

**Jefferson County Industrial Development Agency
Loan Review Committee Meeting Minutes
February 23, 2022**

Present: Rob Aliasso, Christine Powers
Zoom: John Jennings

Excused: David Converse (Chair), Kent Burto

Also Present: David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, Paul Warneck, Alex Marchenkoff (Town of Pamela Assessor)
Zoom: Bill Johnson

- I. Call to Order:** Mr. Aliasso called the meeting to order at 8:00 a.m.
- II. Pledge of Allegiance**
- III. Other**
 - 1. OYA Ellisburg Solar LLC** – A request for a PILOT for a 5 MW/AC solar project to be located in Ellisburg, NY. The committee reviewed the application, cost benefit analysis (CBA) and summary sheet for the proposed project. Mr. Aliasso asked Mr. Eaton to update the summary sheet to reflect \$5,500 MW instead of \$5,000. Mr. Eaton said that he will update the document.

Mr. Zembiec said that he asked the developer if they have a community adder and they responded no. He said that he will contact them again to ask if they will be applying for it. If so, Mr. Eaton will update the summary sheet and CBA. Mr. Johnson said that he will contact National Grid to find out if there is always a community adder.

Mr. Jennings pointed out that this project doesn't show the cost for a decommissioning bond and wondered if it is lumped into the total. Mr. Zembiec will follow up with the developer.

Attorney Miller pointed out that the CBA shows a \$87,758 nominal value for property tax exemption and asked if it represents the first year. Mr. Eaton said that it represents 15 years. Attorney Miller said that the agency fee will be \$148,845 for the developer to have a real property savings of \$87,758. He said that he has questions for the CBA program developer (MRB Group) such as how they discount benefits over 15 years. Mr. Eaton said that he is not convinced that it is accurate for solar projects.

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Mr. Jennings asked if the state model accounts for inflation. Mr. Warneck said that the state will review the model every year.

Mr. Eaton and Attorney Miller both indicated that land value is an issue. They are working with Jefferson County Real Property to take a uniform approach, so the assessors assign the land value in order for the agency to bill it properly.

Mr. Zembiec left the meeting at 8:59 a.m.

Ms. Powers asked at what point do we share the final numbers with the developer after the final computation. Attorney Miller said the CBA is a one-stop-shop and goes to the board with the summary sheet that shows the pilot payment section. He said that the developer will want to see the \$5,500. He said that we cannot tell them the land value, as we do not determine it. We can only use assumptions to make our best estimate. The developer can always go to the assessor after construction.

Attorney Miller said the board can consider the Initial Project Resolution at the March meeting, which accepts the application as complete and authorizes staff to schedule a public hearing. He noted that we do not have to schedule the public hearing until we have clarified the project numbers.

A motion was made by Ms. Powers to move the request to the full board of directors, seconded by Mr. Jennings. All in favor.

- 2. OYA Lane Road LLC** – A request for a PILOT for a 3.1 MW/AC solar project to be located in the Town of Pamela, NY. The committee reviewed the application, cost benefit analysis (CBA) and summary sheet for the proposed project.

A motion was made by Ms. Powers to move the request to the full board of directors, seconded by Mr. Jennings. All in favor.

- IV. Adjournment:** With no further business before the committee, Ms. Powers made a motion to adjourn the meeting, seconded by Mr. Jennings. The meeting adjourned at 9:02 a.m.

Respectfully submitted,
Peggy Sampson