

SUNEAST HIGHVIEW SOLAR, LLC

SOLAR PROJECT

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the SunEast Highview Solar, LLC request for IDA incentives was held July 22, 2021 at 3PM at the Town of Castile Town Hall 53 Main Street Castile New York 14427.

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 SunEast Highview Solar, LLC, (the “Project”), request for IDA incentives for a 20MW solar array project to be located on property at 4326 and 3999 Middle Reservation Road, in the Town of Castile. 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. He also stated that the incentives offered are a deviation from our standard Uniform Tax Exemption Policy (“UTEF”). With the project being a deviation from our standard UTEF we were required to send a notice of deviation to the taxing jurisdictions affected as well. Also, the purpose of the public hearing is to gather public input on the proposed incentives being offered to take back to the IDA Board.
2. Pierce explained that the SunEast Highview Solar, LLC project is a 20 MW Utility Scale Solar Farm being developed on 83 acres of land in the Town of Castile and the proposed capital investment for the project is \$20 million. The Town of Castile has approved the project and signed a Community Host Agreement (CHA) allowing the project to move forward. SunEast Has agreed to pay a total fee of \$5,000/MW for the combined CHA and PILOT. The typical energy project which receives assistance from the IDA agrees to an 80/20 split in the fee. This project will have 80% of the fee or \$4,000 going to the host community and 20% or \$1,000 going to the PILOT Agreement.
3. Pierce reviewed the Public Hearing Notice included in the packet, stating that there was an official notice of more than 10 days in the local paper.
4. Pierce went on to review the proposed incentives for the project. The Developer is asking for a 20-year PILOT. We have prepared a Cost Benefit Analysis for the project and the incentives being offered are broke down as property tax abatement of \$9.7 million, sales tax exemption in the amount of \$1.2 million and a mortgage tax exemption of \$164,000 bringing the total incentives after a 2% discounted rate over a 20-year term, to \$9.5 million.

Pierce then shared a map of the proposed location of the project which includes 4 parcels on Middle Reservation Rd. in the Town of Castile.

Pierce asked R. Marschilok if she would like to comment on the project as the only other attendee of the Hearing. Marschilok stated that she is always happy to see projects moving forward in Wyoming County. The energy projects bring a lot of financial resources to the community and the projects themselves are consistent with the States goal for more green energy projects.

With no other guests or community participation, Pierce stated that the minutes from this Hearing will be presented to the IDA Board of Directors on August 12th for consideration of the project. Pierce then closed the meeting at 3:09 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=WlxQtUZJjpc>