



# Cortland County

## Industrial Development Agency

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

**Roll Call** – Chairman McMahon called the meeting to order at 1:10 P.M.

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

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

**New Business** - 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.



# Cortland County

Industrial Development Agency

## **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

DRAFT

| Solar Projects Across the State |              |   |                |               |            |                                      |                                |      |                      |                       |                         |   |  |
|---------------------------------|--------------|---|----------------|---------------|------------|--------------------------------------|--------------------------------|------|----------------------|-----------------------|-------------------------|---|--|
| IDA Name                        | Utility Zone | Project Name                            | Project Status | Approval Date | Size in MW | Developer Name                       | PILOT Payment<br>Per MW charge | Term | Escalator            | HCA Details           | Other Payments Received | Comments  |  |
| Amherst IDA                     | A            | Amherst Community Solar, LLC            | Approved       | 4/23/21       | 5          | Catalyze                             | \$4,500                        | 30   | 2%                   | N/A                   | \$25,000 CBA            | Closing Soon                                      |  |
| Cayuga County IDA               | C            | Abundant Solar Power (CC3), LLC         | Closed         | 11/6/20       | 4          |                                      | \$3,500                        | 15   | 2%                   |                       |                         |   |  |
| Cayuga County IDA               | C            | OmniNavitas Twelve Corners Solar        | Approved       | 11/17/20      | 4.75       | OmniNavitas                          |                                |      |                      |                       |                         |   |  |
| Cayuga County IDA               | C            | SunEast Dog Corners Solar, LLC          | Approved       | 3/17/20       | 20         | SunEast                              |                                |      |                      |                       |                         |   |  |
| Chemung County                  | C            | NY Baldwin I LLC                        | Closed         | 2/27/18       | 2          | Delaware River Solar                 | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | NY Baldwin II LLC                       | Closed         | 2/27/18       | 2          | Delaware River Solar                 | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | Catlin Solar 1 LLC                      | Closed         | 12/27/18      | 4          | Renovus Solar                        | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | NY Big Flats I LLC                      | Closed         | 6/1/19        | 4          | Delaware River Solar                 | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | NY Horseheads I LLC                     | Closed         | 6/27/19       | 2          | Delaware River Solar                 | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | NY Horseheads II LLC                    | Closed         | 6/27/19       | 1.7        | Delaware River Solar                 | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | Erin Renewables LLC                     | Closed         | 6/12/20       | 2.1        | Nexamp (Green Eagle Solar VI LLC)    | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | Dshinesagain LLC (GEM Energy)           | Closed         | 11/1/21       | 5          | BHP Energy LLC (GEM Energy LLC)      | \$8,000                        | 20   | 2%                   | N/A                   | N/A                     | 20 year PILOT                                     |  |
| Chemung County                  | C            | Wedge Solar LLC                         | Proposed       |               | 3          | Source Renewables LLC                | \$4,000                        | 5    | 2%                   | N/A                   | N/A                     | Deviation from standard PILOT                     |  |
| Chenango County IDA             | E            | Puckett Solar, LLC                      | Approved       | 1/1/21        | 20         | Puckett Solar, LLC                   | \$2,000                        | 30   | 2%                   | N/A                   | N/A                     |   |  |
| Chenango County IDA             | E            | Norwich-Chenango Solar, LLC             | Approved       | 5/1/18        | 12         |                                      | \$4,500                        | 30   | ter each 5-year term |                       |                         |   |  |
| Chenango County IDA             | E            | Tiffany Energy, LLC                     | Approved       | 4/1/21        | 5          |                                      | \$3,000                        | 30   | 2%                   |                       |                         |   |  |
| Cortland County IDA             | C            | Janis Solar                             | Closed         | 11/12/19      | 20         | Janis Solar, LLC (Goldman Sachs)     | \$1,500                        | 30   | 2%                   | N/A                   | N/A                     |   |  |
| Franklin County IDA             | D            | OYA State Route 122, LLC                | Closed         | 12/31/19      | 4.53       | OYA State Route 122, LLC             | \$5,500                        | 15   | 2%                   | N/A                   |                         |   |  |
| Franklin County IDA             | E            | Bangor Solar, LLC                       | Closed         | 10/29/21      | 5          | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   |                         |   |  |
| Franklin County IDA             | E            | Salmon River Renewables, LLC            | Closed         | 10/29/21      | 3.4        | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   |                         |   |  |
| Franklin County IDA             | D            | Burke Solar LLC                         | Proposed       |               | 5          | Nexamp                               |                                |      |                      | N/A                   |                         |   |  |
| Franklin County IDA             | E            | Covington Solar 1, LLC                  | Proposed       |               | 2          | Nexamp                               |                                |      |                      | N/A                   |                         |   |  |
| Franklin County IDA             | E            | Covington Solar 2, LLC                  | Proposed       |               | 4.2        | Nexamp                               |                                |      |                      | N/A                   |                         |   |  |
| Franklin County IDA             | D            | NFS Chateaugay Site 1, LLC              | Proposed       |               | 5          | Norbut Solar                         |                                |      |                      | N/A                   |                         |   |  |
| Franklin County IDA             | D            | NFS Chateaugay Site 2, LLC              | Proposed       |               | 4.4        | Norbut Solar                         |                                |      |                      | N/A                   |                         |   |  |
| Greene County IDA               | G            | Excelsior Solar Energy Center           | Approved       | 2021          | 280        | Nextra                               | \$3,850                        | 20   | 2%                   | \$2,650/MW, 2% esc    |                         |   |  |
| Jefferson County IDA            | E            | OYA Blanchard Road LLC                  | Closed         | 1/9/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Blanchard Road 2 LLC                | Closed         | 1/9/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Great Lakes Seaway LLC              | Closed         | 1/9/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA NYS RTE 12 LLC                      | Closed         | 1/9/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Wayside Drive LLC                   | Closed         | 8/6/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Robinson Road LLC                   | Closed         | 8/6/20        | 5          | Nextera Energy                       | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | ASA Clayton NY Solar I LLC              | Closed         | 10/15/20      | 1.25       | Omni Navitas                         | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Adams Renewables, LLC                   | Closed         | 10/15/20      | 3.3        | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Black River Solar, LLC                  | Closed         | 10/15/20      | 3.93       | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | GSPP 24658 County Route 47 North, LLC   | Closed         | 10/15/20      | 0.875      | Omni Navitas                         | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | GSPP 24658 County Route 47 South, LLC   | Closed         | 10/15/20      | 0.875      | Omni Navitas                         | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | NY USLE Carthage SR26 A LLC             | Closed         | 3/4/21        | 5          | NY USLE Carthage SR26 A LLC          | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | 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                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Butterville Road Solar, LLC             | Closed         | 5/6/21        | 0.0799     | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Leray Jackson Solar, LLC                | Closed         | 5/6/21        | 5          | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Pamela Solar, LLC                       | Closed         | 5/6/21        | 5          | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Waddingham Road Solar, LLC              | Closed         | 5/6/21        | 4          | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | 31606 Felt Mills LLC                    | Approved       | 11/4/21       | 3          | Lightstar                            | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Ellisburg Solar LLC                 | Approved       | 4/7/22        | 5          | OYA Ellisburg Solar LLC              | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | OYA Lane Road LLC                       | Approved       | 4/7/22        | 3.1        | OYA Lane Road LLC                    | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Jefferson County IDA            | E            | Watertown Renewables, LLC (North Site)  | Approved       | 9/1/22        | 3.5        | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule; battery storage 2.85MW |  |
| Jefferson County IDA            | E            | Watertown Renewables, LLC (South Site)  | Approved       | 9/1/22        | 3.5        | Nexamp                               | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule; battery storage 2.85MW |  |
| Jefferson County IDA            | E            | Wilna PV, LLC                           | Approved       | 10/6/22       | 3          | RIC Development, LLC                 | \$5,500                        | 15   | 2%                   | N/A                   | N/A                     | Inverted payment schedule                         |  |
| Oneida County IDA               | E            | GSPP 4575 St Rt 69, LLC                 | Approved       | 8/20/21       | 5          |                                      | \$10,000                       | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | GSPP 7024 Fox Rd, LLC                   | Approved       | 10/20/20      | 3.25       |                                      | \$7,000                        | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | GSPP Hillsboro & Dunbar, LLC            | Approved       | 11/23/21      | 2.65       |                                      | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | Quiet Meadows Solar Farm 1, LLC         | Approved       | 5/4/21        | 4          |                                      | \$7,000                        | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | Quiet Meadows Solar Farm 2, LLC         | Approved       | 5/4/21        | 4          |                                      | \$7,000                        | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | Camden Renewables, LLC                  | Approved       | 12/9/21       | 3.25       |                                      | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Oneida County IDA               | E            | Pivot Solar NY 4, LLC                   | Approved       | 5/3/22        | 2.375      |                                      | \$10,000                       | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | Abundant Solar Power (E1), LLC          | Approved       | 9/1/21        | 2.7        | Abundant Solar                       | \$2,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | Abundant Solar Power (SK1), LLC         | Approved       | 8/1/20        | 1          | Abundant Solar                       | \$3,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | CVE US E16 Manlius West, LLC            | Approved       | 9/28/22       | 5          | CVE North America                    |                                |      |                      |                       |                         | tax exemptions only                               |  |
| Onondaga County IDA             | C            | CVE US E15 Manlius East, LLC            | Approved       | 9/28/22       | 5          | CVE North America                    |                                |      |                      |                       |                         | tax exemptions only                               |  |
| Onondaga County IDA             | C            | CVE US E14 Manlius North, LLC           | Approved       | 9/28/22       | 1.5        | CVE North America                    |                                |      |                      |                       |                         | tax exemptions only                               |  |
| Onondaga County IDA             | C            | RPNY Solar 5                            | Approved       | 11/9/21       | 1.6        | Renewable Properties, LLC            | \$4,000                        | 20   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | C2 NY Sentinel Heights                  | Approved       | 5/11/21       | 3.375      | C2 Energy Development, LLC           | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | OYA Camillus A, LLC                     | Approved       | 3/9/21        | 5          | OYA Solar                            | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | OYA Camillus B, LLC                     | Approved       | 3/9/21        | 5          | OYA Solar                            | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | SSC Lysander, LLC                       | Approved       | 12/8/20       | 3.5        | Summit Solar Capital                 | \$5,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | Cicero Energy Storage 1, LLC            | Approved       | 5/12/20       | 5          | Convergent Energy Solutions New York | \$4,500                        | 25   | 2%                   |                       |                         |   |  |
| Onondaga County IDA             | C            | Cicero Energy Storage 2, LLC            | Approved       | 5/12/20       | 5          | Convergent Energy Solutions New York | \$4,500                        | 25   | 2%                   |                       |                         |   |  |
| Ontario County IDA              | B            | NY CDG Ontario 4, LLC                   | Approved       | 9/27/21       | 4.195      | BW Solar                             | \$5,000                        | 15   | 2%                   | N/A                   | N/A                     |   |  |
| Ontario County IDA              | B            | NY CDG Ontario 2, LLC                   | Approved       | 7/26/21       | 5          | BW Solar                             | \$5,000                        | 15   | 2%                   | N/A                   | N/A                     |   |  |
| Ontario County IDA              | B            | Sulphur Creek Solar, LLC                | Approved       | 6/28/21       | 5          | Sulphur Creek Solar                  | \$5,000                        | 15   | 2%                   | N/A                   | N/A                     |   |  |
| Ontario County IDA              | B            | SunEast Manchester Solar, LLC           | Approved       | 4/26/21       | 20         | SunEast Manchester Solar             | \$5,000                        | 15   | 2%                   | N/A                   | N/A                     |   |  |
| Ontario County IDA              | B            | Duke Leyden                             | Approved       | 1/7/21        | N/A        | Duke Leyden                          | \$4,250                        | 25   | 1.50%                | N/A                   | N/A                     |   |  |
| Oswego County IDA               | C            | Howland Solar                           | Approved       | 8/24/18       | 2          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Salmon River Solar                      | Approved       | 10/30/18      | 3          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Richland Solar                          | Approved       | 5/15/19       | 2          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Abundant                                | Approved       | 1/17/20       | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | ASA Volney                              | Approved       | 2/27/20       | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | SSC Scriba                              | Approved       | 4/28/20       | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Omni GSPP 1616                          | Approved       | 6/8/20        | 3.1        |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | SSC Oswego                              | Approved       | 6/30/20       | 2.2        |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | OYA Pulaski                             | Approved       | 9/30/20       | 3.5        |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Omni Richland North                     | Approved       | 10/27/20      | 3.75       |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Omni Richland South                     | Approved       | 10/27/20      | 3.875      |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | SG Ontario Sun PV                       | Approved       | 11/19/20      | 2.125      |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | SSC Oswego II                           | Approved       | 4/22/21       | 4.5        |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Omni Richland Route 28 North Solar, LLC | Approved       | 11/22/21      | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Mexico PV, LLC                          | Approved       | 5/17/22       | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | GSPP 5059 State Route 104, LLC          | Approved       | 6/23/22       | 2.25       |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | NY USLE Oswego SR104 LLC                | Approved       | 7/28/22       | 5          |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Oswego County IDA               | C            | Williamstown PV, LLC                    | Approved       | 8/31/22       | 2.7        |                                      | \$5,000                        | 20   | 2%                   |                       |                         |   |  |
| Schenectady County IDA          | F            | Pattersonville Solar                    | Approved       | 2020          | 20         | Teichos                              | \$5,000                        |      |                      | \$30,000/year to Town |                         |   |  |
| Seneca County IDA               | C            | NY Fayette I                            | Approved       | 2020          | 5          |                                      | \$4,500                        | 15   | 2%                   |                       |                         |   |  |
| Seneca County IDA               | C            | NY Lodi I                               | Approved       | 2021          | 5          |                                      | \$4,500                        | 15   | 2%                   |                       |                         |   |  |
| Seneca County IDA               | C            | Trelina Solar                           | Approved       | 2021          | 80         |                                      | \$4,500                        | 15   | 2%                   |                       |                         |   |  |
| Seneca County IDA               | C            | Seneca Gardens Solar                    | Approved       | 2022          | 5          |                                      | \$4,500                        | 15   | 2%                   |                       |                         |   |  |
| Steuben County IDA              | C            | Abundant Solar Power (Troupsburg)       | Closed         | 12/11/19      | 5          | Abundant Solar                       | \$4,500                        | 20   | 2%                   | N/A                   | N/A                     |   |  |
| Steuben County IDA              | C            | Bright Hill Solar                       | Closed         | 5/28/20       | 5          | Nautilus Solar Energy                | \$5,500                        | 20   | 2%                   | N/A                   | N/A                     | Decommissioning bond required                     |  |
| Steuben County IDA              | C            | NY Bath I                               | Closed         | 5/28/20       | 5          | Delaware River Solar                 | \$4,500                        | 20   | 2%                   | \$12,600 per MW       | N/A                     | Decommissioning bond required                     |  |
| Steuben County IDA              | C            | NY Troupsburg I                         | Closed         | 12/10/20      | 5          | Delaware River Solar                 | \$5,500                        | 20   | 2%                   | N/A                   | N/A                     | Decommissioning bond required                     |  |
| Steuben County IDA              | C            | NY Arkport Crossett Road Solar          | Closed         |               |            |                                      |                                |      |                      |                       |                         |   |  |