

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
July 25, 2022**

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

Excused: John Jennings

Also Present: Marshall Weir, Peggy Sampson, Jay Matteson
Zoom: David Zembiec, Justin Miller, Esq., Rob Aliasso, Genevieve Trigg, Esq., Dallas Manson

- I. Call to Order:** Chair Warneck called the meeting to order at 1:32 p.m.
- II. Watertown Renewables, LLC (North Site)** – A request for a PILOT for a 3.5 MW/AC solar project with storage to be located at Floral Drive in the Town of Watertown. The committee reviewed the application, cost benefit analysis and summary sheet for the proposed project.
- III. Watertown Renewables, LLC (South Site)** – A request for a PILOT for a 3.5 MW/AC solar project with storage to be located at Floral Drive in the Town of Watertown. The committee reviewed the application, cost benefit analysis and summary sheet for the proposed project.

Ms. Manson said that the two projects will be owned and operated by Nexamp and will have battery storage attached to them. She said that they have been working with National Grid over the last three years and have come up with an agreement to add to the grid when National Grid makes a request.

Mr. Warneck asked if there will be transition credits and community adders. Ms. Manson said yes; however, she noted that there are no credits for battery storage in NYS.

Mr. Warneck asked if all permits with the Town of Watertown are in place. Ms. Manson said yes.

Mr. Warneck asked if the proposed PILOT schedule has been shared with the developer. Mr. Zembiec said not yet. He said it will be a typical PILOT using \$5,500 per megawatt with a 2% escalator and an inverted payment schedule. Attorney Miller said that we will double check to make sure the payment reflects land values, productivity and storage.

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Mr. Aliasso asked about the names listed in the negative declaration for the SEQR (Watertown Renewables LLC and Watertown Renewables 2 LLC) since Watertown Renewables 2 LLC is not listed that way on our application. Attorney Miller asked if we could expect a reassignment in the future. Ms. Manson said that Nexamp keeps ownership. Attorney Miller asked if the project would close in 2022. Ms. Mason said yes.

Ms. Trigg and Ms. Mason left the meeting at 1:52 p.m.

IV. Discuss:

- a. Decommissioning solar projects** – Mr. Matteson handed out the recommendations to municipalities in Jefferson County regarding solar project decommissioning plans. He said this document has been shared before and will start to be distributed to municipalities by the Jefferson County Department of Planning. He said that it was also shared in the NNY Business magazine.

Mr. Warneck noted that he and Mr. Matteson attended the Green Solar public hearing that was held by the state and indicated that there were no comments during the public hearing, but said that a few written comments were submitted.

Mr. Matteson said that he had a chance to speak with Boralex about concerns in Jefferson County relating to decommissioning. Mr. Warneck said that monitoring projects for 30 years is going to be a challenge due to staffing changes.

- b. Utility scale solar projects** – Mr. Warneck said the committee needs to start thinking about how they would like to move forward with these types of projects. He said that we already know the County's position and indicated that we should be cautious if we get an application. He said that we will need to know what full taxation will be.
- c. Implications of state assessment rules for solar projects** – Mr. Warneck said the state's model is suspended at the moment.
- d. 31606 Felt Mills LLC** – Mr. Zembiec updated the committee. He said that the project developer is trying to negotiate with the Town of Rutland directly. He said that he explained to them that they can't negotiate with the Town on behalf of the County or the school district. They indicated that they would contact the County. Mr. Zembiec noted that legal fees have been paid to date.

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Mr. Warneck said that the committee could recommend to the board to have the project applicant withdraw their application and start over if they decide to use the IDA PILOT. Ms. Powers was not certain we can require that under our current policy. He said that we should put a timeframe on closing future projects. Attorney Miller said that he can add it to the authorizing resolution. The board will discuss the matter further at an upcoming meeting.

Mr. Zembiec said that we should revisit our policy in regard to battery storage. Mr. Warneck suggested we stay consistent until the policy is reviewed/updated.

V. Other/Unfinished Business: None.

VI. Adjournment: With no further business before the committee, a motion to adjourn was made by Mr. Johnson, seconded by Ms. Powers. The meeting adjourned at 2:15 p.m.

Respectfully submitted,

Peggy Sampson