

Minutes of the Cortland County Industrial Development Agency Meeting of November 14th, 2022 – Noon 40-42 Main Street, Suite A, 2nd Floor Cortland New York, 13405

<u>Roll Call</u> – Chairman McMahon called the meeting to order at 1:10 P.M.

| Mike McMahon | Chairman | Present |
|------------------------|---------------------------|----------------|
| Stephen Compagni | Vice Chairman | Present |
| John O. Reagan | Treasurer | <u>Present</u> |
| Clint Brooks | Secretary | <u>Present</u> |
| Johanna Ames | Member | <u>Present</u> |
| Dr. Kathleen Burke | Member | Excused |
| Donald Richards | Member | Present |
| <u>Garry VanGorder</u> | Executive Director | Present |
| Karen Niday | Corporate Finance Officer | Present |
| Eric Mulvihill | Development Specialist | <u>Present</u> |
| John Sidd | Agency Counsel | <u>Remote</u> |
| <u>Chris Carrick</u> | NYS Regional Planning | |
| | Board | |

<u>Approval of Minutes</u> - October 17, 2022 – Chairman McMahon made a motion to accept the minutes, Mr. Brooks seconded the motion; all voting in favor, none opposed.

<u>New Business</u> - Mr. VanGorder introduced Chris Carrick the Energy Program Manager for the Central New York Regional Planning and Development Board. Mr. Carrick provided an overview of the research that CNY Regional Planning staff has conducted regarding payment in lieu of tax agreements for solar installations across New York State.



Monthly Reports

1.)Finance Report – Ms. Niday reviewed the monthly financial reports 2.)Director's Report – Mr. VanGorder

Adjourn – The meeting was adjourned at 1:48 PM



| IDA Name Utility Zor | | Project Name | Project Status | Approval Date | Size in MW Developer Name | | PILOT Payment Per MW charge Term | | n Escalator HCA Details | Other Payments Received | Comments |
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| IDA Name hherst IDA yuga County IDA yuga County IDA | A C C | Amherst Community Solar, LLC Abundant Solar Power (CC3), LLC OmniNavitas Twelve Corners Solar | Approved Closed Approved | <u>Approval Date</u> 4/23/21 11/6/20 11/17/20 | <u>5</u> 5 4 4.75 | Catalyze OmniNavitas | | 30 15 | Calator HCA Details 2% N/A 2% | \$25,000 CBA | Closing Soon |
| uga County IDA mung County | C C | SunEast Dog Corners Solar, LLC NY Baldwin I LLC | Approved Closed | 3/17/20 2/27/18 | 20 2 | SunEast Delaware River Solar | | 20 | 2% N/A | N/A | 20 year PILOT |
| mung County mung County | C | NY Baldwin II LLC Catlin Solar 1 LLC NY Big Flats I LLC | Closed Closed Closed | 2/27/18 12/27/18 | 4 | Delaware River Solar Renovus Solar Delaware River Solar | \$8,000 | 20 20 20 | 2% N/A 2% N/A 2% N/A | N/A N/A N/A | 20 year PILOT20 year PILOT20 year PILOT |
| emung County emung County emung County | C | NY Horseheads I LLC NY Horseheads II LLC | Closed Closed Closed | 6/1/19 6/27/19 6/27/19 | 2 1.7 | Delaware River Solar Delaware River Solar Delaware River Solar | \$8,000 | 20 20 20 | 2% N/A 2% N/A 2% N/A | N/A N/A N/A | 20 year PILOT 20 year PILOT 20 year PILOT |
| mung County mung County mung County | С С С | Erin Renewables LLC Dshinesagain LLC (GEM Energy) | Closed Closed Closed | 6/12/20 11/1/21 | 2.1 | Nexamp (Green Eagle Solar VI LLC BHP Energy LLC (GEM Energy LLC) | | 20 20 20 | 2% N/A 2% N/A 2% N/A | N/A N/A N/A | 20 year PILOT 20 year PILOT 20 year PILOT |
| emung County emung County enango County IDA | C C F | Wedge Solar LLC | Proposed Approved | 1/1/21 | 3 20 | Source Renewables LLC Puckett Solar, LLC | \$4,000 | 5 30 | 2% N/A 2% N/A 2% N/A | N/A N/A N/A | Deviation from standard PILOT |
| nango County IDA | E E E | Norwich-Chenango Solar, LLC Tiffany Energy, LLC | Approved Approved Approved | 5/1/18 4/1/21 | 12 5 | | \$4,500 | | each 5-year term | | |
| tland County IDA hklin County IDA | C D | Janis Solar OYA State Route 122, LLC | Closed Closed | 11/12/19 12/31/19 | 20 4.53 | Janis Solar, LLC (Goldman Sachs) OYA State Route 122, LLC | \$1,500 | 30 15 | <mark>2% N/A</mark> 2% N/A | N/A | |
| nklin County IDA | E | Bangor Solar, LLC Salmon River Renewables, LLC | Closed Closed | 10/29/21 10/29/21 | 5 3.4 | Nexamp Nexamp | \$5,500 | 15 15 | 2% N/A 2% N/A | | |
| nklin County IDA nklin County IDA | D E | Burke Solar LLC Covington Solar 1, LLC | Proposed Proposed | | 5 2 | Nexamp Nexamp | | | N/A N/A | | |
| nklin County IDA nklin County IDA | E D | Covington Solar 2, LLC NFS Chateaugay Site 1, LLC | Proposed Proposed | | 4.2 5 | Nexamp Norbut Solar | | | N/A N/A | | |
| nklin County IDA | DG | NFS Chateaugay Site 2, LLC Excelsior Solar Energy Center | Proposed Approved | 2021 | 4.4 | Norbut Solar Nextra | \$3,850 | 20 | N/A 2% \$2,650/MW, 2% esc | | |
| erson County IDA erson County IDA | E | OYA Blanchard Road LLC OYA Blanchard Road 2 LLC | Closed | 1/9/20 1/9/20 | 5 5 | Nextera Energy Nextera Energy | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | OYA Great Lakes Seaway LLC OYA NYS RTE 12 LLC | Closed Closed | 1/9/20 1/9/20 | 5 | Nextera Energy Nextera Energy | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | OYA Wayside Drive LLC OYA Robinson Road LLC | Closed Closed | 8/6/20 8/6/20 | 5 | Nextera Energy Nextera Energy | \$5,500 \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | ASA Clayton NY Solar I LLC Adams Renewables, LLC | Closed Closed | 10/15/20 10/15/20 | 1.25 3.3 | Omni Navitas Nexamp | | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | Black River Solar, LLC GSPP 24658 County Route 47 North, LLC | Closed Closed | 10/15/20 10/15/20 10/15/20 | 3.93 0.875 | Nexamp Omni Navitas | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | GSPP 24658 County Route 47 South, LLC NY USLE Carthage SR26 A LLC | Closed Closed | 10/15/20 3/4/21 | 0.875 | Omni Navitas Omni Navitas NY USLE Carthage SR26 A LLC | | 15 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule |
| erson County IDA | Е | NY USLE Carthage SR26 B LLC | Closed | 3/4/21 | 5 | NY USLE Carthage SR26 B LLC | \$5,500 | 15 | 2% N/A | N/A N/A | Inverted payment schedule |
| erson County IDA erson County IDA | E E F | Butterville Road Solar, LLC Leray Jackson Solar, LLC Pamelia Solar, LLC | Closed Closed | 5/6/21 5/6/21 5/6/21 | 0.0799 5 5 | Nexamp Nexamp | | 15 15 15 | 2% N/A | N/A N/A N/A | Inverted payment schedule Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E E F | Waddingham Road Solar, LLC | Closed Closed | 5/6/21 5/6/21 | 5 4 2 | Nexamp Nexamp | \$5,500 | 15 15 | 2% N/A | N/A | Inverted payment schedule Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E E | 31606 Felt Mills LLC OYA Ellisburg Solar LLC | Approved Approved | 11/4/21 4/7/22 | <u> </u> | Lightstar OYA Ellisburg Solar LLC | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule Inverted payment schedule |
| erson County IDA erson County IDA | E | OYA Lane Road LLC Watertown Renewables, LLC (North Site) | Approved Approved | 4/7/22 9/1/22 | 3.1 3.5 | OYA Lane Road LLC Nexamp | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule Inverted payment schedule; battery storage 2.8 |
| erson County IDA erson County IDA | E | Watertown Renewables, LLC (South Site) Wilna PV, LLC | Approved Approved | 9/1/22 10/6/22 | 3.5 | Nexamp RIC Development, LLC | \$5,500 | 15 15 | 2% N/A 2% N/A | N/A N/A | Inverted payment schedule; battery storage 2.8 Inverted payment schedule |
| eida County IDA eida County IDA | E | GSPP 4575 St Rt 69, LLC GSPP 7024 Fox Rd, LLC | Approved Approved | 8/20/21 10/20/20 | 5 3.25 | | \$7,000 | 25 25 | 2% 2% 2% | | |
| eida County IDA eida County IDA | E | GSPP Hillsboro & Dunbar, LLC Quiet Meadows Solar Farm 1, LLC | Approved Approved | 11/23/21 5/4/21 | 2.65 4 | | \$7,000 | 25 25 | 2% 2% | | |
| eida County IDA eida County IDA | E | Quiet Meadows Solar Farm 2, LLC Camden Renewables, LLC | Approved Approved | 5/4/21 12/9/21 | 4 3.25 | | \$7,000 \$5,500 | 25 25 | 2% 2% | | |
| ida County IDA ondaga County IDA | E C | Pivot Solar NY 4, LLC Abundant Solar Power (E1), LLC | Approved Approved | 5/3/22 9/1/21 | 2.375 2.7 | Abundant Solar | \$10,000 \$2,500 | 25 25 | 2% 2% | | |
| ondaga County IDA ondaga County IDA | C C | Abundant Solar Power (SK1), LLC CVE US E16 Manlius West, LLC | Approved Approved | 8/1/20 9/28/22 | 1 5 | Abundant Solar CVE North America | \$3,500 | 25 | 2% | | tax exemptions only |
| ondaga County IDA | C C | CVE US E15 Manlius East, LLC CVE US E14 Manlius North, LLC | Approved Approved | 9/28/22 9/28/22 | 5 1.5 | CVE North America CVE North America | - | | | | tax exemptions only tax exemptions only |
| ondaga County IDA | C C | RPNY Solar 5 C2 NY Sentinel Heights | Approved Approved | 11/9/21 5/11/21 | 1.6 3.375 | Renewable Properties, LLC C2 Energy Development, LLC | | 20 25 | 2% 2% | | |
| ondaga County IDA ondaga County IDA | C C | OYA Camillus A, LLC OYA Camillus B, LLC | Approved Approved | 3/9/21 3/9/21 | 5 | OYA Solar OYA Solar | \$5,500 | 25 25 | 2% 2% | | |
| ondaga County IDA | C C | SSC Lysander, LLC Cicero Energy Storage 1, LLC | Approved Approved | 12/8/20 5/12/20 | 3.5 | Summit Solar Capital Convergent Energy Solutions New Yo | \$5,500 | 25 25 | 2% 2% | | |
| ario County IDA | C B | Cicero Energy Storage 2, LLC NY CDG Ontario 4, LLC | Approved Approved Approved | 5/12/20 9/27/21 | 5 4.195 | Convergent Energy Solutions New Yo BW Solar | oi \$4,500 | 25 15 | 2% 2% N/A | N/A | |
| ario County IDA | B | NY CDG Ontario 2, LLC Sulphur Creek Solar, LLC | Approved Approved Approved | 7/26/21 6/28/21 | 5 | BW Solar BW Solar Sulphur Creek Solar | \$5,000 | 15 15 15 | 2% N/A 2% N/A 2% N/A | N/A N/A | |
| cario County IDA | B | SunEast Manchester Solar, LLC Duke Leyden | Approved | 4/26/21 1/7/21 | 20 N/A | SunEast Manchester Solar Duke Leyden | \$5,000 | 15 | 2% N/A 2% N/A 1.50% N/A | N/A N/A N/A | |
| vego County IDA | C C | Howland Solar | Approved Approved | 8/24/18 | 2 | | \$5,000 | 20 | 2% | | |
| vego County IDA vego County IDA | C | Salmon River Solar Richland Solar | Approved Approved | 10/30/18 5/15/19 | 3 | | \$5,000 | 20 20 | 2% 2% | | |
| vego County IDA vego County IDA | C C | Abundant ASA Volney | Approved Approved | 1/17/20 2/27/20 | 5 | | \$5,000 | 20 20 | 2% 2% | | |
| wego County IDA wego County IDA | C C | SSC Scriba Omni GSPP 1616 | Approved Approved | 4/28/20 6/8/20 | 5 3.1 | | \$5,000 | 20 20 | 2% 2% | | |
| wego County IDA wego County IDA | C C | SSC Oswego OYA Pulaski | Approved Approved | 6/30/20 9/30/20 | 2.2 3.5 | | \$5,000 | 20 20 | 2% 2% | | |
| vego County IDA vego County IDA | C C | Omni Richland North Omni Richland South | Approved Approved | 10/27/20 10/27/20 | 3.75 3.875 | | \$5,000 | 20 20 | 2% 2% | | |
| vego County IDA vego County IDA | C C | SG Ontario Sun PV SSC Oswego II | Approved Approved | 11/19/20 4/22/21 | 2.125 4.5 | | \$5,000 \$5,000 | 20 20 | 2% 2% | | |
| vego County IDA vego County IDA | C C | Omni Richland Route 28 North Solar, LLC Mexico PV, LLC | Approved Approved | 11/22/21 5/17/22 | 5 5 | | \$5,000 \$5,000 | 20 20 | 2% 2% | | |
| vego County IDA | C C | GSPP 5059 State Route 104, LLC NY USLE Oswego SR104 LLC | Approved Approved | 6/23/22 7/28/22 | 2.25 5 | | | 20 20 | 2% 2% | | |
| enectady County IDA | C F | Williamstown PV, LLC Pattersonville Solar | Approved Approved | 8/31/22 2020 | 2.7 20 | Teichos | \$5,000 \$5,000 | 20 | 2% \$30,000/year to Town | | |
| eca County IDA eca County IDA | C C | NY Fayette I NY Lodi I | Approved Approved | 2020 2021 | 5 5 | | \$4,500 | 15 15 | 2% 2% | | |
| eca County IDA eca County IDA eca County IDA | C C | Trelina Solar Seneca Gardens Solar | Approved Approved Approved | 2021 2021 2022 | 80 5 | | \$4,500 | 15 15 15 | 2% 2% 2% | | |
| uben County IDA | C C | Abundant Solar Power (Troupsburg) Bright Hill Solar | Closed Closed | 12/11/19 5/28/20 | 5 | Abundant Solar Nautilus Solar Energy | \$4,500 | 20 20 | 2% N/A 2% N/A | N/A N/A | Decommissioning bond required |
| uben County IDA | С С | NY Bath I NY Troupsburg I | Closed Closed | 5/28/20 5/28/20 12/10/20 | 5 5 | Delaware River Solar Delaware River Solar | | 20 20 20 | 2% \$12,600 per MW 2% N/A | N/A N/A N/A | Decommissioning bond required Decommissioning bond required Decommissioning bond required |
| | • · | · · · · · · · · · · · · · · · · · · · | | 3/25/21 | 4 5 | ReneSola Nexamp | \$5,500 | 20 20 20 | 2% escalator for 15 years | N/A N/A N/A | Decommissioning bond required Decommissioning bond required |
| | С С | NY Arkport Crossett Road Solar Canisteo Solar | Closed | 7/22/21 | • | | <u>\$5 500</u> | a | 2% N/A | N/A | Decommissioning bond required Decommissioning bond required |
| iben County IDA | C C C C | Canisteo Solar Thurston Ridge Solar | Closed Closed | 7/22/21 7/22/21 | 5 | Nexamp | \$5,500 | 20 | 2% N/A 2% N/A | N/A | |
| Uben County IDA Uben County IDA Uben County IDA Uben County IDA Uben County IDA | | Canisteo Solar Thurston Ridge Solar NY Pulteney I Marcus and Nue Solar Farms | Closed Closed Closed Negotiations | | 5 3 10 20 | Nexamp Delaware River Solar Community Power Group | | | | - | Decommissioning bond required Trying to bypass the IDA with PILOT negotiation |
| uben County IDA uben County IDA uben County IDA uben County IDA uben County IDA uben County IDA | | Canisteo Solar Thurston Ridge Solar NY Pulteney I Marcus and Nue Solar Farms Clear View Solar Woodhull | Closed Closed Closed Negotiations Proposed Proposed | 7/22/21 | 5 3 10 20 20 | Nexamp Delaware River Solar Community Power Group Oriden Solar SWEB | \$5,500 \$5,500 | 20 20 | 2% N/A 2% N/A | N/A | Decommissioning bond required Trying to bypass the IDA with PILOT negotiation A 2024 project A 2024 project |
| Iben County IDA Iben County IDA | | Canisteo Solar Thurston Ridge Solar NY Pulteney I Marcus and Nue Solar Farms Clear View Solar Woodhull Addison area Wayland | Closed Closed Closed Negotiations Proposed Proposed Proposed Proposed | 7/22/21 | 20 20 106 120 | NexampDelaware River SolarCommunity Power GroupOriden SolarSWEBSWEBEDF Renewables | \$5,500 \$5,500 | 20 20 | 2% N/A 2% N/A | N/A | Decommissioning bond required Trying to bypass the IDA with PILOT negotiation A 2024 project A 2025 project A 2025 project A 2025 project |
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