

# DUKE ENERGY RENEWABLE SOLAR, LLC

## SOLAR PROJECT

### PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Duke Energy Renewable Solar, LLC request for IDA incentives was held February 18, 2020 at 3 pm in the Bennington Town Hall, 905 Old Alleghany Road Attica, N.Y.

In attendance: June Spencer Town Bookkeeper; Joyce Mohun, Jodi Laird, Don Mally, Joann Rosenthal and Robert Charlebois, Duke Energy Project Manager; James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations. Hearing sign in sheet is attached.

1. James Pierce opened the hearing at 3:00 p.m. Pierce stated that this was a public hearing for Duke Energy Solar's request for IDA incentives for a 20MW Solar Array project to be located at 1235 Clinton Street in the Town of Bennington. Pierce stated that the purpose of the public hearing was to gather public input on the proposed incentives being offered to the project to take back to the IDA Board. The purpose also is to inform the public that the incentives offered are a deviation from our standard Uniform Tax Exemption Policy ("UTEP").

Pierce explained that the project involves the lease of 82 acres consisting of portions of 2 parcels and the construction and equipping of a 20MW solar electric generating facility and improvements to the substation. The proposed capital investment for this project is \$23,799,507.

Pierce stated that this project meets the criteria for an Energy Production Project per the IDA's Project Evaluation and Matrix Schedule. The project will only have ½ of a fulltime job created but is expected to employ 50-75 fulltime local workers during the construction phase.

Pierce explained the benefits for the project will be sales tax exemption of 8% on \$6,912,631 of taxable materials with a saving of approximately \$533,010. There is a Host Community Agreement in place with the basis determined by the total Megawatts of the project. The Company has agreed to pay \$3500/MW per year of which \$2800/MW will be paid to the Host Community and \$700/MW will be paid as a Payment in Lieu of Tax ("PILOT") and will be split between the Town, County and School district. The payments will include a yearly increase of 1.5% and have a term of 35 years.

Pierce then opened the floor to questions and comments.

2. Joyce Mohun asked if the PILOT would include the whole parcel or just the project.

Pierce explained that the parcel stays on the tax rolls and the PILOT is determined by the Project

3. Joyce Mohun asked (directed to Bob Charlebois, Project Manager), if technology changes will Duke Energy change the panels.

Charlebois replied: That has been a challenge for the project as technology is moving quickly. As design changes we would change the panels but not the footprint or the output just the efficiency would improve. The footprint could actually get smaller.

4. Joyce Mohun asked if the technology is going to change in 5 years then why not wait to build then?

Charlebois answered that they would like to build sooner rather than later, technology is always changing and will continue to change.

5. Don Mally asked if the County is involved because of the size of the project and if it were smaller could the Town be handling the PILOT.

Pierce explained that he is not a lawyer but believes an option for the project could be a 487b program offered by the Town. The 487b would provide real property tax exemption for 15 years but each of the taxing jurisdictions involved, if they haven't opted out of 487b, would have to negotiate the PILOT amount and agree to it. Pierce included that without the IDA involvement and the incentives being offered the project would not move forward.

6. Mally stated that he has heard of another solar company wanting to put in smaller project on either side of State Route 77.

Pierce explained that the projects stay under an up to 20MW as projects that are larger in size have more hurdles to go through with the State with the Article 10 siting process.

Pierce asked the guests if there were any further questions. With no other questions or comments, Pierce thanked all of the attendees for their input and closed the meeting at 3:13p.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=1U1I-p9v5BI>