

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
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
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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
Iben County IDA Iben County IDA	C C C C C	Canisteo Solar Thurston Ridge Solar NY Pulteney I Marcus and Nue Solar Farms Clear View Solar Woodhull Addison area Wayland Bath Spencer-Tioga Solar, LLC	Closed Closed Closed Negotiations Proposed Proposed Proposed Proposed Proposed Approved	7/22/21	20 20 106 120 20 16	NexampDelaware River SolarCommunity Power GroupOriden SolarSWEBSWEBEDF RenewablesNorbut SolarSUN8 PDC, LLC	\$5,500 \$5,500 \$5,500 \$5,500 \$5,600	20 20 20 20 20 20 20 20 20 20 20 20 20 2	2% N/A 2% N/A 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2	N/A N/A N/A	Decommissioning bond required Trying to bypass the IDA with PILOT negotiation A 2024 project A 2024 project A 2025 project
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ben County IDA ben County IDA a County IDA a County IDA pkins County IDA pkins County IDA pkins County IDA pkins County IDA	C C C C C C C	Canisteo SolarThurston Ridge SolarNY Pulteney IMarcus and Nue Solar FarmsClear View SolarWoodhullAddison areaWaylandBathSpencer-Tioga Solar, LLCSun East Valley SolarNY Newfield INY Newfield IIINY Newfield IIIMY Newfield IIIMecklenburg Renovus SolarNY Enfield I	Closed Closed Closed Negotiations Proposed Proposed Proposed Proposed Proposed Approved Negotiations Closed Closed Closed Closed	7/22/21 9/23/21 4/14/18 3/9/17 3/9/17 3/9/17 5/11/17 5/11/17	20 20 106 120 20 16 20 2 2 2 2 2 2 1.8 2	NexampDelaware River SolarCommunity Power GroupOriden SolarSWEBSWEBEDF RenewablesNorbut SolarSUN8 PDC, LLCSun East Valley SolarDelaware River Solar	\$5,500 \$5,500 \$5,500 \$5,500 \$5,600 \$10,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000	20 20 20 20 20 30 18 20 20 20 20 20 20	2% N/A 2% N/A 2%	N/A N/A N/A	Decommissioning bond required Trying to bypass the IDA with PILOT negotiation A 2024 project A 2024 project A 2025 project A 2025 project
ben County IDA ben County IDA a County IDA a County IDA pkins County IDA	C C C C C C C	Canisteo SolarThurston Ridge SolarNY Pulteney IMarcus and Nue Solar FarmsClear View SolarWoodhullAddison areaWaylandBathSpencer-Tioga Solar, LLCSun East Valley SolarNY Newfield INY Newfield IIINY Newfield IIIMy Newfield IIIMecklenburg Renovus SolarNY Enfield IDryden Tompkins Solar II	Closed Closed Closed Negotiations Proposed Proposed Proposed Proposed Proposed Approved Negotiations Closed Closed Closed Closed Closed Closed	7/22/21 9/23/21 4/14/18 3/9/17 3/9/17 3/9/17 3/9/17 5/11/17 5/11/17 5/11/17 1/9/18 1/9/18	20 20 106 120 20 16 20 2 2 2 2 2 2	NexampDelaware River SolarCommunity Power GroupOriden SolarSWEBSWEBEDF RenewablesNorbut SolarSUN8 PDC, LLCSun East Valley SolarDelaware River SolarSUN8 PDC LLCSUN8 PDC LLCSUN8 PDC LLCSUN8 PDC LLCSUN8 PDC LLC	\$5,500 \$5,500 \$5,500 \$5,500 \$5,600 \$10,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000	20 20 20 20 30 18 20 20 20 20 20 20 20 30 30 30 30 30 4 5 5 5 5 5 5 5 5	2% N/A 2% N/A 2% - 2% - 2% - 2% N/A 2% N/A 2% -	N/A 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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