

FASHION OUTLETS OF NIAGARA FALLS EXPANSION

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Niagara County Real Property Tax Services
59 Park Avenue
Lockport, New York 14094

Macerich Niagara LLC DBA Fashion Outlets Phase II
PO Box 4085
Santa Monica, CA 90411
ATTN: Real Estate Tax Department

2019 PILOT PAYMENT

Due upon Receipt

Invoice RPS 2019-00000048

Assessed Value: \$12,500,000
Calculated Value Per PILOT: \$ 6,175,400

SBL: 160.08-1-2
.....

Payment Due

Calculated Value x Tax Rate/1000

Tax Rate

12.78319 Annual Payment Due

\$78,941.31

TOTAL

\$78,941.31

This invoice is in accordance with your payment in lieu of tax agreement the Niagara County Industrial Development Agency.

****Please detach and return with payment**

INVOICE: RPS 2019-00000048

**Macerich Niagara LLC DBA Fashion Outlets
Phase II**

\$78,941.31

SBL: 160.08-1-2

MAKE CHECKS PAYABLE TO: *Niagara County Treasurer*

**Mail to: Niagara County Real Property Tax Services
Philo J. Brooks Building
59 Park Avenue
Lockport, NY 14094**

TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150
FAX: (716) 297-9262
www.townofniagara.com

Macherich Niagara LLC
Attn Dawn O'Callaghan
P.O. Box 847
Carlsbad, CA 92018

January 2, 2019

INVOICE

2019 PAYMENT IN LIEU OF TAXES FOR THE TOWN OF NIAGARA

Property Description: 160.08-1-2

Taxable Value: 6,175,400.00

Tax Rate: 3.959642

AMOUNT DUE: 24,452.37 /

PAYMENT DUE UPON RECEIPT

Make checks payable to: **Town of Niagara**

Mail payment to: Town of Niagara Supervisors Office
Attn: Jacqueline Siegmann
7105 Lockport Road
Niagara Falls, NY 14305

A 5% penalty will be added if not paid by February 15, 2019 and there will be an additional 1% penalty which will continue to be compounded thereafter at the rate of 1% per month.

This payment is invoiced in accordance with the payment in lieu of tax agreement between your company and the Industrial Development Agency.

MAKE CHECKS PAYABLE TO:

Sylvia Virtuoso, Tax Collector
Town of Niagara Town Hall
7105 Lockport Rd.
Niagara Falls, NY 14305
716-297-2150 Ext. 131

TO PAY IN PERSON, BRING TO:

M&T BANK - 880 Military Rd.
- January Payments Only -
TOWN HALL - Mon-Fri : 9am-3pm
ALL BILLS & RECEIPTS ONLINE
www.townofniagara.com

Bill No. **003727**
Page No. 1 of 1

SWIS CODE: 293000**SBL #: 160.08-1-2****Address: 1705 Fashion Outlet Blvd****Town of: Niagara****School: Niagara Wheatfield****Roll Sect. 8****Property Class: 451 - Reg shop ctr****Parcel Acreage: 35.50****Bank Code**

Estimated State Aid: CNTY 201,321
TOWN 49,327,451

* For Fiscal Year 01/01/2019 to 12/31/2019 * Warrant Date 12/12/2018

293000 160.08-1-2 003727

Fashion Outlets II LLC
RET Dept
PO Box 4085
Santa Monica, CA 90411

TOTAL ASSESSED VALUE 12,500,000

Exemption	Value	Tax Purpose	Full Value Estimate
Munici	12,500,000	CO/TOWN/SCH	22,321,429

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rates per \$1000 or per Unit	Tax Amount
NON-HOMESTEAD PARCEL					
2019 County Tax	81,624,282	2.6	0.00	12.783190	0.00
2019 Highway Tax	742,413	10.3	0.00	3.959642	0.00
Niagara Fire	596,926	11.8	12500,000.00	2.516698	31,458.73
Forn Pump Sta			0.00		87,337.50
Niagara Light	110,022	29.4	12500,000.00	.463917	5,798.96
Niagara Sewer I	605,793	-17.9	12500,000.00	1.871282	23,391.03
Niagara Water Imp	244,986	104.6	12500,000.00	.962800	12,035.00
County Water Dist	5,058,692	1.9	12500,000.00	1.016635	12,707.94

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 01/31/2019	0.00	172,729.16
02/28/2019	1,727.29	174,456.45
04/01/2019	3,454.58	176,183.74

TOTAL TAXES DUE \$172,729.16

Last day to pay without penalty 01/31/2019

Taxes paid by _____ CA CH

FOLD ALONG PERFORATED LINE & REMOVE, RETURN BOTTOM PORTION WITH AMOUNT DUE

2019 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

Bill No. **003727**

Bank Code

293000 160.08-1-2

Town of: Niagara
School: Niagara Wheatfield
Property Address: 1705 Fashion Outlet Blvd

Fashion Outlets II LLC
RET Dept
PO Box 4085
Santa Monica, CA 90411

RECEIVER'S STUB

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 01/31/2019	0.00	172,729.16
02/28/2019	1,727.29	174,456.45
04/01/2019	3,454.58	176,183.74

*** IMPORTANT NOTE ***
"If New York State financed its
MEDICAID program like most
states, the County property tax
would go down by 53.99%

TOTAL TAXES DUE \$172,729.16

Last day to pay without penalty 01/31/2019

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT,
PLACE A CHECK MARK IN THIS BOX [] AND RETURN THE ENTIRE BILL WITH PAYMENT.

Taxes paid by _____ CA CH

Niagara Wheatfield Central School District

PO Box 309
Sanborn, NY 14132

INVOICE

2018-2019 Payment in Lieu of Taxes

Niagara

Invoice Date: September 3, 2018

Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 38.800835

Current Amount Due: \$ 239,610.68

According to the PILOT agreement there is a 5% penalty for not paying by
October 5, 2018. After October 5, 2018 there will be an additional penalty
at the rate of 1% per month.

This payment is invoiced in accordance with the payment in lieu of tax agreement
between you and the Industrial Development Agency.

Please mail your remittance to: Jody Darlak
PILOT Payment
Niagara Wheatfield CSD
PO Box 309
Sanborn, NY 14132-0309

Make checks payable to Treasurer, Niagara Wheatfield CSD



***Town of Niagara
7105 Lockport Road
Niagara Falls, NY 14305
Office of the Supervisor***

TO: Fashion Outlets II, LLC
~~c/o The Macerich Company~~
P.O. Box 847
Carlsbad, CA 92018

DUE DATE: November 1, 2018

DATE: 09/10/18

HOST COMMUNITY AGREEMENT

Section 1. Company will make annual payment to the Town in the amount of One Hundred Thousand Dollars (\$100,000) commencing October 1, 2014 and renewing each October 1 during the term of this Agreement, which funds will be deposited in the Town of Niagara Capital Improvements Project for Belden Center Sewer and Drainage Improvements and applied toward outstanding debt for that project.

PARCEL ID 160.08-1-2

By: Jacqueline Siegmann
Principal Account Clerk

Niagara Wheatfield Central School District

PO Box 309
Sanborn, NY 14132

INVOICE

2019-2020 Payment in Lieu of Taxes

Niagara

Invoice Date: September 6, 2019

Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 38.181207

Current Amount Due: \$ 235,784.23

According to the PILOT agreement there is a 5% penalty for not paying by October 4, 2019. After October 5, 2019 there will be an additional penalty at the rate of 1% per month.

This payment is invoiced in accordance with the payment in lieu of tax agreement between you and the Industrial Development Agency.

Please mail your remittance to: Jody Darlak
PILOT Payment
Niagara Wheatfield CSD
PO Box 309
Sanborn, NY 14132-0309

Make checks payable to **Treasurer, Niagara Wheatfield CSD**

3602

TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150
FAX: (716) 297-9262
www.townofniagara.com

Office of the Supervisor

TO: Fashion Outlets II, LLC
c/o The Macerich Company
P.O. Box 4085
Santa Monica, CA 90411


DUE DATE: November 1, 2019

DATE: 09/04/19

HOST COMMUNITY AGREEMENT

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PARCEL ID 160.08-1-2

By: Jacqueline Siegmann 
Principal Account Clerk

Fashion Outlets of Niagara Falls Expansion
2019 Adjustment Billing
Real Estate Tax Summary

Fiscal Yr	Parcels	Period	Assessed Value	Assessed Amount	Total Tax Expense
School Tax - Niagara Wheatfield Central School District					
2018 - 2019	PILOT 160.08-1-2	7/1/18 - 6/30/19	6,175,400	239,610.68	119,805.34
2019 - 2020	PILOT 160.08-1-2	7/1/19 - 6/30/20	6,175,400	235,784.23	117,892.12
County & Town Tax (Special District: Niagara & County Water, Niagara Sewer & Fire)					
2019	Parcel 160.08-1-2	1/1/19 - 12/31/19	12,500,000	172,729.16	172,729.16
2019	PILOT 160.08-1-2 (County)	1/1/19 - 12/31/19	6,175,400	78,941.31	78,941.31
2019	PILOT 160.08-1-2 (Town)	1/1/19 - 12/31/19	6,175,400	24,452.37	24,452.37
2019	Host Community Agreement	10/1/18-9/30/19		100,000.00	75,000.00
2020	Host Community Agreement	10/1/19-9/30/20		100,000.00	25,000.00
Total Taxes					613,820.30
Consulting Fees					5,037.00
Total Real Estate Tax Expense				\$	618,857.30