

## GENIE SOLAR ENERGY, LLC

### SOLAR PROJECT

### PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Genie Solar Energy, LLC request for IDA incentives was held on June 5, 2025 at 3p.m. at the Village Hall 46 North Main Street Perry, NY 14530.

In attendance: Rick Hauser, Village Mayor; Reed Pettys, Perry School Administrator; Jim Brick, Supervisor Town of Perry; Samantha Marcy, Village Administrator; Michael Mott, Resident; James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations

1. James Pierce opened the hearing at 3:01 p.m. Pierce stated that this was a public hearing for Genie Solar Energy, LLC, (the “Project”) requesting IDA incentives for a 3.0 megawatt (MW) AC solar photo-voltaic electric generating facility project to be located on property at 200 North Main Street in the Village of Perry on approximately 7.6 acres of leased land. The project cost totaling \$7,638,218. Pierce informed the guests that the public hearing is required because the incentive proposed are over the threshold of \$100,000. We will take any comments from the public on the proposed incentives being offered back to the IDA Board. The Board will consider this project at its next meeting on July 10, 2025.
2. Pierce explained that Genie Solar Energy, LLC first acquired local approvals, The Village of Perry is lead agent and has completed a thorough SEQR for environmental impacts on the land where the project is located, determining the project is a Type II and requires no further environmental review.
3. The Developer is asking for a 20-year PILOT and there is a Community Host Agreement in place with the Village of Perry which is a pre-requisite for the IDA to get involved with these projects. Genie Solar has agreed to pay an annual fee of \$5,000/MW, with a 2% annual increase, to be distributed between the Host Agreement and the PILOT at an 80% Host and 20% PILOT split. We have prepared a Cost Benefit Analysis for the project and the estimated incentives being offered are broke down as property tax abatement of \$376,942, sales tax exemption in the amount of \$309,736 and a mortgage tax exemption of \$38,750 bringing the total incentives offered for the project to \$725,428.
4. Pierce noted that the guests in attendance are invited to present any questions or comments.

5. Michael Mott commented that he is a neighbor to the proposed project site and is concerned about the fire safety and what is in place for protection.

J. Pierce responded that he believes the project owner has met with the local fire department and will have in place any necessary added fire protections.

Jim Brick stated that there are no batteries on site and the energy produced is run through lines to the substation. The risk of fire is minimal.

6. Jim Brick asked for an explanation of how the PILOT is split to the jurisdictions and who does the billing. R. Marschilok explained that there will be one payment made annually to the IDA for the PILOT and our office will divide the funds based on the tax percentage due to each jurisdiction.
7. J. Pierce reiterated that the IDA Board will not approve the project without the agreement of an 80/20 split. The Host Community will get 80% of the annual fee, which means the Village of Perry will receive \$4,000/MW and the PILOT will receive \$1000/MW, subject to an increase of 2% annually.
8. Mayor Hauser asked if there will be an assessed value assigned for the project. There will be, however the PILOT will be based on the per/megawatt output. Mayor Hauser added that he hopes to see a net positive, there will be costs associated with the project, road damage during construction, increase to fire services, but there will not be increase costs to the school.
9. Pierce added that this is a relatively small project on brushy land that was cleared and will not have a lot of impact. It does meet the IDA criteria for support of New York State's renewable green energy goals.
10. Pierce asked for any additional questions or comments. Hearing none, Pierce thanked the guests for coming and noted their comments will be taken to the IDA Board. The Board will consider the Project for eligible incentives at its next meeting scheduled for July 10, 2025 at 2:30 p.m.

With no other questions or comments, Pierce closed the meeting at 3:22 p.m.

Minutes prepared by R. Marschilok

The public Hearing was recorded live and can be view on Youtube.com at:  
<https://www.youtube.com/watch?v=tnQfG6ya2E4>