 **40 Main St., Cortland NY 13045

A regular meeting of Cortland County Industrial Development Agency was convened in public session on Monday, September 14 at 12:00 o'clock p.m., local time via the online web-based Zoom video and audio conference platform in accordance with Executive Order No. 202.1 issued by the Governor of the State of New York on March 12, 2020 as thereafter extended.**

Roll call was taken, and a quorum was present:

Mike McMahon, Chair

Kathleen Burke, Member

Johanna Ames, Member

Clint Brooks, Member

Staff:

Garry VanGorder, Executive director, CEO
Karen Niday, CFO

John Sidd, counsel to the BDC

Guests
Andrew Day, Locust Solar LLS

Michael Cocquyt, LaBella PC

Kathleen Burke made a motion to accept the minutes and the motion was seconded by Clint Brooks. All in favor.

Garry VanGorder provided an overview of the Locust Avenue solar projects, one 5MW each on adjacent properties in the city of Cortland and the town of Cortlandville. The agency had previously provided preliminary inducement for the projects, and public hearings were conducted on September 10 for each. Mr. VanGorder reported that there were no comments from the community on either project.

Prior to consideration of a final inducement for incentives supporting the projects, Mr. Sidd led members through questions on a State Environmental Quality Review (SEQR) Environmental Assessment Form with respect to any significant environmental impacts that could result from them moving forward. The questions and answers applied to both the Locust Solar LLC project and the Locust Solar II LLC project.

At the conclusion of the review Mr. McMahon offered a motion to support a resolution authorizing the IDA as lead Agency and issuing a “Negative Declaration” pursuant to SEQRA for Locust Solar LLC. Motion seconded by Clint Brooks. All were in favor.

Mr. McMahon also made a motion to support a resolution finalizing the preliminary inducement resolution provided for the Locust Solar LLC project on May 18, 2020. The motion was seconded by Johanna Ames. All were in favor.

Mr. McMahon then made a motion to support a resolution authorizing the execution of documents in connection with a straight-lease transaction for Locust Solar LLC. The motion was seconded by Clint Brooks. All were in favor.

Mr. McMahon offered a motion to support a resolution authorizing the IDA as lead Agency and issuing a “Negative Declaration” pursuant to SEQRA for Locust Solar II LLC. Motion seconded by Clint Brooks. All were in favor.

Mr. McMahon also made a motion to support a resolution finalizing the preliminary inducement resolution provided for the Locust Solar II LLC project on August 10, 2020. The motion was seconded by Johanna Ames. All were in favor.

Mr. McMahon then made a motion to support a resolution authorizing the execution of documents in connection with a straight-lease transaction for Locust Solar LLC. The motion was seconded by Kathleen Burke. All were in favor.

Mr. VanGorder provided an overview of the IDA’s agreement with solar host communities to defer to the wishes of those host communities in determining a Payment in Lieu of Tax (PILOT) payment rate and a Host Community Agreement for the projects seeking IDA incentives. A resolution to that effect was presented to the board for its consideration, and Mr. McMahon made a motion to approve. The motion was seconded by Kathleen Burke. All were in favor.

Ms. Niday reviewed the IDA’s 2021 budget. There were no questions. Motion to approve by Mike McMahon. Seconded by Johanna Ames. All in favor.

Mr. McMahon made a motion to adjourn at 12:45 p.m. seconded by Johanna Ames. All were in favor.