

**Jefferson County Industrial Development Agency
Loan Review Committee Meeting Minutes
July 27, 2022**

Present: Christine Powers
Zoom: Rob Aliasso, John Jennings

Excused: David Converse (Chair), Kent Burto

Also Present: David Zembiec, Marshall Weir, Peggy Sampson
Zoom: Paul Warneck, Justin Miller, Esq., Genevieve Trigg, Esq., Barclay Damon, Nexamp:
Dallas Manson, Rob Ritchie, Dale Eddy

- I. Call to Order:** Mr. Aliasso called the meeting to order at 8:02 a.m.
- II. Pledge of Allegiance**
- III. Privilege of the Floor** – None.
- IV. Other/Unfinished Business**
 - 1. Watertown Renewables, LLC (North Site) and Watertown Renewables, LLC (South Site)** ó A request for two PILOTs each 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 provided an overview of the projects. She said that they are two separate PILOT requests that will be owned and operated by Nexamp. She said that they are considered community solar projects, but indicated that they are a little different than some of their previous projects. These projects include battery storage as part of National Grid's non-wires alternative to reduce load on the current substation and grid. Ms. Manson said that they have an agreement with National Grid that when requested they will discharge on the grid for the Coffeen Street substation. She said that they have received all approvals from the Town of Watertown.

There was a question about the battery storage. Mr. Ritchie said that the batteries don't add to the overall AC. The battery storage will be 2.85 MW AC. Mr. Warneck said that we don't know what the state will do with their valuation model since it has a temporary restraining order, but indicated that the issue is with the battery storage.

Ms. Manson said that they applied for and will receive the community adder which will be an additional 7 cents per megawatt.

Mr. Warneck felt like it is safe to move the applications forward, but discuss the battery storage.

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Mr. Aliasso pointed out the mis-matched names on the application versus the SEQR document. Ms. Manson said there were two separate LLCs originally, but now they are both under one. She said the organizational chart is included in the packet. Attorney Miller asked for a more elaborate organization chart that shows the credit equity structure and nominal owners.

Mr. Jennings pointed out that page 11 of the application was left blank. Ms. Manson said she left blank because of the reference for renewable energy projects to complete page 12. She said that she will provide the financial information.

Mr. Jennings asked if the two projects are to be located on one property. Due to state limits and the need of National Grid, the property is split into two projects. Attorney Miller requested surveys that show the renderings. Ms. Manson said that she will provide the meets and bounds for the leases.

After discussion, a motion was made by Ms. Powers to move the applications to the full board of directors, seconded by Mr. Jennings. All in favor.

Energy Meeting – Mr. Zembiec said that we will schedule a meeting for August 1st for the Alternative Energy Committee to discuss our PILOT payment structure for battery storage.

- V. **Adjournment:** With no further business before the committee, Mr. Jennings made a motion to adjourn the meeting, seconded by Ms. Powers. The meeting adjourned at 8:26 a.m.

Respectfully submitted,

Peggy Sampson