

Fashion Outlets of Niagara Falls Expansion (3602)
2021 Adjustment Billing
Real Estate Tax Summary

Fiscal Yr	Parcels	Period	Assessed Value	Assessed Amount	Total Tax Expense
<u>School Tax - Niagara Wheatfield Central School District</u>					
2020 - 2021	PILOT 160.08-1-2	7/1/20 - 6/30/21	6,175,400	247,967.64	123,983.82
2021 - 2022	PILOT 160.08-1-2	7/1/21 - 6/30/22	6,175,400	258,971.22	129,485.61
<u>County & Town Tax (Special District: Niagara & County Water, Niagara Sewer & Fire)</u>					
2021	Parcel 160.08-1-2 (County/Town)	1/1/21 - 12/31/21	12,500,000	178,953.18	178,953.18
2021	PILOT 160.08-1-2 (County)	1/1/21 - 12/31/21	6,175,400	83,598.85	83,598.85
2021	PILOT 160.08-1-2 (Town)	1/1/21 - 12/31/21	6,175,400	29,401.47	29,401.47
2021	Host Community Agreement	10/1/20 - 9/30/21		100,000.00	75,000.00
2022	Host Community Agreement	10/1/21 - 9/30/22		100,000.00	25,000.00
Total Taxes					645,422.93
Consulting Fees					-
Total Real Estate Tax Expense				\$	645,422.93

Niagara Wheatfield Central School District

PO Box 309
Sanborn, NY 14132

INVOICE

2020-2021 Payment in Lieu of Taxes

Niagara

Invoice Date: September 1, 2020
Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 40.154102

Current Amount Due: \$ 247,967.64

According to the PILOT agreement there is a 5% penalty for not paying by September 30, 2020. After October 1, 2020 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**

Niagara Wheatfield Central School District

PO Box 309
Sanborn, NY 14132

INVOICE

2021-2022 Payment in Lieu of Taxes

Niagara

Invoice Date: September 1, 2020

Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 41.935943

Current Amount Due: \$ 258,971.22

According to the PILOT agreement there is a 5% penalty for not paying by September 30, 2021. After October 1, 2021 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**

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:

Town of Niagara Town Hall
7105 Lockport Road
Niagara Falls, NY 14305
Mon. - Fri. 9am - 3 pm
Drop Box Available

Bill No. **003645**
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 45,229,838
TOWN 353,321

2021 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

* For Fiscal Year 01/01/2021 to 12/31/2021 * Warrant Date 12/08/2020

293000 160.08-1-2 003645

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	Exemption	Value	Tax Purpose	Full Value Estimate
Munici	12,500,000	CO/TOWN/SCH	25,510,204				

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					
2021 County Tax	83,601,219	0.0	0.00	13.537398	0.00
2021 Highway Tax	909,258	7.5	0.00	4.761063	0.00
Niagara Fire TOTAL	635,000	3.3	12500,000.00	2.638068	32,975.85
Fom Pump Sta			0.00		89,037.50
Niagara Light TOTAL M	100,000	5.3	12500,000.00	.415494	5,193.68
Niagara Sewer 1 TOTAL C	727,714	14.5	12500,000.00	2.248580	28,107.25
Niagara Water Imp TOTAL C	210,627	-17.1	12500,000.00	.812413	10,155.16
County Water Dist TOTAL C	5,287,109	1.5	12500,000.00	1.078699	13,483.74

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 02/01/2021	0.00	178,953.18
03/01/2021	1,789.53	180,742.71
03/31/2021	3,579.06	182,532.24

TOTAL TAXES DUE \$178,953.18

Last day to pay without penalty 02/01/2021

Taxes paid by _____ CA CH

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

2021 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

Bill No. **003645**
Bank Code

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

293000 160.08-1-2

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 02/01/2021	0.00	178,953.18
03/01/2021	1,789.53	180,742.71
03/31/2021	3,579.06	182,532.24

*** IMPORTANT NOTE ***
"If New York State financed its
MEDICAID program like most
states, the County property tax
would go down by 47.89%

TOTAL TAXES DUE \$178,953.18

Last day to pay without penalty 02/01/2021

**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

2857

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
c/o Real Estate Department

2021 PILOT PAYMENT

Due March 15, 2021

Invoice RPS 2021-00000053

Assessed Value: \$20,588,200
Calculated Value Per PILOT: \$15,000,000
SBL: 145.20-1-14; 145.20-1-15

Payment Due

Calculated Value x Tax Rate/1000

Tax Rate

13.537398 Annual Payment Due \$83,598.85

TOTAL \$83,598.85

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 2021-00000053

**Macerich Niagara LLC,
DBA Fashion Outlets Phase II
SBL: 145.20-1-14; 145.20-1-15**

\$83,598.85

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) 297-9282
www.townofniagara.com

Macerich Niagara
Attn: Darlene
P.O. Box 4085
Santa Monica, CA 90411

January 14, 2021

INVOICE

2021 PAYMENT IN LIEU OF TAXES FOR THE TOWN OF NIAGARA

Property Description: 160.08-1-2

Taxable Value: 6,175,400.00

Tax Rate: 4.761063

AMOUNT DUE: 29,401.47

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 16, 2021 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.

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) 297-8262
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, 2020

DATE: 09/02/20

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

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 Real Estate Dept
P.O. Box 4085
Santa Monica, CA 90411

DUE DATE: November 1, 2021

DATE: 09/09/21

HOST COMMUNITY AGREEMENT

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By: Jacqueline Siegmann
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