

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive,
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694
info@mvedge.org www.mvedge.org

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TO: OCIDA Board of Directors

FROM: Mark Kaucher

DATE: October 20, 2020

RE: GSPP 7024 Fox Road, LLC, Oct. 20, 2020 Public Hearing Minutes
Held via WebEx due to the COVID-19 Emergency Declaration

Representing the Agency: Mark Kaucher

Attendance: Genevieve Trigg and Joseph Mendelsohn, representing GSPP Hillsboro & Dunbar, Karl Keil, Town of Camden Assessor; Joe Muller, Whitesboro Central School District; Gavin Lloyd (property owner); Noel Swanson, Mark Sweeney, Ethan Winter, Cypress Creek Renewables; Bob Lambe, Town of Marcy Planning Department.

Public hearing opened at 10:00 AM.

Attendees agreed to the waiving of the public hearing notice reading.

B. Lambe commented that he just signed on to see if there had been any comments made on the project (there weren't any yet). E. Winter, on behalf of Pullet Farms Solar, stated that his comments would be just a request for additional information from the Agency on how it derived its formula for the UTEP, asking whether it's based on actual project values or a market analysis at \$10,000 per MW and how that relates to other comps or other PILOT policies in National Grid territory. K. Keil asked M. Kaucher if he anticipated this would be something the IDA would provide. M. Kaucher responded that he could not speak for the Agency in that respect and was present to record public comments. K. Kiel stated that they in Camden would be interested in seeing the data that supports that also. E. Winter commented that they have been working with IDAs around the state and typically the PILOTs are coming in closer to \$6,000 per MW or even lower. K. Keil said that in his experience in this area it has been about \$12,000 per MW. W. Winter asked K. Keil if that was wind or solar. He responded that was for solar. W. Winter said he hadn't seen that. M. Sweeney stated that he has represented a variety of clients around New York and has seen between \$5,000-\$7,000 per MW as an average for solar, with wind as high as \$8,500 per MW. He is not doubting K. Keil's finding or observations, but has not seen it that high in the Upper Hudson Valley, Southern Tier, Central New York, or Western New York, except maybe in the lower Hudson Valley. There were no additional comments.

The public hearing was closed at 10:15 AM.