1,076,450
	\$290,000		\$1,063,635
	\$290,000		\$973,931
	\$290,000		\$858,597
	\$290,000		\$756,078
	\$255,000		\$653,559
	\$255,000		\$551,040
	\$255,000		\$461,336
	\$255,000		\$358,817
	\$255,000		\$294,742
		Savings	
	\$4,272,500		\$10,456,942
	\$5,547,500	58.86%	\$12,776,435



Personal Property Tax (Savings)	Normal Real Property Tax	Real Property Tax (Savings)	Real Property Tax (As Is)
\$506,315	\$40,920	\$17,019	\$8,900
\$767,309	\$41,739	\$27,769	\$9,078
\$754,918	\$42,574	\$28,180	\$9,260
\$729,890	\$43,425	\$28,429	\$9,445
\$717,535	\$44,294	\$28,838	\$9,634
\$798,131	\$45,179	\$33,498	\$9,826
\$785,678	\$46,083	\$34,040	\$10,023
\$697,283	\$47,005	\$33,653	\$10,223
\$583,934	\$47,945	\$32,607	\$10,428
\$483,696	\$48,904	\$31,286	\$10,636
\$416,641	\$49,882	\$31,799	\$10,849
\$317,595	\$50,879	\$29,325	\$11,066
\$232,121	\$51,897	\$26,112	\$11,287
\$136,600	\$52,935	\$20,152	\$11,513
\$79,223	\$53,994	\$14,513	\$11,743

\$6,824,690	\$448,067	\$295,319	\$97,453
\$8,006,870	\$707,654	\$417,220	\$153,911