

**Joint Meeting of JCIDA Loan Review and JCLDC Alternative Energy  
Committee Meeting Minutes  
May 18, 2021**

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

**Excused:** None

**Also Present:** David Zembiec, Marshall Weir, Peggy Sampson, Rob Aiken, Alexis Bruening from WWNY 7/News

- I. Call to Order:** Loan Review Chair Aliasso called the meeting to order at 8:01 a.m.
- II. Pledge of Allegiance**
- III. Other/Unfinished Business:**
  - 1. Draft UTEP** – Mr. Aliasso said that Mr. Zembiec sent out the most recent draft of the UTEP for the joint committee to review. He said that each section will be reviewed today.

Mr. Zembiec said that he used an introduction that is easier to read and follow. He said that he rearranged some of the subsections so that the abatement descriptions are grouped together and come after the introduction, followed by the process.

Mr. Aliasso suggested changing the rated capacity of less than 25 megawatts to 20 megawatts in Section A. Real Property Tax Abatements, subsection 2) Renewable Energy Projects. Mr. Warneck commented that he does not think that we should reference the Office of Renewable Energy Siting (ORES) and pointed out that anything above the 20 megawatts will be a deviation. Mr. Zembiec said that according to ORES, projects 25MW and greater are mandated to go through their siting process. A developer with a project between 20 & 25 megawatts can opt in. Mr. Warneck asked if we have the authority to qualify a project as a deviation if we are uncomfortable with it, which would leave the decision to the taxing jurisdictions. Mr. Zembiec said that he will check with Attorney Miller.

Mr. Zembiec pointed out that #15 under the Evaluation Criteria states that any other pertinent reasons deemed relevant by the Agency provided said reasons are set further in writing. He said that it will be simpler to change the megawatt threshold rather than tie our UTEP to an outside organization's process, such as ORES.

After discussion, committee members agreed to change the megawatt threshold to under 20.

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Mr. Jennings asked if there is any concern that we are leaning more towards solar than wind. Mr. Zembiec said that he used the term "renewable energy projects" which covers all categories such as solar, wind, hydro, etc. He said that he will add the categories in parenthesis after the renewable energy project title.

Mr. Warneck asked if we should keep a fixed PILOT term or have flexibility for renewable projects. Committee decided not to make a change.

Mr. Aliasso reviewed the Deviations section. He suggested adding "as determined by the Agency" in the first sentence before the "shall be treated as a deviation" wording. Mr. Zembiec said that he will confirm the change with Attorney Miller.

Mr. Zembiec asked if we want to keep the practice of seeking approval from the affected taxing jurisdictions (ATJs) when there is a deviation. He said that we are one of two IDAs that choose this approval method since we are only obligated by state law to notify the ATJs of the negotiated terms. He noted that it adds time to the process and forces the ATJs to make a decision even though some of them don't want the responsibility. Committee members did not make a change to the original language.

Mr. Aliasso reviewed Section F. PILOT Agreement and Approval Process. He said that #7 addresses local labor but wondered if it should be added to the evaluation criteria. It was noted that it is covered in #4 of the evaluation criteria and is certified in the Application. Mr. Converse asked if we will be asking for certified payrolls. Mr. Warneck said that the requirement of certified payroll can be addressed in the Project Agreement. Mr. Zembiec said that he is working to update the Application to add language for local labor provisions.

Mr. Zembiec said that he will make the changes suggested today and send them to Attorney Miller for review and comment. He said that once he receives signoff from Attorney Miller then he will send it out to all board members and will put it on the June board meeting agenda. He said after the board meeting, the revised UTEP will be sent out to all Jefferson County taxing jurisdictions for review and comment (90-day period before final approval by the board). Mr. Zembiec said that he will update the Application during this time.

Other

Mr. Zembiec asked how the committee wants to handle large scale projects even though we haven't received an application. Mr. Aliasso said that the Energy Committee can start discussions. Mr. Warneck said that another meeting should be scheduled to talk about Mr. Matteson's concept for protecting agricultural land.

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Mr. Johnson asked if anyone has heard about the State's uniform appraisal. Mr. Zembiec said not yet.

Mr. Warneck noted that he spoke with Katie Malinowski about scheduling a workshop with John Zukowski for local elected officials and assessors on solar project assessments. Mr. Zembiec agreed this is a good idea and will follow up with Ms. Malinowski.

**IV. Adjournment:** Mr. Aliasso adjourned the joint meeting at 9:00 a.m.

Respectfully submitted,

*Peggy Sampson*