

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

May 26th, 2022

MEETING MINUTES

CALL TO ORDER

Chair, J. Joyner, called to order the meeting of COIDA at 8:04am. M. Marino conducted roll call and determined there was a quorum. Voting members present included:

Jeffery Joyner

Andrew Marietta

Patricia Kennedy (v)*

James Seward

Dave Rowley

Craig Gelbsman

Cheryl Robinson

Absent Board Member(s): Jeffrey Lord, Tom Armao

Also, in attendance:

STAFF

Jody Zakrevsky, **CEO**

Meaghan Marino, **Dir. of Finance and Administration**

(v) – virtual

*board members joining the meeting virtually are ineligible to vote on items

CHAIR'S REMARKS

Chair, J. Joyner, welcomed fellow board members and staff to the May board meeting. He also noted that it was very positive that Senator Schumer came to the agency to express his support for our grant application for the Acceleration and Innovation Center. He commended J. Zakrevsky for putting that meeting together and his representation of the IDA.

MEETING MINUTES

J. Joyner presented the meeting minutes from the April 5th, 2022 COIDA special board meeting. Board members were given a copy of the minutes prior to the meeting for review. D. Rowley made a motion to approve the meeting minutes. The motion was seconded by J. Seward and it was approved by the remaining members present.

BILLS & COMMUNICATIONS

Board members reviewed the bills for the agency since the May 12th Audit & Finance Committee meeting. Three of the four expenses were normal operating expenses. The fourth expense was a check to Steiner's Meat Processing Facility in Otego, NY in the amount of \$19,278.02. However, this amount was completely reimbursable by Empire State Development, as Steiner's was awarded grant funding from ESD through our agency.

C. Gelbsman made a motion to approve payment of the expenses provided. D. Rowley seconded the motion and it was approved by remaining members.

COMMITTEE REPORTS

- ❖ Audit & Finance – The Audit & Finance Committee meeting was held on May 12th, 2022. J. Lord, Chair of the Committee, was absent from the meeting. C. Gelbsman referred board members to a draft copy of the minutes from that meeting as a review of the Audit & Finance Committee.
- ❖ Governance Committee – There was no Governance Committee meeting in May. The next Governance Committee meeting will be held in August, 2022.
- ❖ Projects Committee – The Projects Committee meeting was held on May 12th, 2022. C. Robinson, Chair of the Committee, referred board members to a draft copy of the minutes from that meeting as a review of the Projects Committee.

NEW BUSINESS / UNFINISHED BUSINESS

- **Solar Energy PILOT Policy** – J. Zakrevsky updated board members that at the May Projects Committee meeting, the committee discussed three potential solar projects for Otsego County. Because those projects are likely to request PILOT agreements, J. Zakrevsky is requesting the board adopt a solar energy PILOT policy. This policy had been reviewed by the board previously, but never voted on. The policy is modeled off similar policies that have been adopted by other IDAs in New York, and is similar to one recommended by NYSEERDA. The policy would include the standard 15-year PILOT agreement, \$5,000-\$6,000/mw with a 2% increase each year. The solar company would be responsible for the closing fees, the total value of the construction costs, and the annual fee to the agency based on .007% of the projects costs. J. Seward noted that the policy did mention Herkimer County, as pieces of the policy had been pulled from other counties. The change was made to the policy prior to voting.
- **Oneonta Youth Soccer Assoc. (OYSA) Lease** – Both the Audit & Finance Committee and the Projects Committee reviewed the OYSA lease at their May meetings. J. Zakrevsky is requesting approval from the board to sign the lease presented and send it to OYSA for signature. C. Robinson asked for the changes that were made between this lease and the last lease with OYSA. J. Zakrevsky advised that OYSA is responsible for up to \$5,000 in expenses on the irrigation system. After \$5,000, the IDA has agreed to share the cost on any repairs to the irrigation system. The IDA has also agreed to come up with a capital plan for long-term improvements to the fields.
- **Hodgson Russ Engagement Letter** – J. Zakrevsky presented the board with engagement letters from Hodgson Russ for both the IDA and the CRC. The letters detail Hodgson Russ' work with both agencies. J. Zakrevsky requested that the board approve either himself or J. Joyner to sign the letters and return them to Hodgson Russ.

RESOLUTIONS

Solar Energy PILOT Policy

Otsego County Industrial Development Agency

Off-site Commercial Solar Photovoltaic Policy

Purpose

The Otsego County Industrial Development Agency (IDA) wishes to adopt an off-site commercial solar photovoltaic policy to encourage solar development for the following purposes:

1. Support New York State's "Reforming the Energy Vision" Initiative, which is intended to encourage renewable energy development that will spur economic growth and develop new energy business models. The initiative set statewide goals of cutting greenhouse gas emissions by 80% by 2050 and generating 50% of New York's electricity from renewables by 2030.
2. Support consumer choice for renewable energy generation.
3. Administer a single countywide uniform tax exemption policy allowing municipalities to collect long-term predictable payments in lieu of taxes without the burden of developing and administering PILOT agreements at the municipal level.
4. Assist project developers by offering a single countywide tax exemption policy, elimination the need to negotiate PILOTs with multiple taxing jurisdictions.
5. To enhance developers' prospects for financing community distributed generation projects by offering a uniform PILOT structure that is simple, predictable, and more appealing to lenders.

Policy

This policy provides incentives for off-site solar projects that provide renewable energy benefits to residential and commercial customers. Eligible projects are commercial scale projects, generally two megawatts or less, as outlined in state law. Types of eligible projects include:

- Community distributed solar/shared solar;
- Off-site generation projects that have a wholesale power purchase agreement with one or more users.

To respect variations in local municipal policy, each project application must include a letter from the host municipality endorsing the proposed payment in lieu of tax agreement with the IDA. It is strongly encouraged that the applicants provide a preference or pre-offering to Otsego County residents.

The following standard incentives will be offered:

Property Tax:	Real estate taxes on the increased value resulting from improvements are partially abated over a fifteen (15) year period. The annual payment in lieu of taxes (PILOT) will range from \$5,000 to \$6,000 per megawatt (MW) of the facility's nameplate capacity, with a 2% increase each year. PILOT payments replace local, county, and school district taxes only; special district taxes are not eligible under PILOT. The actual amount will depend on projected annual revenue.
Sales Tax:	Exemption from State and local sales tax on project costs outlined in the IDA Policies and Procedures.
Mortgage Recording Tax:	Exemption from the State share of the mortgage recording tax as outlined in the IDA Policies and Procedures.

Fees

The applicant is responsible for paying the IDA Administrative Fee at the time of closing. The fee will be equal to 1.00% of the total value of expenses that are positively impacted by IDA incentives as well as an annual fee based on .007%. The applicant is also responsible for paying the IDA for all legal costs in incurs including IDA Counsel.

Other

Unless specifically outlined in this policy, the applicant will be responsible for complying with all other rules and regulations as set forth in the IDA's Policies and Procedures.

C. Robinson made a motion to approve the solar policy presented. D. Rowley seconded the motion, and it was approved by remaining members present.

Approval of OYSA Soccer Lease

Board members reviewed the five-year lease between the IDA and the Oneonta Youth Soccer Association for their use of the Wright Soccer fields.

J. Seward made a motion to approve the lease for OYSA's use of the Wright Soccer fields. C. Robinson seconded the motion, and it was approved by remaining members present.

Hodgson Russ Engagement Letters

Board members reviewed engagement letters provided by Hodgson Russ for on-going legal services provided by their firm. Letters were provided for both the IDA and the CRC.

A. Marietta made a motion to approve having the Chair of the agency sign the letters on the IDA's behalf. C. Gelbsman seconded the motion, and it was approved by remaining members present.

EXECUTIVE SESSION

D. Rowley made a motion to enter executive session with committee members only, under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:20am for the following reasons: To discuss the potential sale or lease of property. C. Robinson seconded the motion, and it was approved by all committee members present. The committee entered executive session at 8:20am.

There was no action taken in executive session.

D. Rowley made a motion to enter back into public session; C. Robinson seconded, and all members approved. The committee exited executive session at 8:41am.

PUBLIC COMMENT

There was no public in attendance.

ADJOURNMENT

D. Rowley made a motion to adjourn the meeting of the IDA board at 8:42am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting – June 16, 2022
- COIDA/OCCRC Board Meeting – June 23, 2022

***All meetings are held at the Otsego Now offices at 189 Main Street, Oneonta. NY. 13820, unless otherwise specified.**