

**Jefferson County Industrial Development Agency  
Alternative Energy Ad hoc Committee Meeting Minutes  
August 1, 2022**

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

**Excused:** None

**Also Present:** David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, David Converse  
Zoom: Justin Miller, Esq., Rob Aliasso

- I. **Call to Order:** Chair Warneck called the meeting to order at 8:32 a.m.
  
- II. **PILOT payment schedule for batter storage: Watertown Renewables, LLC (North Site) and Watertown Renewables, LLC (South Site)** – Chairman Warneck said the committee will review the revised cost benefit analysis and project summary sheet. Mr. Zembiec said that Mr. Eaton recalculated the total megawatts for the projects, which is now 3.5 MW for output and 2.85 MW for storage capacity for a total of 6.35 MW. The base PILOT is calculated at \$5,500/MW for the 6.35 MW total.

Attorney Miller indicated that we would continue to refine the land assessment. Chairman Warneck said that he will contact Roger Tibbets to confirm that the Town of Adams uses \$15,000/acre, and to ask if that or some other number would be appropriate for the projects.

Chairman Warneck asked if any of the changes make the PILOT a deviation. Mr. Zembiec said no. Mr. Zembiec said that he will share the revised summary with the developer today, or as soon as it is revised.

Attorney Miller said that the CBA should show the net savings (total gross) and be adjusted to include generation and land. He noted that the state's model (which is currently suspended) does not include battery storage. He said that the assessors handle it.

Attorney Miller said that we need to update our application to include the prevailing wage rate. Chairman Warneck asked if we should be concerned or if the developer has to comply with the prevailing wage rate. Attorney Miller said that the liability is on the developer, but said that we need to disclose it. He said there is not a lot of risk, but obligation.

Mr. Johnson said that he will reach out to National Grid to find out more about the non-wires program.

Chairman Warneck said that the revised CBA and project summary will be moved to the full board at the next monthly meeting as part of the initial project resolution.

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Chairman Warneck pointed out that the community adder will make a big difference in the project model. Attorney Miller said that we will get confirmation of what was reported in the revised application.

**III. Other/Unfinished Business:** None.

**IV. 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 9:03 a.m.

Respectfully submitted,  
*Peggy Sampson*