

From: [Kevin J. Zanner](#)
To: [James Pierce](#)
Cc: [Robin Marschilok](#)
Subject: Alle-Catt Wind Project - Summary of Requested Project Modifications
Date: Thursday, September 12, 2024 8:20:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Alle-Catt - 9.11.24 - DAS Letter to Wyoming Co. IDApdf.pdf](#)

Good morning Jim-

I reviewed the September 10, 2020 resolution adopted by the Board against Dan Spitzer’s September 11th letter requesting modifications to the project. For ease of reference, here is a summary of the relevant project elements, the original approval, and the requested modifications:

| Project Element | Original Resolution (09/10/2020) | Requested Modification |
|---------------------------|---|---|
| Project Description | 76MW AC; Up to 13 turbines and related infrastructure on up to 28 different properties | 45MW AC; 10 turbines; we do not have updated information on affected properties |
| Total Project Cost | \$72,921,600.00 | \$162,736,170.81 |
| PILOT Agreement | 20-year PILOT; \$2,290/MW with a 1% annual increase payable to Town of Arcade, Wyoming County and Pioneer CSD | No change requested (but it is important to note that total dollars paid under PILOT to the ATJs are significantly reduced due to less MW AC) |
| Mortgage Tax Exemption | \$455,760.00 | \$1,988,372.90 |
| Sales Tax Exemption | \$933,396.00 | \$1,314,633.08 |
| Real Property Tax Benefit | \$35,649,000.00 | Unclear/TBD? |

There is a dramatic difference in the dollar amounts being received by the taxing jurisdictions through the PILOT as a result of the decrease in MW AC of the project. For example, in year 1 of the PILOT, it was projected that the taxing jurisdictions would receive \$174,040 in PILOT payments. That number falls to \$103,050, an approximately 40% reduction. I am not sure if the taxing jurisdictions are aware of that, but this could be an issue for them. The MW reduction would also presumably impact their host community agreement payments. When the project was originally induced in 2020, we issued a notice of deviation to the taxing jurisdictions. My sense is that the IDA should issue an amended notice of deviation to reflect the project changes when it issues the public hearing notice for the project.

I am available to discuss in advance of today’s meeting if needed.

Thanks,
Kevin

From: James Pierce <jpierce@wycoida.org>
Sent: Wednesday, September 11, 2024 3:21 PM
To: Spitzer, Daniel A. <DSpitzer@hodgsonruss.com>; Kevin J. Zanner <KJZ@hurwitzfine.com>
Subject: RE: Alle catt

Dan,

We have this on the IDA Board agenda for tomorrow and will be asking for authorization to hold a new public hearing pending any comments or concerns by Kevin.

Thanks.

Jim

From: Spitzer, Daniel A. <DSpitzer@hodgsonruss.com>
Sent: Wednesday, September 11, 2024 2:49 PM
To: Kevin J. Zanner (kjz@hurwitzfine.com) <kjz@hurwitzfine.com>; James Pierce <jpierce@wycoida.org>
Subject: FW: Alle catt

Kevin

The attached has now been approved by my client. We appreciate your efforts. Call me with questions.

Dan

Daniel A. Spitzer
Partner
Hodgson Russ LLP

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