

**Jefferson County Local Development Corporation
Alternative Energy Committee Meeting Minutes
September 24, 2021**

The JCLDC held an alternative energy committee meeting on Friday, September 24, 2021 in the board room, 800 Starbuck Avenue, Watertown, NY.

Present: William Johnson, Chair; Paul Warneck, John Jennings

Excused: None, **Absent:** None

Also Present (Zoom): Rob Aliasso, Justin Miller, Esq.

Staff Present: David Zembiec, Marshall Weir, Peggy Sampson, Jay Matteson, Lyle Eaton

- I. **Call to Order:** Mr. Johnson called the meeting to order at 8:00 a.m.
- II. **Review Revised PILOT Application** – Mr. Zembiec said that we will add leased acreage to the application and pointed out that we have included a project cost page that relates to renewable energy projects. Mr. Warneck felt that we shouldn't finalize our application until the state releases their final model (they released their 2nd model recently . final model expected in November). He noted that the newest model is a lot more complicated than the first. Attorney Miller agreed that the assessment model will be useful to help establish a cost benefit analysis. He suggested adding an addendum to the application when the model is available.

Prevailing Wage . Attorney Miller brought up the recent mailing from the Department of Labor (DOL) regarding the prevailing wage requirement for projects starting in January 2022 that are over 5 MW and/or \$5 million. He is looking into how the 30% is calculated. Mr. Warneck asked if the IDA has any liability if a project was supposed to be prevailing wage. Attorney Miller said the developer has the largest risk, but noted that the IDA will be affected by any negative PR and contacted by the DOL if it happens. He said that it's on us to onboard which we do by using the completed application. Mr. Jennings asked who will police the 30%. Attorney Miller said the DOL. Attorney Miller noted that pending projects could close with us and pull all permits before 12/31/21 and be okay; however, anything after January 1st would be pulled into the requirement. Mr. Matteson said that he will reach out to CWT Farms International to discuss the matter.

- III. **Review project tracking sheet** – The committee reviewed the current spreadsheet of solar projects in the County. Mr. Weir will make a minor change to delete a duplication and will send it out to board members.
- IV. **Decommissioning Agreements for Projects on Ag Land** – Mr. Matteson said the topic was brought to his attention at a recent Ag & Farmland Protection board meeting. He said that he read a one-page document for the decommissioning plan for Jefferson County and expressed his concerns. He said that anything below 48 inches will be left in place. He said that soil depths change over time, and he feels this will be a concern for future generations. He said that there should be a monitoring process for up to 2 years after a project is decommissioned.

Attorney Miller left the meeting at 8:59 a.m.

- V. **Discuss Utility Scale Projects** – Mr. Zembiec said that he spoke to other IDAs regarding their utility scale projects. He said that there are not a lot of IDAs in negotiations at this time, but noted that our \$5,500/MW fee for community solar projects may be low. Mr. Warneck said that he would like to stay consistent since we have already approved a dozen or so community solar projects at the \$5,500 and noted that credits drop off each year. He suggested that we wait to make a change until we have the state model. All agreed. It was also agreed to await the state model before going any further in our discussion of PILOT structure for utility scale projects.

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- VI. Other/Unfinished business – None.**
- VII. Adjournment:** With no further business before the committee, Mr. Johnson adjourned the meeting. The meeting adjourned at 9:22 a.m.