

NY PIKE II, LLC

SOLAR PROJECT

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the NY Pike II, LLC request for IDA incentives was held January 12, 2021 at 2 p.m., (immediately following NY Pike I, LLC Public Hearing), via Zoom Meetings.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations; Daniel Compitello, Developer, Delaware River Solar; Larry Becker, Citizen of Town of Pike and Former Town Board Member.

1. James Pierce opened the hearing at 2:12 p.m. Pierce stated that this was a public hearing for NY Pike II, LLC, (the “Project”), request for IDA incentives for a 5MW solar array project to be located on property on Route 19 in the Town of Pike.
2. Pierce explained that NY Pike II, LLC, an affiliate of Delaware River Solar, is one of four projects that will be developed in the Town of Pike. The Company requests IDA incentives for exemption of sales tax, a mortgage recording tax exemption, and a PILOT.
3. Pierce described NY Pike II, LLC as a 5.0 MW project which will consist of racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 31.67 acres and will have a total cost of \$9.8M. The project meets the criteria for an Energy Production Project. There will be private investment into the project, minimal job creation except local labor used during construction.
4. Pierce went on to review the Public Hearing Notice for the project. The Developer is asking for a 20-year PILOT and there is a Community Host Agreement which is a pre-requisite for the IDA to get involved with these projects. We have prepared a Cost Benefit Analysis for the project and the incentives being offered are broke down as property tax abatement of \$3,021,000, sales tax exemption in the amount of \$397,000 and a mortgage tax exemption of \$52,000 bringing the total incentives offered for the project to \$2,969,000.

Pierce then shared a map of the proposed location of the project on Route 19 South of the Village of Pike.

5. Pierce opened the meeting for questions or comments from the guests.

Larry Becker commented that he had the same comment for NY Pike II as he did for NY Pike I. Becker had stated the Town has reviewed and approved the NY Pike Projects going forward.

Pierce asked if there were any further questions. With no other questions or comments, Pierce closed the meeting at 2:15 p.m.

Minutes prepared by R. Marschilok

The public Hearing was recorded live and can be view on Youtube.com at:
<https://www.youtube.com/watch?v=2eL9k8g2FbU&t=758s>