

# ALLE-CATT WIND ENERGY, LLC

## WIND PROJECT

### PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Alle-Catt Wind Energy LLC request for IDA incentives was held September 3, 2020 at 2 p.m. via Zoom Meetings.

In attendance: Marguerite Wells and Sean Perry, Alle-Catt Wind Energy, LLC; James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations.

1. James Pierce opened the hearing at 2:15 p.m. Pierce stated that this was a public hearing for Alle-Catt Wind Energy, LLC, (the “Project”), request for IDA incentives for a 76MW wind farm project to be located on properties in the Town of Arcade. Pierce stated that a complete application was submitted and the SEQR process was handled through the NYS Article 10 so there was not a need for local approval. The purpose of the public hearing was to gather public input on the proposed incentives being offered to take back to the IDA Board. The purpose also is to inform the public that the incentives offered are a deviation from our standard Uniform Tax Exemption Policy (“UTEP”). Pierce informed the public that the Project also required a public hearing because the incentive proposed are over the threshold of \$100,000. If approved Alle Catt Wind Farm, LLC will receive approximately \$35,659,000 in real property tax abatement, \$455,760 in mortgage recording tax exemption and approximately \$933,396 in sales tax exemption.
2. Pierce introduced Project Representatives, Marguerite Wells and Sean Perry, to give more details of the project and answer questions.

Wells stated that the Project is part of a larger project involving the construction and equipping of a 340MW wind project being developed by Alle-Catt Wind Energy across the three counties of Cattaraugus, Alleghany and Wyoming. There are up to 13 Turbines proposed for Wyoming County. The Company has a contract with NYSERDA to provide 340MW of electricity. The Article 10 has been completed for the Project. An Article 7, wetland regulations and some other compliances are still being worked on. Wells stated the start of the construction is scheduled for the end of 2021 with the completion and energy transmission going online by the end of 2022.

3. Pierce asked Wells to explain more about the benefits brought to the community from the Project.

Wells explained that there is a Host Agreement providing several thousands of dollars to the Host Town of Arcade. There will be a PILOT but typically the towns get the smallest portion of the PILOT so therefore they always provide a host agreement. There is a Road Use Agreement in place for the Town and there will be one for the County to ensure any road damage will be repaired.

Wells went on to explain that at any given time during construction there will be over 300 employees working to complete the project. Once the project is operating there will be 13-15 fulltime local employees working at the operations center for the entire project.

4. Pierce stated that the assessment is not based on the value of the turbines but rather on the name plate capacity of the turbines.

Wells agreed and stated that this makes the calculation of the valuation less confusing. There is a set valuation at the start with a percentage of increase per year for a set number of years. This makes it easier for all the jurisdictions involved to know what they will be receiving each year.

5. Pierce asked if 117 total turbines with 13 in Wyoming County was the correct number.

Wells explained that the Project will have up to 117 wind turbines, but fewer sites may be used depending on the final wind turbine model selected. The contract with NYSERDA is to produce 340MW of electricity. Once the construction is ready to begin depending on the deal struck with the manufactures of the turbines there will be 117 turbines with a nameplate of 2.5MW or if they go with a larger turbine there will be fewer but with the same total MW output.

Pierce stated the capital investment for the Wyoming County portion is anticipated to be \$72,921,600.

Wells concurred stating that the megawatt calculation works best, the final math is done on investment and stays the same whether larger turbines are used or the smaller ones.

Pierce asked if there were any further questions. With no other questions or comments, Pierce thanked all of the attendees for their input and closed the meeting at 2:30 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=oeHCpcXJKmI>