

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

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

Excused: Christine Powers

Also Present: David Zembiec, Marshall Weir, Peggy Sampson, Robin Stephenson
Zoom: Justin Miller, Esq.

I. Call to Order: Chair Warneck called the meeting to order at 10:31 a.m.

II. Discuss:

- a. Solar project PILOTs and 487/PILOT structure for large scale projects – Mr. Warneck** said that he is aware of three school districts that have opted into 487, approved a PILOT, and opted back out. He said that if the schools continue with this process, the IDA won't be part of the discussions. Mr. Zembiec wondered if it is a legal process. Attorney Miller said it is legal, but that it blows up the negotiation to come up with a PILOT that makes sense.

Mr. Condino asked if this is happening in other areas of the state. Attorney Miller said that it has happened in a few areas in western New York. He said it is self-serving and is not sure if the NYS Comptroller and/or the State Education Department has looked into it.

Mr. Warneck wondered if we should be willing to review PILOT applications and write terms into a PILOT agreement with what the schools want with 487. Attorney Miller said that we wouldn't put it in the PILOT agreement because of distribution. He noted that we take into account Host Community Agreements in our UTEP.

Mr. Warneck asked how we are going to proceed. Attorney Miller said that we can frame up our PILOT structure and communicate with the taxing jurisdictions. He said that we will have to deliver full taxes to the County which will disrupt our PILOT, but indicated that we can figure it out.

Mr. Warneck thinks that we might have some real challenges with school districts with the large projects. Mr. Zembiec said that we can continue to meet with the jurisdictions and educate them on the IDA's role and the function of a PILOT.

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- b. AES social impact contribution** – Mr. Zembiec said there is a 5MW solar project under construction in the Village of Adams for AES. He said that the notice to the Town and County was missed. He said there was an error on the state reporting site that the school opted out of the 487, although they hadn't. He said that AES made a contribution to the school and is considering a \$30,000-\$40,000 social impact contribution to the Town and County over several years. Attorney Miller noted that the IDA does not have a role in the project. Mr. Zembiec said that he will contact the Town and County to see what they would like to do.

III. Other/Unfinished Business: None.

IV. Adjournment: With no further business before the committee, Mr. Warneck adjourned the meeting at 11:03 a.m.

Respectfully submitted,
Peggy Sampson