

**Cayuga County Industrial Development Agency**

**Regular Meeting**

**Remote due to COVID**

**September 15<sup>th</sup>, 2020 @ 4pm**

Chairman Lockwood called the meeting to order at 4:03pm, noting that a quorum was present.

**ROLL CALL:**

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

**OTHERS PRESENT:**

Tracy Verrier, Taylor Symes (CEDA), Chris Carrick (CNYRPDB) Melissa Clark (Abundant), Rick Galbato (Galbato Law Firm), Jeanine Wilson (CCSWA), Chris Lewis (Probst Group)

**UNFINISHED BUSINESS:**

*Aurelius Sewer Line Update and Final Engineering-* Ms. Verrier stated that a group of local stakeholders had a call with NYS DEC pertaining to the sewer expansion at the industrial park. The Probst group was currently working with partners to update the preliminary engineering report to address questions that NYS DEC had asked. Ms. Verrier explained that if the updated report is submitted quickly and DEC responds quickly, we could see this project begin early spring. Ms. Verrier noted that DEC seemed more comfortable with a phased approach rather than completing the entire project at once. Mr. Lewis clarified that DEC is more comfortable with the capacity increase occurring in phases, but construction of the full project could happen immediately. He noted that the seemed comfortable starting with a 1m gpd increase, but then would need additional studies conducted to approve the full capacity increase of 2m gpd. Ms. Verrier noted that CMI needs at least the initial increase in the spring in order to coincide with their current expansion. Ms. Verrier explained that final engineering would need to move forward quickly in order to stay on schedule. Mr. Lewis submitted a proposal from Probst Group for the final engineering scope, but Ms. Verrier explained they could go out to bid if the board preferred. Mr. Marshall asked if this proposal only entails the first phase of this expansion on Eagle Drive? Mr. Lewis explained that the proposal includes engineering for the entire project, including Eagle Drive and the force main. Mr. Marshall asked if the force main line would be connected directly to CMI? Mr. Lewis explained that the force main would be connected to the Eagle Drive line, which CMI connects to. Ms. Verrier explained that the Eagle Drive line does not service any other companies besides the ones in the Industrial Park. Mr. Marshall expressed his concern in regard to keeping this expansion exclusive to the Industrial Park. Mr. Lewis made it clear that this would be a closed system for park tenants. Mr. Marshall asked if CMI is aware of the preference for a phased approach to the capacity increase. Mr. Lewis explained that CMI was on the call with DEC and stated that this approach would work for them. Mr. Rindfleisch

and Mr. Marshall would like to start the process of collecting data and applying for the 2m gpd approval. Mr. Marshall asked if Mr. Lewis and Probst will continue to work with DEC through the 2m gpd approval. Mr. Lewis explained that such approvals are part of the scope of the proposed contract, as well as construction bidding.

Mr. Marshall made a motion to approve the Probst Group's proposed contract for final engineering of the sewer line at the Aurelius Industrial Park, seconded by Ms. Speno.

Mr. Lockwood requested a roll call vote, which was recorded as follows:

NAME	Yes	Nay	Absent	Abstain
BEN VITALE	X			
JOHN LATANYSHYN			X	
PAUL LATTIMORE			X	
RAYMOND LOCKWOOD	X			
HERB MARSHALL	X			
ANDREW RINDFLEISCH	X			
GINA SPENO	X			

Motion approved.

Mr. Lewis stated that they would like to stay on track by sending bids out by the end of this year. Once they come back, decisions would likely need to be made early 2021 depending upon DEC approval.

#### **MEETING MINUTES:**

Mr. Rindfleisch moved to approve the minutes of the August 18<sup>th</sup> Regular Meeting, seconded by Mr. Marshall. All members present voted in favor; the motion carried.

#### **BILLS AND COMMUNICATION:**

Ms. Verrier presented the following bill: NYSEG for the electric at the Industrial Park for the month of August in the amount of \$92.24. This was paid online on August 21<sup>st</sup>. Mr. Rindfleisch moved to pay the bill, seconded by Mr. Marshall. All members voted in favor; motioned carried.

#### **REPORT OF THE TREASURER:**

Ms. Verrier stated that the new bank accounts were established. The profit and loss statement includes \$300.18 of interest accrued in August, the NYSEG bill, and an outline of the bank accounts.

Mr. Rindfleisch motioned to approve the report of the treasurer, seconded by Mr. Marshall. All members voted in favor; motioned carried.

#### **NEW BUSINESS:**

Initial Project Resolution: Abundant Solar Power @ County House Rd. - Ms. Verrier discussed the application that was submitted by Abundant Solar regarding the development of an

approximately 5 megawatt solar facility on County land located on County House Rd. in Sennett. Ms. Clark explained they have run into a few problems in the town of Sennett but they now have complete approval from the county and town to move forward with the project. Having obtained the proper permits, they have begun completing the final construction drawings. This project will generate roughly 4 megawatt ac of power. This will represent a significant benefit to the county along with the local residents within the utility load zone. This project will generate around \$43,000 worth of savings to the county within the first year. The remainder of the power will be sold to local residents and small businesses that are in the utility load zone, who would experience around \$58,000 worth of cost savings in the first year. They estimate that the county and residents will save a total of over \$6m over the 30 year life of the facility. Mr. Marshall asked if we would need to hold a public hearing in regards to this project. Ms. Verrier stated a public hearing would need to be scheduled in Sennett before authorization can occur, and that the initial resolution on the agenda today is just to accept the application and approve scheduling the public hearing. Ms. Verrier discussed the proposed PILOT schedule, which is a 25-year PILOT starting at \$3,500 per megawatt for 4 megawatt ac. Ms. Verrier noted that this would be a deviation both in per megawatt charge and timeframe as CCIDA has so far been doing 15 year PILOTs starting at \$4,000 per megawatt. She asked that the board consider how they want to handle these smaller projects of 1-5 megawatts so they can be consistent. Mr. Marshall and Mr. Lockwood stated they would like to keep all the projects consistent with one another. Ms. Verrier stated that she'd like to clarify how to handle smaller projects like this that will be community distribution as the UTEP allows the board to consider those factors in the PILOT negotiation. Ms. Speno expressed that she feels more comfortable with 15 years but asked what other IDAs are doing. Ms. Clark stated they recently completed two PILOTs in Onondaga County, one for a 1 megawatt project and the other for just under 3 megawatts, both were \$3,500 per megawatt and 25 years. Ms. Verrier asked if \$3,500 per megawatt was consistent in the region for projects of this size. Mr. Carrick stated that it is reasonable based on CNYRPDB's independent analysis and NYSERDA's published recommendations. Ms. Verrier stated that it is reasonable to have separate parameters for projects of 1-5 megawatts vs. 5-20 megawatts. Mr. Marshall asked why smaller projects would need a longer term? Mr. Carrick noted that the project structure is different because they will be selling power via a subscriber agreement rather than larger projects selling into the wholesale power markets. He also noted that financiers like to line up the cost structures with the warranties to the greatest degree. Mr. Rindfleisch agreed that the community benefit could be taken into account, and would prefer to consider that over the size. Mr. Marshall agreed that the justification of deviating should be the savings to the community.

Mr. Rindfleisch motioned for a 15-year PILOT starting at \$3,500 per megawatt, seconded by Mr. Marshall.

The chairman called for a roll call vote as followed:

NAME	Yes	Nay	Absent	Abstain
BEN VITALE	X			
JOHN LATANYSHYN	X			
PAUL LATTIMORE			X	
RAYMOND LOCKWOOD	X			
HERB MARSHALL	X			
ANDREW RINDFLEISCH	X			
GINA SPENO	X			

All members voted in favor, motioned carried.

*CEDA Staff Updates:* Ms. Symes introduced herself as the new Technical Specialist. She started August 24<sup>th</sup> and has been going through a series of trainings. Ms. Verrier noted that CMI may be interested in procuring additional land for the next phase of their expansion specifically those to the west and south of them. She added that CMI will be exploring this concept and may look to move forward within the next 12-18 months.

Ms. Verrier explained that AIDA will be reviewing their local labor policy at their upcoming meeting, as well as select a firm for the place based branding initiative. Mr. Lockwood stated he was approached by a few legislators about CCIDA contributing funding towards the Place Based Branding so that it could be expanded beyond the City. The board generally agreed that they didn't feel this was CCIDA's role or priority at this time.

Ms. Verrier noted that Kim Taggerty had been working on getting the cement barriers installed at the industrial park and that they should be delivered in the next couple of weeks. We have been in contact with Doug Kierst from Soil and Water to coordinate on the delivery and placement of the barriers.

#### **REPORT FROM THE GOVERNANCE COMMITTEE:**

Mr. Rindfleisch stated they have approved the current policies as presented.

#### **UPCOMING EVENTS:**

Ms. Verrier updated the board on upcoming training and seminars, and noted that board members should submit the certification of their sexual harassment training.

Mr. Rindfleisch made a motion to adjourn at 5:03pm, seconded by Mr. Latanyshyn. All members present voted in favor, motioned carried.

Respectfully Submitted,

Taylor Symes

Next regularly scheduled meeting: October 20<sup>th</sup> @4pm.