

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

CVE US E18 Quaker LLC PUBLIC HEARING MINUTES

DECEMBER 12, 2022

Dave O'Brien, Chair of the Counties of Warren and Washington Industrial Development Agency (the "Agency"), called to order a duly noticed Public Hearing for CVE US E18 Quaker LLC at 4:00 p.m. on the 12<sup>th</sup> day of December 2022 at the Warren County Municipal Building located at 3140 State Route 9, Lake George, New York.

**Present:**

**Representing:**

Dave O'Brien	WWIDA/WWCDC Chair
Kara Lais, Esq.	FMBF, Legal Counsel for WWIDA/WWCDC
Chuck Barton	WWIDA/WWCDC CEO
Nick Caimano	WWIDA/WWCDC Member
Juan Gonzales	WWIDA/WWCDC Member
Tim Robinson	WWIDA/WWCDC Member
John Strough	Town of Queensbury Supervisor
Teri Ross	Town of Queensbury Assessor
Carson Weinand	CVE Solar, Sr. Project Developer
Dan Bruno	WWIDA/WWCDC Member
Brian Campbell	WWIDA/WWCDC Member
Karla Buettner, Esq.	Bartlett, Pontiff, Stewart & Rhodes, P.C.
Robert Hafner, Esq.	Miller, Mannix, Schachner & Hafner, LLC
Scott Whittemore	Queensbury School District Assistant Superintendent
Travis Whitehead	Town of Queensbury Resident
Cathy DeDe	Glens Falls Chronicle
Kyle Gannon	Queensbury School District Superintendent
Minutes were taken by	Alie Weaver, WWIDA Office Administrator

Mrs. Weaver read into the minutes the published statement (legal notice) describing the proposed project.

Mr. Weinand, Senior Project Developer of CVE North America, stated that their solar farm will be located at 53 Quaker Ridge Blvd. and will be using 35 acres of the 80-acre parcel. He noted that this parcel has been vacant for many years due to it being land-locked, close to the airport, and marshy with state DEC wetland areas. He noted that they have received town zoning and site plan approvals, SEQRA negative declaration, and special use permits.

Mr. Weinand stated that this project will displace enough brown energy to equal fourteen thousand acres of forest. He also stated that reduced energy bills will be available to 800-1,000 National Grid customers. He noted that the property will be purchased at the full-assessed rate and 100% of the Special District taxes will be paid annually. He also noted that this project would be at risk of securing financing without the PILOT in place.

Ms. Buettner, legal counsel for the Queensbury School District, noted that the School District opted out of granting exemptions for community solar projects and requested that the calculations in the proposed PILOT be revisited, citing that the estimated tax revenue drops from \$160,000 to \$25,000 with this proposed PILOT as presented by the IDA.

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Mr. Hafner, legal counsel for the Town of Queensbury, stated that the Town currently has multiple proposed solar energy projects, and they feel that all these projects be given the same tax incentives. He noted that his office did not receive the required Notice of Intent from CVE and requested documentation to state otherwise.

Mr. Hafner also stated that the Town Board agreed to other solar developers paying 50% of the Town taxes on improvements with 100% of Special District taxes and 100% of the taxes on the current land value prior to improvement. He noted that they feel this practice should carry over to IDA PILOTs for community solar projects in Queensbury.

Mr. O'Brien stated that the CVE Letter of Intent and FedEx proof of delivery was sent to the Town.

Ms. Ross stated that the state is working with NYSEDA (New York State Energy Research and Development Authority) to develop a methodology in determining assessed values of land for solar farms. She noted that an assessed value for this property will be determined by March 2023.

Mr. Strough reiterated that the Town is requesting that all potential solar projects in Queensbury receive a PILOT consisting of 50% Town tax abatement on improvements with 100% of Special District taxes and 100% of the taxes on the current land value prior to improvement.

Mr. Whitehead stated that solar projects do not generate jobs and noted that hydro power creates higher green energy, citing the Sherman Island Dam generating 161 million kw per year, supporting sixteen thousand homes.

Mr. Whitehead also questioned the data provided by the IDA regarding the cost benefit analysis. He noted that his calculations come to 26% cost benefit vs. 7.04% noted on the IDA analysis. He suggested that the IDA put a moratorium on any solar applications until lawsuits are settled with the State.

Mr. Hafner questioned the IDA's authority to provide PILOT agreements for solar projects.

Mr. O'Brien stated that General Municipal Law 852 states the following: "to promote the development of renewable energy projects to support the state's renewable energy goals".

Mr. O'Brien asked if there were any questions or comments on the subject matter of this Public Hearing at three separate intervals.

There being no questions or comments, Mr. O'Brien adjourned the Public Hearing for CVE US E18 Quaker LLC at 4:43 PM.