

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
January 25, 2023**

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

Excused: None

Also Present: David Zembiec, Marshall Weir, Peggy Sampson, Robin Stephenson, W. Edward Walldroff

Zoom: Justin Miller, Esq., Rob Aliasso, Rob Aiken

I. Call to Order: Chair Warneck called the meeting to order at 3:00 p.m.

II. How to address PILOT negotiations for utility scale solar projects –

- a. Target range per megawatt –** Current is \$5,500 per megawatt. Attorney Miller said that we might want to start thinking about increasing it to \$6,000 per megawatt going forward.
- b. Host Community Agreements as factor –** Mr. Warneck said that the IDA is not involved with an HCA since it falls outside of the GML and it's a contract between the developer and the taxing jurisdiction. The committee agreed that an HCA negotiated should be acceptable to each of the taxing jurisdictions.
- c. How best to involve the Affected Taxing Jurisdictions (ATJs) –** Mr. Warneck said that there are three large utility scale projects (Boralex, Tracey Solar and Riverside) that have been granted permits from the Office of Renewable Energy Siting. He noted that they have not come to us to fill out an application and wondered if it was normal that we haven't heard from them. Attorney Miller said that it can't hurt to reach out to them to see where they are in the process. Mr. Warneck asked if the committee thought that a meeting should be set up sooner rather than later with the taxing jurisdictions to get ahead of the curve for these projects. Committee members agreed that a meeting should be set up soon. Staff will schedule a meeting with the ATJs for the Tracy Solar Project (EDF), and will reach out to EDF for a status report on the project.

Mr. Warneck said that the County is not willing to change their position on utility scale projects and would collect the equivalent of full taxes under any utility scale PILOT. He thinks it is up to the developer to approach the County on behalf of their project. He noted that the value will drop every year using the state's current model. He said that we can't complete our evaluation of projects until the state completes their new valuation model.

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III. Requiring additional information on PILOT applications

- a. Status of interconnection agreement
- b. Status of notifications to/communications with ATJs

Mr. Warneck said that we should ask for the above information in the application. Mr. Condino said that it is a contingency that the developer can meet later since the interconnect agreement needs to be in place for the project to proceed.

IV. Other/Unfinished Business:

1. **Wind Project** – Mr. Johnson said that the County received notice that there are two proposed wind projects for the Town of Rutland.
2. **Building Permits** – Mr. Johnson said that he checked with county officials and was informed that solar projects don't need permits. However, they do if there is battery storage.
3. **PILOTs for spec buildings** – Mr. Zembiec asked if the full board should have the discussion at the next board meeting. Mr. Aliasso said to add it to the agenda for the full board to discuss.

- V. Adjournment:** With no further business before the committee, Mr. Warneck adjourned the meeting at 3:52 p.m.

Respectfully submitted,

Peggy Sampson