

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
April 6, 2022**

Present: Paul Warneck, Chair; William Johnson, Christine Powers

Excused: John Jennings

Also Present: David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson
Zoom: Justin Miller, Esq., Jerry Leone

I. Call to Order: Chair Warneck called the meeting to order at 1:31 p.m.

II. Rutland Center Solar Project (Borrego) –

Jerry Leone, Sr. Civil Engineer for Borrego, reviewed the proposed project as follows:

- Project location ó towns of Rutland and Watertown, Jefferson County.
- Project owner ó Borrego.
- Proposed 110-megawatt photovoltaic solar energy generating facility.
- Interconnect ó into the existing electrical transmission system via National Grid's existing Middle Road substation.
- The project is expected to produce enough domestically generated renewable energy to power more than 18,000 NY households (under long-term agreement with NYSERDA).
- NYS Office of Renewable Energy Siting (94-c permit) ó Borrego reviewed the process for the committee and indicated that they are in the pre-application process. They plan to submit their application in November or December 2022.
- Construction ó estimated to take 11 to 14 months and should be operational by 2025.
- Intervenor funds ó there will be an opportunity for the funds.
- Decommissioning - will develop a plan which contemplates the project concluding in 20 to 25 years.
- Battery storage ó the project will not include battery storage.
- Panels ó will be 10 to 17 feet high.
- Fencing ó to be installed. They are planning something more attractive than the standard chain link.
- Glare ó studies to be done; working closely with Fort Drum.

Mr. Warneck asked what the bi-focal panels are. Mr. Leone said they allow the sun to be captured on both sides. He said the production is largely based on gathering daylight, not only direct sunlight.

Mr. Warneck asked when they anticipate filing the 94-c application. Mr. Leone said in the November or December timeframe. Mr. Warneck asked if they anticipate 12 to 18 months to get through the application process. Mr. Leone is hoping it's quicker but agreed that it may take a year or more to get there.

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
April 6, 2022**

Mr. Warneck asked if they have talked to the towns about the decommissioning plan. Mr. Leone said the plan has not been developed yet, but indicated that they have spoken.

Mr. Warneck said that we prefer not to receive an application for IDA assistance until after the 94-c application is deemed complete. He said that we will have to wait to see what their permit conditions are after they determine it's complete. Mr. Warneck pointed out that the larger projects are considered a deviation to our UTEP and will need buy-in from all the taxing jurisdictions.

Mr. Warneck asked if the connector lines are underground or overhead. Mr. Leone said underground.

Mr. Warneck asked if leases are in place. Mr. Leone said yes and indicated that some have a letter of intent.

Mr. Warneck asked if there are other locations in Jefferson County that they are considering for projects. Mr. Leone said Rutland, Village of Black River and Town of LeRay.

Mr. Zembiec said that with the community scale projects, we have been charging \$5,500 per megawatt with a 2% annual escalator and then we invert the payment schedule. He said that we haven't decided what we will do for the utility scale projects, but noted that it may be a similar situation. Mr. Warneck said that we can't make a decision until we have our first project that makes it to that point and then it can be discussed because there will be different concern levels for each project. Mr. Warneck said the state failed to take into consideration the tax cap, which is causing the schools to have serious concerns about what happens when the PILOT ends and the impacts on their tax levy.

Mr. Zembiec informed Mr. Leone about the County's policy. He said the County is willing to participate in a PILOT, but they expect to receive full taxation on projects over 25 megawatts.

Mr. Warneck said that this agency has a pro-agriculture history and continues to be concerned about the effects on agriculture.

Mr. Warneck said that if there is going to be any discussion about host community agreements then it has to be done with all the taxing jurisdictions. Mr. Leone said that he understands.

Mr. Leone said that the project website is up and running.

Ms. Powers suggested that it would be beneficial to have a summarized document for applicants that outlines the process, policies and concerns that need to be addressed.

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
April 6, 2022**

III. Other/Unfinished Business: None.

IV. Adjournment: With no further business before the committee, Mr. Warneck adjourned the meeting at 2:01 p.m.

Respectfully submitted,

Peggy Sampson