

**Joint Meeting of JCIDA Loan Review and JCLDC Alternative Energy
Committee Meeting Minutes
January 28, 2021**

Present (Loan Review): Robert Aliasso, Chair, David Converse, John Jennings
Present (Alternative Energy): William Johnson, Paul Warneck

Also Present: David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, W. Edward Walldroff, Rob Aiken, Matthew Moses, Esq., Mark Richardson and Toni Popolizio from US Light Energy

The joint meeting was called to order at 10:13 a.m.

JCLDC Alternative Energy Committee Meeting:

Energy Chair Johnson said that a revised application was sent out to committee members for NY USLE Carthage SR26 B LLC.

Solitude Solar LLC (Philadelphia – Units A – D) – Mr. Warneck asked about these projects. Attorney Moses indicated that his firm has not seen the applications, but indicated that the board could consider approving a one-year PILOT since the developer is up against a March 1st deadline, then amend the PILOT to include the additional years. He said the board could induce the project at the February 11th meeting and schedule a public hearing for the end of the month and schedule a special meeting to approve the authorizing resolution. It was noted that construction on the project has already begun. Mr. Warneck said the developer has gone back and forth on whether they will utilize Section 487. Mr. Converse said that we should consider moving ahead with a one-year PILOT at a minimum and then go from there. The developer will pay the IDA the fee and be responsible for another fee for a second transaction.

Mr. Walldroff mentioned Mr. Matteson's recent council meeting that included a discussion about potential issues with land use on agricultural land. He said that we may need to handle them case by case. Mr. Converse said that the Agency is getting a lot of fees for its future. Mr. Warneck said that the smaller projects are easy to support because the grunt work is done by local zoning officials. He said that we need to have a process in place for bigger projects and may need to require newer appraisals. Mr. Zembiec said that we need to look at the UTEP to be more realistic, but said that the County is okay with our approach so far.

NY USLE Carthage SR26 A LLC and NY USLE Carthage SR26 B LLC:

Mr. Eaton said that the revised application for NY USLE Carthage SR26 B LLC will have minimal impact on the cost benefit analysis that he already prepared. He said that there is a slight increase in production and a decrease in labor. He said the sales tax is a difference of approximately \$9,000. Mr. Aliasso said that he wants more time to look at the information to vet it. Mr. Eaton said that he will update the project summaries and send them out. Mr. Warneck said that these are attractive project with ancillary benefits because there is no other use for the land.

**Joint Meeting of JCIDA Loan Review and JCLDC Alternative Energy
Committee Meeting Minutes
January 28, 2021**

JCIDA Loan Review Committee:

Call to Order: Chair Aliasso called the meeting to order at 11:05 a.m.

Pledge of Allegiance

Roth Industries, Inc. – A request for a 10-year accelerated PILOT for a 6,700 square foot addition to the existing manufacturing facility which will house a state of the art blow molding machine and a separate 10,000 square foot warehouse building and storage building to support increased contract blow molding operations as well as proprietary products.

Mr. Aliasso pointed out that the õbut forõ question was marked õnoõ but should be õyesõ. He said the application is complete.

A motion was made by Mr. Converse to send the request to the full board of directors, seconded by Mr. Jennings. All in favor.

At 11:12 a.m. Mark Richardson and Toni from US Light Energy joined the meeting.

Solitude Solar LLC (Philadelphia – Units A – D)

Mr. Zembiec asked Mr. Richardson if they will continue to pursue Section 487 or consider a one-year PILOT from the Agency to meet the March 1st deadline. Mr. Richardson said that he will consult his attorney and respond before the February 11th board meeting. Mr. Aliasso said that staff can forward the request to the full board of directors if they decide to proceed with the Agency.

NY USLE Carthage SR26 A LLC and NY USLE Carthage SR26 B LLC Application review for PILOT requests:

Mr. Zembiec asked Mr. Richardson about the start date and estimated completion dates in the application. Mr. Richardson said the start date will be in March or April and the estimated completion date is December 31, 2021. He said occupancy will be Q3 or Q4 of this year.

Mr. Converse left the meeting at 11:22 a.m.

Toni said the dates will be corrected and re-submitted. Mr. Zembiec also asked them to sign, date and notarize the corrected submission.

A motion was made by Mr. Jennings to move the requests to the full board of directors once we receive the corrected information, seconded by Mr. Aliasso.

Mr. Richardson and Toni left the meeting at 11:29 a.m.

**Joint Meeting of JCIDA Loan Review and JCLDC Alternative Energy
Committee Meeting Minutes
January 28, 2021**

Other/Unfinished Business:

UTEP – Mr. Zembiec said that we will need to look at revising the UTEP. Mr. Warneck said that we should also consider revising the application to include a section for alternative energy.

Mr. Zembiec indicated that some IDAø have two UTEPs. Attorney Moses said that our IDA can proceed as we have and comply with the UTEP, deviate from the UTEP (which he said most IDAø do) or amend the UTEP.

Mr. Weir left the meeting at 11:35 a.m.

Ag (from earlier discussion)

Mr. Zembiec said the ag council meeting raised the issue of getting information out there about the impacts of solar development, both good and bad. He said the council is thinking about a series of workshops for solar development that provide information for evaluation and decision making, but not to take a position or to become a forum for debate. Mr. Warneck said they should be based on global impacts, not just the impact on agriculture. Mr. Walldroff said we should have simple guidelines as part of our application. He suggested having Farmland Protection sponsor the workshops.

OYA – Mr. Zembiec said that he received a call from the Town of Orleans asking about battery storage. He said that he will follow up on it.

Adjournment: The joint meeting adjourned at 11:48 a.m.

Respectfully submitted,

Peggy Sampson