

NY BENNINGTON I, LLC

SOLAR PROJECT

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the NY Bennington I, LLC request for IDA incentives was held on November 6, 2024 at 3p.m. at the Bennington Town Hall 905 Old Alleghany Rd, Attica NY, 14011.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations

1. James Pierce opened the hearing at 3:00 p.m. Pierce stated that this was a public hearing for NY Bennington I, LLC, (the “Project”), request for IDA incentives for a 2.063MW solar array project to be located on property at the corner of Church and Tinkham Road in the Town of Bennington The purpose of the public hearing is two-fold, Pierce informed the public that the IDA is required to hold a public hearing 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 Meeting on November 14, 2024.
2. Pierce explained that the BXWII, LLC is a Community Solar Farm developer in New York, that owns NY Bennington I, LLC, and is proposing to build a solar array of just over 2MW on approximately 15 acres. The capital cost for this project is \$4.8M. The IDA requires projects to first acquire local approvals, which this project did. The Town of Bennington is lead agent and has completed a thorough SEQR for environmental impacts on the land where the project is located.
3. Pierce continued stating the project will consist racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system, and will barely be visible from the road. It’s a corner parcel owned by Terry Halstead, there will not be any noise generated from the project once construction is completed. A NYSEG contract to accept the energy generated is in place, along with all permitting. The last piece to move the project forward is the IDA Approvals for tax incentives.
4. The Developer is asking for a 20-year PILOT and there is a Community Host Agreement which is a pre-requisite for the IDA to get involved with these projects. We have prepared a Cost Benefit Analysis for the project and the incentives being offered are broke down as property tax abatement of \$352,000, sales tax exemption in the amount of \$60,000 and a mortgage tax exemption of

\$50,333 bringing the total incentives offered for the project to \$462,333. Pierce stated the capital investment for the NY Bennington I Project is anticipated to be a little over \$4.8M.

5. Pierce noted there were no guests in attendance with any questions or comments. He stated that the public hearing notice was published in the local paper and deviation notices have been sent to the jurisdictions impacted.

He asked Marschilok if she would make a statement. Marschilok stated that the project has taken a long time to get to this point and it is good to see a project move forward. There will be benefits

With no other questions or comments, Pierce closed the meeting at 3:10 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=-GJS97VQUXI>