

Chemung County Industrial Development Agency
Minutes of the Public Hearing
Catlin Solar 1 LLC
January 22, 2018

Attendance: Zsuzsi Kadar, Sr. Economic Development Specialist, Chemung County Industrial Development Agency; Mary Rocchi, Recording Secretary, Chemung County Industrial Development Agency; LaVerne Phelps, Supervisor, Town of Catlin; Carol Gonzalez, County resident

The public hearing was called to order at 2:00 PM by Zsuzsi Kadar, Chemung County Industrial Development Agency, located at 400 East Church Street, Elmira, New York.

The public hearing was held at the Agency's offices located at 400 East Church Street, Elmira, New York.

The purpose of the public hearing was to hear comments on the proposed project for Catlin Solar 1 LLC, located at 68 Callahan Road, Catlin, New York.

The Agency is considering a request from Catlin Solar 1 LLC to undertake a project for the benefit of the company. The project consists of the following: the acquisition of a leasehold interest in approximately 24.553 acres of unimproved real property located at 68 Callahan Road, in the Town of Catlin, New York; the installation of an approximate 4MW solar generating system containing approximately 281,048 square feet of panel footprint to be used for energy production; and the acquisition of and installation in the Facility of various machinery, equipment and furnishings and together with the Land and Facility

The Agency is also considering the granting of certain financial assistance in the form of exemptions from real property tax, mortgage recording tax and State and local sales and use taxation and the lease or sublease of the Land and Facility by the Agency pursuant to a lease or sublease agreement, the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company; and the (sub)sublease of the Project Facility back to the Company pursuant to a (sub)sublease agreement.

There was public comment. Carol Gonzalez requested more information on the solar project. LaVerne Phelps explained that the Town of Catlin was approached by Mr. Callahan and Renovus to undertake an energy solar project. The Town is in favor of the project. The project will provide residents a way to lower their electric rates. A lottery is held for the residents so if they use enough electricity, they may be eligible for panels. The town would benefit by picking up revenue to offset taxes. Most of the energy goes back into the grid. Z. Kadar explained that the Chemung County IDA provides certain exemptions such as a mortgage tax exemption, real

property tax exemption and a sales and use tax exemption. The Chemung County IDA will receive a 0.5% administrative fee from the total cost of the project. Catlin Solar I, LLC will enter into a lease-leaseback arrangement with the CCIDA. The PILOT agreement applies to the structure, not land. The land will be taxed separately. The solar panels would be a benefit to the Town. Catlin Solar I, LLC will be required to put up a fence, shrubs and train the fire department on solar panels. If a unit does not generate power within a certain time frame it will be removed and a new one installed. There are no neighbors close to the project and Mr. Phelps has talked with the residents within the vicinity of the project. This project will not create new jobs. The Town of Catlin amended their zoning laws to include large solar farms. There was no further public comment.

The public hearing closed at 2:35 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary