

**Cayuga County Industrial Development Agency
Regular Meeting
Remote due to COVID-19
July 21, 2020 at 4:00pm**

Chairman Lockwood called the meeting to order at 4:02pm, noting that a quorum was present.

ROLL CALL:

Present: Ray Lockwood, Herb Marshall, John Latanyshyn, Andrew Rindfleisch, Paul Lattimore, Gina Speno, Ben Vitale

Excused:

Others Present: Tracy Verrier, (CEDA); Rick Galbato (Galbato Law Firm); Kris Scornavacca (NextEra Energy Resources); Jeanine Wilson (Cayuga County Sewer & Water Authority)

MEETING MINUTES:

Mr. Rindfleisch moved to approve the minutes of the June 16th Regular Meeting, seconded by Mr. Marshall. All members present voted in favor; the motion carried.

Mr. Lockwood said that they would be moving New Business up the agenda.

NEW BUSINESS

Project Presentation: NextEra Energy: Mr. Scornavacca, Project Director of NextEra Energy Resources, presented on the proposed 200 megawatt solar development in the Town of Conquest called "Garnet Energy Center". Mr. Scornavacca introduced the NextEra company and their operation and values. He then discussed the development process for a project of this nature, including the involvement of local stakeholders. NextEra, through a subsidiary, will build, own, and operate the project in Conquest. The project will include various aspects to improve the experience for local residents, including things like visual barriers. They currently have approximately 2,000 acres under contract currently, but they may work to acquire more land if needed. This size of project would use about 1200-1400 acres for the panels, but the remaining land would be used for setbacks, access roads, visual barriers, screening, etc. Mr. Marshall asked if they are dealing with just one land owner? Mr. Scornavacca stated they are working with multiple land owners. Mr. Marshall asked if they are including an land outside of Conquest in the project. Mr. Scornavacca stated they are not currently planning to use any land outside of the Town of Conquest. Mr. Marshall asked if they are planning to clear any of the wooded areas on these parcels? Mr. Scornavacca stated that it will depend on the amount of land they need overall and any permitting, engineering, and design requirements. They have not yet determined how much of the wooded areas would need to be cleared. Mr. Marshall noted that a portion of the parcels in consideration are swamp woods and asked if they would need to meet all wetland regulations? Mr. Scornavacca stated that they would need to meet those requirements. It is subject to Article 10 permitting, which is a statewide permitting process for solar projects over 25 megawatts. It has a very strict review process. Mr. Marshall noted that CCIDA had dealt with two other solar developers and one major concern was in regard to adequate decommissioning resources. He asked if this project would have a decommissioning bond? Mr. Scornavacca stated that they would negotiate a decommissioning plan with the Town, and both the Town and State would approve that plan. This plan would include some sort of financial guarantee to provide the

resources to take care of the decommissioning. NextEra typically does this as a letter of credit that the Town is a beneficiary of, this would be instead of a bond and tends to work better for the Town. He clarified that the letter of credit is issued by the bank, so is not impacted by NextEra's financial solvency the same way a bond would be. Mr. Scornavacca reviewed the local benefits to the community, including 250+ new construction jobs and 3-4 permanent salaried positions. He stressed that the PILOT is a critical part of the project. He also reviewed the Article 10 process and timeline for project approval. This process includes community feedback. They anticipate construction beginning in Q3 2022, then a 12 month construction process.

Mr. Marshall asked how important the rate for electricity is and how long is the rate guaranteed for? Mr. Scornavacca noted that there are multiple ways to sell the energy, including injecting it directly to the grid. Currently they are working with a NYSERDA contract. There is not currently a guaranteed price, but they will be working toward that and deciding how to sell the electricity.

BILLS AND COMMUNICATIONS:

Ms. Verrier presented the following bills: NYSEG for electric at the Industrial Park (\$125.32), second quarter CEDA bill, and the Citizen for public hearing notices. Ms. Verrier noted that Page Trucking reached out to indicate that the project construction was behind schedule due to delays caused by COVID-19. Ms. Piper Titus submitted a letter requesting an extension to the ST60 to 11/30/2020, which was due to expire 6/30/2020. Ms. Verrier advised that the project resolution allowed IDA staff to make such a change administratively without additional approval from the board since there is no additional benefit being approved. Ms. Verrier spoke with Mr. Lockwood and they agreed that an extension seemed reasonable. They ended up extending to 12/31/2020 since the extra month would have no impact on our end and would give them additional wiggle room. The board was agreeable to this extension. Mr. Rindfleisch moved to pay the bills, seconded by Mr. Marshall. Mr. Marshall inquired about the CEDA invoice and what period that covers? Ms. Verrier explained that it is quarterly. All members present voted in favor; the motion carried.

REPORT OF THE TREASURER

Ms. Verrier reviewed the budget report, including the invoice to CMI for their sales tax exemption. There was also some interest and an additional invoice to Patterson since he had farmed a few additional acres at the industrial park. The bills just approved were also included on this report. Ms. Verrier noted that she has paperwork for the new bank accounts and will need to coordinate that with the different signers in order to get those accounts established. Mr. Rindfleisch moved to accept the Treasurer's report, seconded by Mr. Latanyshyn. All members present voted in favor; the motion carried.

UNFINISHED BUSINESS

Mr. Marshall asked for an update regarding the DEC response to the engineering report. Ms. Verrier explained that they had not received any comments from DEC yet. Mr. Lockwood noted that Soil and Water had been having some issues with DEC as well. Mr. Marshall offered to have Mr. Doug Selby look into this as well through his role with the Sewer and Water Authority. Mr. Lockwood offered to reach out to Senator Helming's office as well.

CEDA Staff Update: Ms. Verrier announced that CSS hired a new Office Administrator, Kim Taggerty, who started the prior week. She had also started interviews for the Technical Specialist position to replace Samantha Frugé. Ms. Verrier also updated the board on conversations happening with the Auburn IDA, including: 1) a review of their project evaluation policy and outlining priorities for project approval; 2) an RFP for marketing services to develop a place based brand of the City of Auburn, which could integrate with a county-wide brand later when the resources are available to do so; and 3) an adjustment of the local labor policy to allow waivers after project approval. The change to the local labor policy is being discussed because typically projects haven't fully bid at the time of the IDA approval, and since they don't know they can meet the local labor requirements they are just requesting waivers up front. The new language would allow projects to seek a waiver later if they can document a good faith effort to procure local labor, but were unable to find it. Ms. Verrier noted that she would bring these efforts back to this group when they are complete.

Upcoming Events: Ms. Verrier reviewed upcoming events.

Motion to adjourn at 5:04 by Mr. Marshall, seconded by Mr. Latanyshyn. All members present voted in favor; motion carried.

Respectfully submitted,
Tracy Verrier

Next regularly scheduled meeting: Tuesday, August 18, 2020 @ 4pm