

SCIDA Board Meeting 1/28/2021

Jan 28, 2021 . 9:01 AM . ID: 699738205

Transcript

00:00 - 00:02

C B

It's now being recorded.

00:09 - 00:10

C B

We need to start again, sir.

00:11 - 00:12

Sarah Nickle

Go ahead.

00:12 - 00:12

Sarah Nickle

I.

00:12 - 00:13

Don Airey

Like.

00:15 - 00:16

C B

To call the meeting to order.

00:19 - 00:26

C B

First item on the agenda is to rehear minutes of December 21st, I have to accept them.

00:27 - 00:28

Peter Johnson

I'll move that motion.

00:30 - 00:31

C B

There a second.

00:32 - 00:33

Joe

I'll second.

00:36 - 00:37

C B

That's approved.

00:38 - 00:38

C B

Yeah.

00:42 - 00:42

[speaker unknown]

Right.

00:45 - 00:46

Don Airey

Well.

00:46 - 00:51

C B

Tell Joe, Scott becomes our line here, can we have something to say about Square eagle briefly?

00:55 - 01:01

Ronald Filmer

Few months back, we reported their, in their tents here that's really at the end of the pile.

01:01 - 01:01

Ronald Filmer

And.

01:03 - 01:07

Ronald Filmer

Reported that they had 12 jobs in the report to us They target were 16.

01:10 - 01:15

Ronald Filmer

Became because the USDA office and FSA cutting back on.

01:18 - 01:19

Ronald Filmer

Earth and running to the government agency.

01:19 - 01:20

Don Airey

So.

01:20 - 01:26

Ronald Filmer

You can't really do too much about it, so the jobs did for sure, but, essentially.

01:28 - 01:36

Ronald Filmer

It's in Alaska here, if matter of fact, you know, there's the last 90% payment to the town and county, January this year.

01:38 - 01:52

Ronald Filmer

I just wanted to mention that as we go forth, you know, I think yours, it really shouldn't be any kind of benefit was about 1500 to \$2000 for the whole course of the year.

01:53 - 01:57

Ronald Filmer

Those efforts, efforts have been good, and so I didn't want to.

01:59 - 02:00

Ronald Filmer

I just wanted to mention that.

02:00 - 02:04

Ronald Filmer

If everybody was OK with that, it will be going off switching a beanbag.

02:06 - 02:11

Ronald Filmer

At this point, as a score of 100% come, September 2012.

02:16 - 02:18

Ronald Filmer

So that's an update on chair, you know.

02:21 - 02:24

C B

Anybody, have any questions on that item?

02:26 - 02:27

C B

Hearing none?

02:28 - 02:29

C B

Morning, Joe.

02:33 - 02:34

[speaker unknown]

Morning everyone.

02:34 - 02:34

[speaker unknown]

Morning.

02:40 - 02:45

C B

I having some difficulty with the audio here that just mayors I had everyone.

02:46 - 02:53

[speaker unknown]

Everyone, what I've found is if people mute their line, that will, I.

02:53 - 02:54

Don Airey

Will cut out.

02:54 - 02:54

[speaker unknown]

Noise.

03:00 - 03:03

[speaker unknown]

Sarah has the, You're probably the host.

03:03 - 03:05

[speaker unknown]

You can probably, Everybody, yourself.

03:13 - 03:16

Sarah Nickle

Ok, if you're not talking, please, me out.

03:24 - 03:35

C B

Ok, since we have everyone here, I'd like to re-order the agenda in order to take care of what most people are here for.

03:35 - 03:43

C B

I'd like to move the solar pilot policy up to the next item on the agenda.

03:43 - 03:43

C B

Is there any?

03:44 - 03:45

C B

Sorry about that.

03:48 - 03:50

C B

Hearing none, I'll do that.

03:50 - 03:52

C B

Ron, you want to?

03:54 - 03:57

C B

Start us off on what's happened so far, on this?

03:58 - 03:59

C B

All right.

03:59 - 04:02

Ronald Filmer

Well, I'm just just to give a while regarding policy.

04:03 - 04:06

Ronald Filmer

We have most we've discussed this, obviously, for some time now.

04:06 - 04:09

Ronald Filmer

I'm also discuss two possible policies.

04:10 - 04:16

Ronald Filmer

So, the goal would be to discuss these two options, and if another one pops up fine, but to decide which one to pursue.

04:17 - 04:22

Ronald Filmer

The next step after that would be to send the proposed policy to all the jurisdictions for comment.

04:23 - 04:25

Ronald Filmer

And I believe that, as a part of a 30 day comment period.

04:25 - 04:29

Ronald Filmer

So, it's really multiple steps here.

04:29 - 04:33

Ronald Filmer

But, briefly, the two proposed policies that we've been discussing.

04:33 - 04:37

Ronald Filmer

Number one is to have a set dollar amount per megawatt.

04:37 - 04:50

Ronald Filmer

The county board as requesting an animal are recommending it to be \$20,000 per megawatt, as shown in the resolutions that I have sent out that data and the board clerk has provided us.

04:51 - 05:02

Ronald Filmer

Option two, was I have a policy whereby each solar companies proposal was

negotiated with it, individual town, and county and school district.

05:02 - 05:03

Ronald Filmer

Each time.

05:04 - 05:06

Ronald Filmer

It's actually such an SS.

05:06 - 05:27

Ronald Filmer

It would be not to have a dollar amount, but don't have each township move forward with whatever rate they preferred, at that time, both policies, of course, but still have to have an inflation rider and a term limit of 15 or 20 years, and whatever other items we have to pick or discuss.

05:27 - 05:32

Ronald Filmer

But, the main, the main gist of the meeting would be to know which, which route to go.

05:33 - 05:36

Ronald Filmer

And, I think that's pretty much summarizes.

05:36 - 05:37

Ronald Filmer

The two options.

05:37 - 05:39

Ronald Filmer

If there's any more, certainly going to be brought up.

05:40 - 05:43

Ronald Filmer

So at this time, jet.

05:43 - 05:44

Ronald Filmer

No, I guess what?

05:44 - 05:45

Ronald Filmer

We open it up for comment again.

05:48 - 05:50

Ronald Filmer

Or anybody to make sell.

05:52 - 05:54

C B

Ok, we have another person online.

05:56 - 05:57

C B

Could you introduce yourself?

06:03 - 06:04

Ronald Filmer

Does that, Jennifer?

06:06 - 06:07

Ronald Filmer

Yes, I, I came on late.

06:07 - 06:09

Ronald Filmer

I'm sorry, Jeff had one.

06:09 - 06:10

Ronald Filmer

No, no.

06:14 - 06:18

C B

Alright, done, you're here with us.

06:18 - 06:21

C B

Do you want to give us a brief background on how you arrived.

06:21 - 06:22

Patsy Nicosia

At.

06:23 - 06:23

C B

That's.

06:23 - 06:24

Patsy Nicosia

Your.

06:24 - 06:25

Don Airey

Resolution?

06:28 - 06:28

Don Airey

Sure.

06:28 - 06:31

Don Airey

Thank you, first for inviting me to the meeting.

06:31 - 06:35

Don Airey

I appreciate the opportunity to speak to the board.

06:35 - 06:44

Don Airey

And I guess you asked me, you know, as you know, Ron and I've been talking about this before, seems like a long, long time.

06:44 - 06:54

Don Airey

The issues been on the table, you know, nationally, and, of course, locally, for a long, long time, 2, three years, since these incentives became very popular.

06:54 - 07:00

Don Airey

So, the answer to the first question about, how did we arrive at 20,000 per megawatt?

07:01 - 07:11

Don Airey

I'm not sure I'm not telling you guys anything you don't know about the recommended \$3100 per megawatt number that NYSERDA came up with.

07:12 - 07:14

Don Airey

I always start the answer to this question.

07:14 - 07:24

Don Airey

You guys have asked with, an, was a, another question, and that is, I wish someone would start asking NYSERDA, how they came up with 3100 jobs.

07:25 - 07:29

Don Airey

That's a really important question that nobody seems to have an answer for.

07:30 - 07:42

Don Airey

Ok, so leaving that alone for now, um, we arrive at 20,000, um, looking at some previous piloted that were incentivized.

07:43 - 07:58

Don Airey

And further to that, look at a recent executed contract we have at the county level for the public service facility with a software developer that I think at best, I just name at this point.

07:58 - 07:59

Don Airey

I think everybody knows who it is.

08:00 - 08:02

Don Airey

It's a it's a store developer you're all familiar with.

08:04 - 08:16

Don Airey

On the public record anyway, so we have a birdseye project that we knew several years ago, essentially signed up for \$15,000 per rated megawatt of capacity.

08:18 - 08:19

Don Airey

Further did that.

08:20 - 08:38

Don Airey

The county negotiated those negotiations a little bit later on than the initial negotiations was a solar developer for the PSS at a rate of \$90,000 per year on a 3.5 megawatt rated facility.

08:38 - 08:43

Don Airey

So you average that out and he came up to \$18,000 per rated megawatt.

08:44 - 08:47

Don Airey

Further to that, we, there's, there's documented.

08:50 - 08:52

Don Airey

Pilots for other jurisdictions.

08:53 - 08:58

Don Airey

Not in our county but in other counties and other states that have steadily crept out.

08:59 - 09:02

Don Airey

Started at 16,000.

09:03 - 09:09

Don Airey

We've got an offer right now for each developer we're seeing \$10000.

09:09 - 09:16

Don Airey

So we grab that to \$20,000 to use that as a standard based on two factors.

09:16 - 09:23

Don Airey

No it is an economically viable number because we've got a contract for \$18,000 right now.

09:24 - 09:24

Don Airey

I'm a solvent.

09:26 - 09:32

Don Airey

We figured with birdseye \$15,000 per rated mega watt, no incentives included.

09:33 - 09:38

Don Airey

It made sense that \$20,000 would be a reasonable number now.

09:38 - 09:44

Don Airey

That being said, there were some people at \$130,000, There were some people talking about \$25,000.

09:45 - 09:54

Don Airey

We felt that the \$20,000 level, um, was less than fair to the county taxpayers.

09:54 - 09:57

Don Airey

Are an executable number, that was not unreasonable.

09:58 - 10:01

Don Airey

And was not arbitrary nor capricious an app.

10:02 - 10:08

Don Airey

Actually, how we came to the 18th out, I'm sorry, the \$20,000 for mate rated megawatt number.

10:09 - 10:16

Don Airey

I should mention to you guys that I did a very short, was about an hour and a half with questions and answers.

10:16 - 10:18

Don Airey

I was invited to the town of ...

10:18 - 10:27

Don Airey

Town Board meeting last night, and I was really surprised they wanted to know all about the \$20,000 they wanted to know about opting in.

10:28 - 10:29

Don Airey

All that good stuff.

10:29 - 10:35

Don Airey

What I was surprised that there were very unhappy with the 20,000 hours per read at megawatt.

10:35 - 10:38

Don Airey

They had done some rough math on what ...

10:38 - 10:40

Don Airey

Assessment of a solar project with means of that.

10:41 - 10:44

Don Airey

They really had some pointed questions about why it wasn't more.

10:45 - 11:00

Don Airey

And I tried to explain to them and their town attorney reasonableness, trying to find the right number, know, the IDA for the county for all concerned you also against assessment for you.

11:01 - 11:07

Don Airey

I guess, the last factor we we looked at was even at \$20,000 per rated megawatt.

11:08 - 11:15

Don Airey

We really started to developers being given a very deep discount, continually assess, are you on the project?

11:16 - 11:22

Don Airey

No, without the normal factors you guys deal with, every your lack of long term job creation.

11:23 - 11:44

Don Airey

Also, you know, the fact that we were giving up very, very, very valuable grid, cassady lease contracts, we have rural County, like, us just don't have a lot of, that's an extremely valuable commodity that we're giving up, especially on 20 megawatt.

11:44 - 11:46

Don Airey

30 megawatts, 50 megawatt projects.

11:47 - 11:56

Don Airey

We were concerned that it would limit further economic opportunities in terms of manufacturing, long term, long term job creation.

11:56 - 12:01

Don Airey

So, we didn't factor those things in when we came up to \$20,000 per megawatt.

12:01 - 12:10

Don Airey

But, at the end of the day, I think the final, the final decision was made on that number, because, frankly, we truly believe that the developers, it's not an encumbrance on them.

12:11 - 12:13

Don Airey

They can certainly do it, and it's not unreasonable.

12:24 - 12:24

Ronald Filmer

Got to unmute.

12:28 - 12:29

Joe

You're muted.

12:31 - 12:33

C B

I'm back on, thanks.

12:34 - 12:37

C B

Does anyone have any questions for Don at this point?

12:39 - 12:52

Joe

I don't, I don't have a question but I have a comment on this and I appreciate a County Board of Supervisors coming up with their with their \$20,000 number.

12:53 - 12:59

Joe

The IDA has six stakeholders, one of the stakeholders is.

13:01 - 13:05

Joe

Taxing jurisdictions, which is the schools, and the and The Villages.

13:05 - 13:19

Joe

That's a stakeholder of ours that not necessarily donald's category, supervisors, the other stakeholders businesses who are interested in the county, plus businesses who want to come into county, So, that's another stakeholder.

13:21 - 13:24

Joe

Another stakeholder is the State of New York.

13:25 - 13:38

Joe

State of New York is, where we're an agency of the state of New York, and there are their stakeholder and another stakeholder of people, of our county, including people

who might want to.

13:40 - 13:43

Joe

Sell their property to a solar farm.

13:45 - 13:57

Joe

I think, Don, you every some very good point about other numbers that have come up, and I think, the way, the way I hear you, maybe it's \$30,000.

13:58 - 13:59

Joe

I don't know.

13:59 - 14:05

Joe

So, I don't, I don't know that that speaks to a necessity of putting a number down now.

14:06 - 14:23

Joe

Why don't, if we put no number down now and maybe it'll be 30, maybe, there'll be 15, it gets, it, gets us, and it gives the taxing jurisdictions and other, or other stakeholders an opportunity to, say, let's say the town of ...

14:23 - 14:24

Joe

Village, a Sharon Springs.

14:24 - 14:27

Joe

Well, you got to Village has a voice, if got the town.

14:28 - 14:38

Joe

The town has a voice, I guess, of course, but you also have the taxing jurisdictions,

and they may come up with a higher number, or a lower number, and I believe over.

14:38 - 14:42

Joe

You will, We should, we should.

14:44 - 14:47

Joe

Not restrict ourselves to any specific amount.

14:52 - 14:53

Don Airey

So, guys, we're doing.

14:53 - 14:54

Don Airey

We're up to that.

14:57 - 14:57

Don Airey

Oh.

14:58 - 14:58

Ronald Filmer

Yeah.

14:58 - 15:00

Joe

I'm sorry, I didn't hear the question.

15:00 - 15:01

Joe

Was that to me?

15:03 - 15:05

Don Airey

Ok, I guess, so.

15:05 - 15:07

Don Airey

I guess I'll respond to this.

15:08 - 15:08

Don Airey

Yeah.

15:09 - 15:12

Don Airey

You make your points are absolutely well taken.

15:12 - 15:12

Don Airey

Joe.

15:13 - 15:31

Don Airey

Believe me, I, Ron, can attest to this, we commiserated over those factors as well, I really want to talk about, I want to address the, the, the issue of property owners wanting to lease or sell their land, it's hugely paramount importance to me.

15:32 - 15:37

Don Airey

They be allowed to do that in a fair and equitable manner, and maximize their return.

15:38 - 15:46

Don Airey

That's probably the biggest point in terms of stakeholders, wanted his home going back to the landowner's.

15:46 - 15:48

Don Airey

It's very disturbing to me.

15:48 - 15:50

Don Airey

So, look at, I'll give you a good example.

15:51 - 16:02

Don Airey

The Mohawk project, the 90 megawatt project that was just closed, I looked at the numbers that the landowner's signed up for 90 megawatt project.

16:02 - 16:05

Don Airey

It probably has appraised value.

16:05 - 16:06

Don Airey

Let's just take a stab at it.

16:07 - 16:12

Don Airey

You know, a good rule of thumb is a million to 1,000,005 rated megawatt.

16:12 - 16:14

Don Airey

So, let's say it's 100, let's say it's a \$100 million.

16:15 - 16:23

Don Airey

Those landowners, I don't know, each one, I only know there was some 400 acres that was lease.

16:24 - 16:30

Don Airey

Over the time of the 20 year contract, they're getting a grand total of \$600,000.

16:32 - 16:33

Don Airey

I do the math on that, Joe.

16:34 - 16:39

Don Airey

It is absolutely, I can't describe my feelings, So.

16:41 - 16:46

Don Airey

Then I looked at the number of what the project is going to bring to the County Montgomery County.

16:47 - 16:51

Don Airey

Over those 20 years, it's going to bring in \$5 billion.

16:52 - 16:54

Don Airey

So what does that tell me?

16:54 - 16:59

Don Airey

It tells me that the taxpayers aren't making any money on this project, essentially over 20 years.

17:00 - 17:02

Don Airey

The land owners aren't making any money.

17:02 - 17:10

Don Airey

So certainly, that five point two million averaged out to about \$3000 per rated megawatt.

17:12 - 17:25

Don Airey

Zat should have provided a much larger opportunity for landowners to be compensated at a much better number, but that didn't happen, Joe.

17:26 - 17:26

Don Airey

That didn't happen.

17:27 - 17:37

Don Airey

That's unfortunate, um, no landowners us, people that deal with this every day, We're not experts in that field.

17:38 - 17:53

Don Airey

An unlevel playing field, when you look at all of the added value to these projects in terms of carbon credits, renewable energy credits, forget about the electricity sales alone, there's a, there's a lot of money involved.

17:53 - 17:57

Don Airey

Joe Long, for these companies, and they know that.

17:57 - 18:07

Don Airey

So another reason we established \$20,000 was to set a standard solar developer comes into a small town.

18:07 - 18:11

Don Airey

Let's say it's black, I have limited capacity.

18:11 - 18:14

Don Airey

I have a kind of a part-time town board.

18:14 - 18:16

Don Airey

I'm not telling anything you don't know.

18:16 - 18:18

Don Airey

I've got a town clerk.

18:18 - 18:21

Don Airey

I've got my sounds trying to run a three department highway crew.

18:24 - 18:26

Don Airey

Consume, I don't have a planning board.

18:27 - 18:32

Don Airey

Consume an enormous amount of energy and time administrative capacity in bonds.

18:33 - 18:51

Don Airey

So we feel that by establishing up front a standard for the developer to know we think this helps a developer as well upfront, that we're in an arena of \$20,000 per rate at mango zack's.

18:51 - 18:53

Don Airey

That tells them what we want.

18:53 - 18:58

Don Airey

That relieves the towns of some negotiating pressure.

19:00 - 19:05

Don Airey

My example, and I don't want to name names of developers, but I can tell you, we're meeting with one next month.

19:06 - 19:12

Don Airey

There's another developer in Sharon, who's already paid a \$45,000 pre application

fee.

19:13 - 19:18

Don Airey

Right now, I'm not getting resistance mean Mackey.

19:19 - 19:25

Don Airey

But initially, they're not saying the \$20,000 is, is prohibitive to them doing business.

19:26 - 19:31

Don Airey

Therefore, we're hoping that landowners will look longer.

19:33 - 19:39

Don Airey

And we'll use that to start understanding in Beijing that there's more money here for them.

19:39 - 19:46

Don Airey

They have to negotiate, they've got, they've got to stand strong, they have a commodity to sell.

19:46 - 19:49

Don Airey

They have land, they have resources, they're selling grid capacity.

19:50 - 20:02

Don Airey

So, we're away, and, we're hoping that \$20,000 sets a standard, and also puts the solar developers not not a nasty notice, we want renewable energy.

20:03 - 20:09

Don Airey

We want a fair deal, We think it's ***, we think it sets the standard, and sets the playing field.

20:10 - 20:15

Don Airey

Of course, any community can negotiate for a higher number.

20:15 - 20:22

Don Airey

We're using \$20,000 as the minimum starting point, called the baseline, if you will.

20:22 - 20:33

Don Airey

Um, we want people to be able to make money from their product, We don't save \$20,000, that's an impact on that.

20:33 - 20:52

Don Airey

The scope of the projects, at the end of the day, when you look at the capital investment, when you look at the, the income potential, when you look at the long term, capitalization of carbon credits and negotiated renewable energy credits, I hate to say it this way.

20:52 - 21:02

Don Airey

Landowner costs, the leasing costs is the solar companies are very, very small percentage of the package.

21:02 - 21:08

Don Airey

So, in summary, we felt that \$20,000 would do one more thing.

21:08 - 21:11

Don Airey

We sorted it, well, you know, find the county.

21:11 - 21:21

Don Airey

It would, it would unify the possibility and enhance the possibility of a fair deal to the taxpayers, that they would be protected.

21:22 - 21:33

Don Airey

And we would, we would avert, hopefully, a predatory practice on a small town, And I'll use an example of Seward spoken up there.

21:34 - 21:37

Don Airey

Um, they didn't know what number do you spell?

21:37 - 21:38

Don Airey

They?

21:38 - 21:39

Don Airey

They, they absolutely didn't.

21:39 - 21:46

Don Airey

They didn't know 3000 wasn't the number or \$30,000 was not and we're trying to protect these times.

21:47 - 21:49

Don Airey

We're trying to give them a fair shot at negotiation.

21:50 - 21:53

Don Airey

We seem to \$20,000 share to the developer.

21:53 - 22:08

Don Airey

It's, it's, it may not be totally fair to the towns against us, but at least it puts them in a in a position to start at a baseline, negotiate your own deal, um, and be fairly treated.

22:08 - 22:12

Don Airey

We still feel that number is going to be equate to at least 50%.

22:14 - 22:19

Don Airey

X reduction was no long term job creation, so that's how we got there, Joe.

22:19 - 22:24

Don Airey

I know I went on a long on a long time on that, but it's complicated.

22:24 - 22:41

Don Airey

As you know, We've looked at a lot of different facets, and there's a lot of different moving parts to this landscape, continues to evolve, one of the things that was brought up last night and right, and this is good to hear from people, this feedback is really important, and I've heard this before, I feel the same way.

22:43 - 22:46

Don Airey

I'm concerned at two years from now, or three years from now.

22:47 - 22:52

Don Airey

You know, these projects might be going for 40,000 hours are rated megawatt.

22:53 - 22:59

Don Airey

I don't want to look like the bad guy, dummy, that you establish a fee at \$20,000 per megawatt.

22:59 - 23:05

Don Airey

The state, the federal government, so, and a lot of money, at these, at least, it's coming from every different direction.

23:06 - 23:10

Don Airey

Negotiated carbon credits, renewable energy credits.

23:12 - 23:17

Don Airey

They've already taken away through the siting and permitting board.

23:17 - 23:21

Don Airey

They've already taken away local home rule in terms of siting and permitting.

23:21 - 23:22

Don Airey

That's gone.

23:22 - 23:31

Don Airey

The only thing we have left, essentially, is the authority to be fairly compensated, and we're trying to protect and preserve that to the taxpayers.

23:41 - 23:41

C B

Thanks, Dan.

23:42 - 23:43

C B

Joe Scott.

23:45 - 23:46

C B

Like to hear from you.

23:47 - 23:51

C B

You've probably litigated all sides on this, for and against.

23:53 - 23:54

C B

I'd like to.

23:57 - 24:10

C B

No, what has been done in terms of mitigating for decommissioning and site appearance?

24:11 - 24:21

C B

And also, what our legal responsibility is and representing all the stakeholders that Joe ...

24:21 - 24:22

C B

Upon a brought up.

24:22 - 24:29

C B

What's our what's our responsibility to the state, to the county and municipality and the people?

24:33 - 24:33

[speaker unknown]

Thanks, Chair.

24:35 - 24:39

[speaker unknown]

Um, uh, I guess I'll start by saying it is a difficult issue.

24:40 - 24:47

[speaker unknown]

We have done a number, you know, in our role as IDA counsel for about 20 IAEA's throughout the state.

24:47 - 24:53

[speaker unknown]

We've done a lot of solar projects in all areas.

24:54 - 25:15

[speaker unknown]

The, um, kind of the starting point with respect to pilots is giving some deference to what NYSERDA has, um, um, disclosed or or unowned store noticed in terms of what they see as a quote reasonable pilot payment.

25:15 - 25:28

[speaker unknown]

Um, what we have seen also, is that a number of our, our, of our IDA's, taking a very active role in, in putting the developer to the test with respect to what.

25:29 - 25:39

[speaker unknown]

The, the, the rate of return is that the developer is, uh, is obtaining to make sure that the pilot payment is a fair amount.

25:40 - 25:41

[speaker unknown]

Um.

25:42 - 25:55

[speaker unknown]

We've also spent a lot of time with a number of our IDA clients on decommissioning policies because there is a concern about what happens at the end of the term of these things.

25:56 - 25:59

[speaker unknown]

And we've, we've worked with a number of IDA's too.

26:02 - 26:03

[speaker unknown]

To require that.

26:04 - 26:07

[speaker unknown]

That, um, Excuse me.

26:07 - 26:21

[speaker unknown]

That amount be put in a deposit upfront so that at the end of the transaction, whether it's 10 years or 20 years, there's money to to take apart, if you will, decommission the site.

26:23 - 26:27

[speaker unknown]

I think everyone who has spoken Joe, Don talked about that.

26:27 - 26:30

[speaker unknown]

This is really a multi-level issue.

26:31 - 26:46

[speaker unknown]

The state has significant interests, the locals have significant interests, governor, who sometimes not just, who's not the state, but just the governor, has significant interests.

26:47 - 26:57

[speaker unknown]

Um, the concerns I have are that the actions that you take may have impacts outside of the county.

26:58 - 27:07

[speaker unknown]

Um, the state, both NYSEDA and the governor's office is, or our, I guess, are watching what IDA's do throughout the state.

27:09 - 27:22

[speaker unknown]

And one, I think it was done that mentioned that, you know, local permitting has been pulled away from the locals and, and put at the state level in a number of these situations.

27:23 - 27:45

[speaker unknown]

I'm concerned that if we take what some people would consider significant action or extreme action, I guess that's a better word, extreme action, that this power may be taken away from us, in terms of being able to set what a pilot agreement is.

27:46 - 27:47

[speaker unknown]

And, uh, and what?

27:48 - 27:49

[speaker unknown]

What payments should be.

27:50 - 27:54

[speaker unknown]

So, um, I think there's a lot of issues here.

27:54 - 28:12

[speaker unknown]

One issue that I talked about, or one possible alternative that I talked about with run offline was, and I think, Don, you, you started your discussion off with it, and I thought that was a very interesting way to phrase your your discussion is, you'll have NYSERDA come in and talk to us.

28:13 - 28:20

[speaker unknown]

No talk to you, Um, and say, You know, Where did you get that 3200 megawatt number?

28:20 - 28:26

[speaker unknown]

Or, where did you get that \$5000, you know, 5000 megawatt number and put them to the test?

28:27 - 28:44

[speaker unknown]

And, um, I think that would help you in your decision making, so that you can, you know, look yourself in the mirror and say, Look, you know, we we really looked at all

you know, we considered all all the issues here in connection with our determination.

28:45 - 28:51

[speaker unknown]

Um, So those are those are kind of like a scattering of by my thoughts.

28:51 - 29:02

[speaker unknown]

I will say that in terms of the range of, of, pilot amounts, we've seen them as lowest as 2 or 3 grand, and we've seen them as high as 75 or 8.

29:03 - 29:07

[speaker unknown]

Um, know, 20 is a, is a, is an aggressive number.

29:07 - 29:21

[speaker unknown]

It's, you know, it's a, it's, it's a number that, I, I think, and I haven't, I haven't had a conversation with the people in my renewable energy group on this point recently, but I can certainly get a better inventory from them.

29:21 - 29:25

[speaker unknown]

A better view from them as to what the cool going rate is.

29:25 - 29:33

[speaker unknown]

Now, I don't have that at my fingertips, but I will tell you just by way of my experience over the last.

29:35 - 29:39

[speaker unknown]

12 to 18 months, that that's the range that I've been seeing.

29:42 - 29:52

[speaker unknown]

But I will say that this is a very controversial topic with some IDAs, for instance,

recounted Ideal client, where they, they don't do folate.

29:54 - 29:56

[speaker unknown]

They did water too large.

29:56 - 29:58

[speaker unknown]

He did 1 large 1.

29:58 - 30:05

[speaker unknown]

1, that is their policy, but they have it move forward that what hasn't moved forward.

30:05 - 30:09

[speaker unknown]

So I, at this point, Montgomery County, one of your neighbors is only done one.

30:09 - 30:12

[speaker unknown]

And that, that got a lot of play statewide.

30:12 - 30:18

[speaker unknown]

And there they were under some pressure from both developers and statewide organizations saying, wait a minute.

30:18 - 30:24

[speaker unknown]

You know, this is, know, what's going on here, why are you not, you know, helping renewable energy?

30:24 - 30:34

[speaker unknown]

Because, you know, it's but the funny issue about renewable energy is that, you know, people take positions that you wouldn't otherwise, potentially think that they

would take.

30:34 - 30:43

[speaker unknown]

I mean, there are some green energy groups that say, whenever we don't want this type of energy, because it puts too much energy into the system.

30:43 - 30:45

[speaker unknown]

And, we're trying to, we're trying to slow things down.

30:47 - 30:50

[speaker unknown]

So, it's, uh, it's really a very complicated topic.

30:51 - 31:10

[speaker unknown]

Um, the one issue that I will also point out is that some of our IDA clients are hesitated about solar projects because of the state scorecard, if you will, with respect to IDA activity and IDA performance of our friends in the office, a controller.

31:11 - 31:22

[speaker unknown]

You know, they, they present a report annually where they compare the amount of benefits granted, with the amount of jobs created and solar energy projects.

31:22 - 31:25

[speaker unknown]

As you know, don't create a lot of permanent jobs.

31:25 - 31:27

[speaker unknown]

In fact, they create very few permanent jobs.

31:28 - 31:41

[speaker unknown]

So, the scorecard of IDA's that do solar projects is typically based on that measure alone, is, quote, poor, because you're giving your, you're granting a certain amount

of assistance.

31:43 - 31:45

[speaker unknown]

The amount of job creation is very low.

31:45 - 31:48

[speaker unknown]

So, the, the amount of assistance per job is very high.

31:49 - 31:55

[speaker unknown]

And that, that skews your, your report card, if you will, to the poorest side of the category.

31:56 - 32:00

[speaker unknown]

But, again, it a lot of this is how you measure performance.

32:00 - 32:09

[speaker unknown]

Do you measure performance by amount of energy, renewable energy, generated by the amount of investment made in your community?

32:11 - 32:13

[speaker unknown]

By the amount of construction jobs?

32:13 - 32:24

[speaker unknown]

Um, created by the amount of climate change impacts negative or positive, So again, it's, it's like anything else.

32:24 - 32:35

[speaker unknown]

It's how you know, how you measure Is, or what what statistics, you use, or what formula use, oftentimes determines the answer that you're going to get.

32:36 - 32:40

[speaker unknown]

So, I guess my short answer to your Chair is that there's a lot of issues here.

32:41 - 33:01

[speaker unknown]

And I think when, when the Board makes a decision, I think you need to be sure that you're considering the impacts, both in the county and at the local level, and also at the state level because, and frankly, the national level with, with respect to, you know, energy production as a whole and the impacts on the environment as a whole.

33:02 - 33:09

[speaker unknown]

So, it's it's a weighty issue, and, I guess I'll leave it at that.

33:10 - 33:10

Joe

Cool.

33:13 - 33:14

Don Airey

Joe?

33:15 - 33:25

Don Airey

I guess, I don't want to monopolize the conversation, but I do want to share another piece of information that you may be aware of, and I think this Board needs to be aware of.

33:26 - 33:32

Don Airey

There's no question that let's go Harry County is trying to do as Bold, there's no question.

33:33 - 33:44

Don Airey

We know that we understand it, and I think the Board of supervisors has taken that

on, and as has really been proactive in this issue, That's why they created an Energy Committee.

33:45 - 34:04

Don Airey

We certainly could sit back and do what Montgomery County did, and what every other county does, and let the market forces no, be in play and take the safe, ask the safe path for NYSERDA, the safe path for the state, and for the governor, say, Sure we'll take \$3000 a megawatt.

34:05 - 34:06

Don Airey

That doesn't make it right.

34:07 - 34:09

Don Airey

That doesn't make it the proper path.

34:10 - 34:13

Don Airey

I can say this about NYSERDA and I know it's not going to be apologetic.

34:14 - 34:20

Don Airey

Nyserda is heavily heavily influenced the industries that they deal with.

34:21 - 34:31

Don Airey

It's my speculative opinion, they've been heavily into it, They've been heavily influenced by the solar industry, and by the renewable energy industry.

34:31 - 34:34

Don Airey

It's not a bad thing, it's just what happens.

34:34 - 34:40

Don Airey

What is troubling is this, the governor's 2022 Executive.

34:41 - 34:42

Don Airey

I have not read this yet.

34:42 - 34:45

Don Airey

It's, it's required reading.

34:45 - 34:48

Don Airey

It's very, very long, it's very extensive.

34:48 - 34:54

Don Airey

Dave Brennen, an energy attorney, that's an escrow for the ...

34:54 - 34:55

Don Airey

Project in Scope.

34:56 - 35:01

Don Airey

There's recommend is representing a task or Harry on that object to the escrow account.

35:02 - 35:03

Don Airey

Got it to my attention.

35:04 - 35:11

Don Airey

What the state wants to do now is not approaches to the pilots, excuse me, stations.

35:12 - 35:21

Don Airey

Now, they're going to start talking about our renewable energy projects, are S: So, what are they doing, in my opinion.

35:21 - 35:25

Don Airey

They're going to try and lower those values.

35:25 - 35:26

Don Airey

And I have to read the legislation.

35:27 - 35:32

Don Airey

Joy got this last week, and I have not had time to read it, the writing is on the wall.

35:32 - 35:44

Don Airey

They're going to try to us to offset the assessed value of these projects, and lower that assessment in order to then justify a lower tax rate.

35:45 - 35:47

Don Airey

Here's my question, is this board be, where does it end?

35:49 - 35:53

Don Airey

I think at the way we're going, How long before we're paying them?

35:55 - 36:03

Don Airey

Because that's the way it's going, seems to be no end to, um, how much consideration the developers get.

36:04 - 36:07

Don Airey

And it goes on and on and on.

36:08 - 36:10

Don Airey

Did the money keeps rolling in?

36:10 - 36:27

Don Airey

And yet, we keep feeling a lack of control by home rule, a lack of taxation ability, a hesitancy to exercise, our protectors of finance, Just don't see an end to it.

36:28 - 36:33

Don Airey

It is a bold move and everything Joe, as Scott has said, is absolutely true.

36:34 - 36:36

Don Airey

It may get the attention of the state.

36:37 - 36:42

Don Airey

But I'm going to venture to say that this is getting the attention of a lot of states.

36:43 - 36:47

Don Airey

Maine has opened up a similar program and the land rushes on in Maine.

36:47 - 36:49

Don Airey

Same way, it wasn't Massachusetts.

36:50 - 36:51

Don Airey

Same way, it is in New York.

36:52 - 36:54

Don Airey

We've done a lot to promote energy in this county.

36:54 - 36:57

Don Airey

I sit at the base, my tangent to the base.

36:57 - 37:01

Don Airey

So, let us go forward, one is aware of that.

37:02 - 37:02

Don Airey

****.

37:03 - 37:09

Don Airey

Presenter, Hazardred, we've never been paid, never been paid for 50 years.

37:09 - 37:20

Don Airey

We negotiated a settlement with them with a tax exempt authority, if far outstrips, what we're getting from recommended pilot agreements, and a nice term.

37:20 - 37:34

Don Airey

So I guess what I guess I'm saying in summation is, there comes a time, when as a County, we need to take risks, Need to measure risk, and apply it to the protection, an interest of our own tax paintings.

37:34 - 37:35

Don Airey

I guess that's where I'm at.

37:36 - 37:40

Don Airey

We've talked to the school boards a Blanchard has done a lot of work in that.

37:41 - 37:41

Don Airey

They're in agreement.

37:42 - 37:51

Don Airey

We've talked to the to the towns they're in agreement this they're looking to the IDA for guidance and support in this initiative.

37:52 - 37:53

Don Airey

You guys got a big decision.

37:54 - 37:56

Don Airey

It is bold, and it is new.

37:56 - 38:04

Don Airey

But you're but we're seeing, especially down in Ulster County person reports down there of \$10000 per megawatt.

38:04 - 38:07

Don Airey

Numbers are going up, and they should.

38:07 - 38:08

Don Airey

So I'll leave it at that.

38:08 - 38:17

Don Airey

But I'm really worried about this next initiative or they're going to try to come around the back way and start affecting how assessments are done.

38:17 - 38:23

Don Airey

Again, discounting assessments to promote this agenda, OK?

38:24 - 38:33

Don Airey

If they continue in this path, they will have people will be anti renewable energy:
Start to pay attention.

38:33 - 38:34

Don Airey

They're not helping, right?

38:35 - 38:40

Don Airey

Heavy handed approach in the long run, I don't think it's going to support the end.

38:42 - 38:48

Don Airey

I think what we're asking them to do is Fair partners in the long run, if they do it,
that's partnership.

38:49 - 38:56

Don Airey

That's what we're trying to support partnership, not a dictatorship, and being forced
to accept these projects.

38:56 - 39:00

Don Airey

That's up compensation.

39:00 - 39:01

Don Airey

That's a partnership.

39:01 - 39:05

Don Airey

I think that's what the renewable industry always tells us.

39:05 - 39:08

Don Airey

They want a partnership, Well, they have a responsibility.

39:09 - 39:12

Don Airey

Do not just say those words to act upon those words.

39:13 - 39:13

Don Airey

Thanks.

39:13 - 39:18

Don Airey

I sent it to the Board of Supervisors month after month after month.

39:18 - 39:21

Don Airey

They'll pay 20,000 because they can.

39:22 - 39:26

Don Airey

It's not an encumbrance if the state wants to stop.

39:26 - 39:27

Ronald Filmer

Count.

39:27 - 39:37

Don Airey

E A tap from negotiating an agreement for \$20,000 or \$25,000, then they can have that.

39:38 - 39:39

Don Airey

That's up to them.

39:40 - 39:45

Don Airey

I think they put themselves at substantial, political, and legal risks themselves.

39:46 - 39:47

Don Airey

You can't control what's going to come out of all.

39:48 - 39:51

Don Airey

I can only control what I think is good for my county, where I live.

39:52 - 39:59

Don Airey

That's what I think the Board of supervisors realized, and that's what we're going to do, and that's why we recommend it resolution, sir.

40:07 - 40:08

C B

Thanks, Dan.

40:08 - 40:11

C B

Anybody else have any comments on this at this time?

40:12 - 40:19

Ronald Filmer

Well, I've got a couple of questions for, I guess, Joe, Joe, Joe, Scott, Uh, just out of curiosity.

40:19 - 40:20

Ronald Filmer

The first one is just out of curiosity.

40:20 - 40:23

Ronald Filmer

What does the Miss Valleys do for Montgomery County's case?

40:24 - 40:32

Ronald Filmer

When a new project comes in, then the next, then after that is, what if we actually said the actual dollar amount?

40:32 - 40:37

Ronald Filmer

You know, array And I know we haven't even said it yet, but it's looking down the road.

40:38 - 40:49

Ronald Filmer

Then somehow a township has to, or wants to, or both, whether it's legal or otherwise or desires, two, Say I want, well, I'm going to accept 16.

40:51 - 40:53

Ronald Filmer

There's a deviation possible there.

40:54 - 41:00

Ronald Filmer

Not that I really want to get into, like I said, we're talking about deviation, even though we haven't set a policy, but this is a scenario.

41:03 - 41:18

[speaker unknown]

Oh, in Montgomery County, anyone who wants to do any developer who wants to do a solar project has to either pay normal tax, whatever that is, or enter into pilot agreements separately with the effect of taxing jurisdictions.

41:19 - 41:22

[speaker unknown]

They they have no access to the IDA.

41:22 - 41:29

[speaker unknown]

The benefit of the IDA for the developer is that it wraps up all the affected taxing jurisdictions into one agreement.

41:30 - 41:37

[speaker unknown]

Which makes it simpler, you know, for the developer and, um, more efficient.

41:38 - 41:52

[speaker unknown]

What we have found and I've got a smile on my face is that at least one of our IDA clients for deviations, they require the project applegate.

41:52 - 42:04

[speaker unknown]

Whether it's a commercial office building or a housing project or a manufacturing building or a solar project, to go and get the jury, the jurisdictional approval, to get the approvals of each of the affected taxing jurisdictions.

42:04 - 42:11

[speaker unknown]

The IDA won't deviate without those approvals and that's, that's, that mirrors your policy.

42:11 - 42:11

Ronald Filmer

If.

42:12 - 42:25

[speaker unknown]

What we have found in other jurisdictions, a couple of other jurisdictions that have that similar policy, is that, in cases, involving the school or a town, they go, you know, we don't want to be put on the hook.

42:26 - 42:27

[speaker unknown]

We approve this.

42:28 - 42:32

[speaker unknown]

We want, we've, we've created an IDA and we've delegated all this to you.

42:32 - 42:33

[speaker unknown]

We want you to take care of it.

42:34 - 42:40

[speaker unknown]

We don't want to go on record of saying, We're OK with this pilot structure, or we're not OK with this pilot structure.

42:40 - 42:47

[speaker unknown]

Even though they're the two parties of interest, because they're the ones that are either losing or gaining the revenue, depending on your perspective.

42:47 - 42:58

[speaker unknown]

So it's, or this is a hot potato chair, where sometimes people don't want to take responsibility for the issue.

42:58 - 43:10

[speaker unknown]

I've been, I'm involved in another jurisdiction where the school district has been asked to consider a pio deviation and the school board members are blatant to us saying, we don't want to look at this.

43:10 - 43:13

[speaker unknown]

We don't, we're not competent to look at this.

43:13 - 43:16

[speaker unknown]

We don't want the political heat to look at this.

43:16 - 43:19

[speaker unknown]

We want you to take care of this and then we can criticize you.

43:20 - 43:21

[speaker unknown]

We're doing whatever you're gonna do.

43:22 - 43:28

[speaker unknown]

Um, So, um, that's obviously not helpful.

43:28 - 43:32

[speaker unknown]

That's not good policy, it's not, you know, it's not, you know, here.

43:32 - 43:52

[speaker unknown]

And and the irony of that is that if you, if you look at New York State, Bill's over the last 10, 15 years, one of the potential bills that has been bandied about at the legislature, New York State level was a requirement for IDAs to get local approval to any pilot agreement.

43:53 - 43:57

[speaker unknown]

Thereby, putting the local jurisdictions on the spot, if you will, with respect to.

43:59 - 44:00

[speaker unknown]

....

44:01 - 44:08

[speaker unknown]

It's, um, so the short answer, Ron, is, they, they have to go to the local jurisdictions.

44:08 - 44:19

[speaker unknown]

And if you, if you simply, that's, in quotes, if you simply treat all these as a deviation, you've gotta go back to the jurisdictions anyway to get, in order to get their approval.

44:19 - 44:29

[speaker unknown]

If you put a number in at 20, and you agree at 20, then that's the, then then, you know, you're, you don't have to, you don't have to move forward with an extraordinary approval.

44:30 - 44:41

[speaker unknown]

But if you, I guess, if you decided to do 16, even though your policy says 20, that, I think would be a deviation, and you'd have to go back to each of the each of the jurisdictions.

44:45 - 44:45

Ronald Filmer

Yep.

44:50 - 45:02

[speaker unknown]

The other, the other issue, I'll point, I'll make, and, and I'm sure Don has an opinion on this, I mean, you know, you've done, you've got very well thought out, no views on all of this.

45:02 - 45:13

[speaker unknown]

I mean, one of the difficult elements here is, you know, what is the impact locally of the projects from a tax standpoint?

45:14 - 45:16

[speaker unknown]

No, no more kids for school, right?

45:17 - 45:20

[speaker unknown]

Um, know, is there more fire?

45:20 - 45:22

[speaker unknown]

Is there more police, you know?

45:22 - 45:44

[speaker unknown]

That's, that's another complicating element here of what's, what's a fair tax, um, assessment on a project that, arguably, has no, or very little, um, impacts on the local municipalities and, you know, people take different positions on that.

45:44 - 46:08

[speaker unknown]

We've, we've done, transactions where, because of the permitting impacts and the road impact, and some, and some traffic impact, the developer will will enter, into a separate host community benefit agreement with the town, to reflect the costs incurred by the town in connection with the project.

46:09 - 46:10

[speaker unknown]

And there'll be less.

46:10 - 46:12

[speaker unknown]

There'll be a lower amount.

46:13 - 46:25

[speaker unknown]

I mean, when you, when you look at these pilot agreements, you have to make sure you're looking at the full picture, because if a developer is paying, say, \$4000 a megawatt, you say, wow.

46:25 - 46:28

[speaker unknown]

You know, I think that that developer got a good deal.

46:28 - 46:37

[speaker unknown]

Well, they may be paying another 3 or 4 to the town separately in a host community benefit agreement.

46:37 - 46:41

[speaker unknown]

So, you have to make sure you're looking at the full material when you're looking at the numbers.

46:42 - 46:51

[speaker unknown]

The last thing I'll point out is that a couple of our IDA's had become very good aggressive, very.

46:53 - 46:56

[speaker unknown]

Um, disappointed.

46:56 - 47:11

[speaker unknown]

I guess the way I would say I would describe discipline with respect to their structuring of pilot agreements, and they've said, and I think, God, you made this point in your discussion about the developer partnering with you, the developer wants to be a partner with you.

47:12 - 47:21

[speaker unknown]

Well, the IDA has turned that around and said, yeah, OK, well, we'll be a partner with you, but we want you to be a true partner and a true partner.

47:21 - 47:22

[speaker unknown]

Open your books.

47:23 - 47:24

[speaker unknown]

So, I want to see your numbers.

47:25 - 47:26

[speaker unknown]

I want to see your rate of return.

47:27 - 47:39

[speaker unknown]

And, um, and I wanna, I want to lay these numbers out and make sure that, um, you're getting a, you know, I think we're all capitalists on the call here.

47:39 - 47:42

[speaker unknown]

At least I, I hope so, because that's why this country is so good.

47:43 - 47:46

[speaker unknown]

And great, whether you're a Republican or a Democrat.

47:46 - 48:01

[speaker unknown]

Um, I am not, a plutocrat, I'm not good confiscatory, I'm not, I'm not supporting anyone who, who makes too much money.

48:02 - 48:06

[speaker unknown]

So, and, I have a view as to what too much money is.

48:06 - 48:13

[speaker unknown]

And, so, I think when you, when you, when you look at some pilot structures.

48:15 - 48:18

[speaker unknown]

You say, Wow, that's, you know, it's I mean, we do housing projects.

48:18 - 48:19

[speaker unknown]

Oh, I'll interrupt myself.

48:19 - 48:31

[speaker unknown]

With, with one of our major city IDA clients, we do housing projects with 28 year pilot agreements with very, very aggressive abatements schedules.

48:32 - 48:45

[speaker unknown]

And it's because that idea has, as adopted a policy and a mission to stimulate housing development in its downtown core.

48:46 - 48:51

[speaker unknown]

And it also recognizes that its tax structure is way out a way out of whack.

48:51 - 49:00

[speaker unknown]

And no developer, in their right mind would undertake a project without significant real property tax abatements.

49:00 - 49:18

[speaker unknown]

And that IDA, so has supported that position by having an outside third party consulting come in and assess that assess, review their tax structure and do model computations for capital projects.

49:19 - 49:21

[speaker unknown]

And they have presented a report.

49:21 - 49:34

[speaker unknown]

And the IAEA has held public hearings and said, well, if you come in and you do a \$5 million housing project and you and you had to pay the existing taxes, this is what your rate of return would be.

49:34 - 49:34

[speaker unknown]

And it's a negative.

49:35 - 49:38

[speaker unknown]

And so no one, no one would undertake the project.

49:38 - 49:58

[speaker unknown]

But if you give them this level of benefit, their rate of return is, you know, picking a number 8%, 9%, 12%, 15%, and that's something the IDA can live with because that's a reasonable rate of return for those types of projects with that level of speculation.

49:58 - 49:59

[speaker unknown]

That level of risk.

50:01 - 50:11

[speaker unknown]

If they were making 25% rate of return, the IDA would say no, that's too much, we're going to back off that pilot agreement so that we, we bring that rate of return down.

50:12 - 50:31

[speaker unknown]

So, what, what, what's happening is that both developers and IDAs are becoming more sophisticated with their analysis analyzes of these structures because, um, frankly, the political and local pressure.

50:31 - 50:41

[speaker unknown]

I mean, when I started in this business in 1983, IDA, pilot agreements were modeled after 485 B of the real property tax law.

50:42 - 50:52

[speaker unknown]

45 B of the real property tax law is, A, is A real property tax abatements, structure for commercial projects that's baked into the tax law.

50:52 - 51:00

[speaker unknown]

So that if Ryan and I decided to open a pizza joint in downtown in the downtown village and we bought a building.

51:01 - 51:02

[speaker unknown]

We did some improvements.

51:02 - 51:08

[speaker unknown]

And if the abatement, if the assessed value went up, by \$500,000.

51:08 - 51:14

[speaker unknown]

Under 485 B, we would get in year one to 50% abatement of our real property tax.

51:14 - 51:15

[speaker unknown]

That increase the assessed value.

51:16 - 51:23

[speaker unknown]

Assuming that the municipality's all opt into that program that's a baked in tax abatement program.

51:24 - 51:26

[speaker unknown]

Without any IGA involvement.

51:27 - 51:50

[speaker unknown]

But, um, what IDA's did in the mid eighties was a, took those structures, those those very simple formulas and then they applied them to industrial projects and commercial projects and so, you'd see some starting at 10%, Some starting at 50% depending on whether they were trying to incentivize industrial and manufacturing commercial.

51:50 - 52:01

[speaker unknown]

So what I'm saying is that there's a lot of the opportunity here for, for nuance and for and for making sure that you're doing a couple of things, protecting the locals.

52:02 - 52:07

[speaker unknown]

And also stimulating what, what maybe something that's important to you.

52:07 - 52:17

[speaker unknown]

If you don't, know, if you take the position that Montgomery County does, which is, they don't want to stimulate or don't wanna incentivize, I think they, they would like to see renewable energy, They just don't want to be involved in.

52:18 - 52:23

[speaker unknown]

That's, you know, that's certainly something, a position that you can take.

52:25 - 52:31

[speaker unknown]

Part of my comments to you is that that all has statewide, potentially statewide implications.

52:38 - 52:39

Don Airey

Dell, thanks.

52:39 - 52:42

Don Airey

Yeah, yeah, very complicated stuff.

52:43 - 52:52

Don Airey

I wonder if if we as a county, we as, so, certainly towns and villages are prepared to take on that kind of forensic detail.

52:52 - 52:54

Don Airey

And I don't mean that as a ISI remark.

52:54 - 52:57

Don Airey

I mean, it's very complicated as to what you just said.

52:58 - 53:02

Don Airey

Montgomery County, I guess, I disagree a little bit on that.

53:02 - 53:05

Don Airey

They're, they're all on board, a \$3100 a megawatt.

53:05 - 53:06

Don Airey

They are stimulating.

53:07 - 53:11

Don Airey

You know that, that energy corridor, accepting that.

53:12 - 53:18

Don Airey

But I want to go back to another point, talk about opening the books.

53:21 - 53:22

Don Airey

I just want to share this with the Board.

53:22 - 53:26

Don Airey

So they know ransomware, or this ever articulated this to you.

53:26 - 53:27

Don Airey

So I don't want.

53:29 - 53:30

Don Airey

No.

53:30 - 53:30

Don Airey

This.

53:33 - 53:36

Don Airey

I want to be careful, because some of this stuff is kind of Sharon business.

53:36 - 53:38

Don Airey

I don't want to just throw up there.

53:39 - 53:41

Don Airey

Um, you may be aware of that.

53:43 - 53:45

Don Airey

We've tried to get NextEra.

53:45 - 53:47

Don Airey

Everybody knows who they are, Each point energy.

53:49 - 53:54

Don Airey

To give us numbers to assist in the appraisal of their project.

53:54 - 53:57

Don Airey

We've tried to do that for two years.

53:58 - 54:00

Don Airey

They have resisted that.

54:01 - 54:02

Don Airey

Now, George ...

54:02 - 54:04

Don Airey

Is embarking on a appraisal.

54:05 - 54:09

Don Airey

That was very important as you all can agree with this project.

54:10 - 54:15

Don Airey

They are now saying: we have to sign an NDA.

54:16 - 54:22

Don Airey

Not just George ..., they want the County to sign an NDA.

54:23 - 54:27

Don Airey

They won't co-operate with Georgetown Susie's appraisal process.

54:28 - 54:30

Don Airey

Now, I'm going to be very solid.

54:32 - 54:39

Don Airey

I told the Energy Committee, I pulled the Board of Supervisors, and I'm going to tell you right now, that's what I've told council.

54:40 - 54:41

Don Airey

We're not going to do that.

54:42 - 54:45

Don Airey

We're not gonna sign an NDA, by the way, which we haven't seen yet.

54:46 - 54:50

Don Airey

They won't even give us a draft NDA until the other day.

54:50 - 54:55

Don Airey

They finally acquiesced and say, We'll give you a draft N D A before.

54:55 - 55:00

Don Airey

You have to agree to sign the draft NDA before you review it.

55:00 - 55:02

Don Airey

Why am I telling you this?

55:02 - 55:03

[speaker unknown]

What got me trying to.

55:03 - 55:05

Don Airey

Illustrate, I think, the chances are.

55:07 - 55:08

[speaker unknown]

But, let me interrupt you.

55:08 - 55:09

[speaker unknown]

Let me interrupt you.

55:10 - 55:12

[speaker unknown]

I represent IDA's throughout the state.

55:12 - 55:14

[speaker unknown]

I represent a number of, you know, governmental entities.

55:14 - 55:18

[speaker unknown]

I get an NDA and I go, we're subject to foil.

55:19 - 55:24

[speaker unknown]

We can't, we can't contract away, the requirements that were, you know, were obligated.

55:25 - 55:36

[speaker unknown]

If you're worried about us giving your proprietary information to develop or be down the street, mark your stuff proprietary, Give us indemnification agreements.

55:36 - 55:50

[speaker unknown]

So if we get sued for, for giving, then, for saying no, we're not gonna give you that information because developer B foils us, because they want to, they want to get into the, you know, they want to know what developer A is doing.

55:51 - 56:01

[speaker unknown]

Um, we say five will hold, will, not, we're not going to disclose it, but we're not going to incur the litigation costs if Developer B Sousa's.

56:01 - 56:11

[speaker unknown]

So, you give us you give us the material market proprietary, give us an

indemnification letter, that you protect us if we get sued and, and we're all fine.

56:11 - 56:12

[speaker unknown]

But New York state law, look it up.

56:12 - 56:14

[speaker unknown]

Have your lawyer look it up.

56:14 - 56:15

[speaker unknown]

You know, NDAs don't you know?

56:16 - 56:22

[speaker unknown]

If Brian Cell signed an NDA, it'll it'll get me upset because he's not supposed to sign an NDA.

56:23 - 56:29

[speaker unknown]

Whenever I, whenever I let a client sign an NDA, I add a carrot carrot.

56:29 - 56:34

[speaker unknown]

The language, it says, We hereby agree to no to the following subject to New York law.

56:35 - 56:41

[speaker unknown]

That basically wipes out the NDA and makes it makes it all subject to, you know, the foil provisions.

56:41 - 56:44

[speaker unknown]

So, I agree with you 100%, and your leverage is eight.

56:45 - 56:47

[speaker unknown]

Look, this is our condition going forward.

56:48 - 56:51

[speaker unknown]

If you want to do a deal with us, this is what we need.

56:51 - 56:53

[speaker unknown]

We're not, we're not the Pillsbury Doughboy.

56:53 - 56:55

[speaker unknown]

We're not passive, you know?

56:58 - 56:59

Don Airey

Thanks, Joe.

56:59 - 57:00

Don Airey

Yeah, and I agree 100%.

57:00 - 57:07

Don Airey

Well, I mean, I really wasn't going in that direction, though, with DND with a mean I've signed plenty of NDAs and my business.

57:07 - 57:08

Don Airey

You're spot on.

57:08 - 57:09

Don Airey

Its soil.

57:09 - 57:11

Don Airey

All that good stuff.

57:11 - 57:13

Don Airey

We'd have to make the NDA very specific.

57:13 - 57:17

Don Airey

Yeah, you know your business, but that's not why I was bringing up.

57:17 - 57:28

Don Airey

The NDA issue was bringing up the NDA issues because we have authorized since November fourth and Susie to do the appraisal on the public record because of a lack of co-operation with the developer.

57:28 - 57:30

Don Airey

Now, why am I saying that?

57:30 - 57:34

Don Airey

I'm saying that because I'm going back to the issue of partnership.

57:34 - 57:45

Don Airey

Opening the box, if they weren't even supplying information regarding your appraisal process, what signal does that send to us?

57:45 - 57:54

Don Airey

Because a partner, in this process, that they're ever, ever going to open their books and show us their revenue stream, I'm a businessman.

57:54 - 57:56

Don Airey

I know a company, we can do it.

57:57 - 58:00

Don Airey

So again, that's why I bring that up.

58:00 - 58:18

Don Airey

I think that some of these bridges that we are trying to build with, the developer are actually 3 or 4 Bridge too far for never really going to get there, and be able to execute Ayelet agreement without making this, like, rewriting the Magna Carta.

58:19 - 58:26

Don Airey

I like where you were coming from any olden days, the simplicity of what you described right now.

58:26 - 58:28

Don Airey

Here's where we are.

58:28 - 58:44

Don Airey

We have seven active solar developers in this county who I believe, at least six, will be pursuing the project to fruition and will be coming to the IDA for a pilot.

58:44 - 58:46

Don Airey

None of them are gonna pay for assessed value.

58:46 - 58:47

Don Airey

We'll accept that.

58:48 - 58:50

Don Airey

That's what we've been put in.

58:50 - 58:55

Don Airey

I think, as a board of supervisors, I'll speak, do it not for you guys.

58:56 - 59:01

Don Airey

We're me, for us, as a board, should speak for other 15 other supervisors.

59:02 - 59:03

Don Airey

No, the tenor of the board.

59:05 - 59:10

Don Airey

They're, they're, they're, they're in a position where we simply now, our backs are against the wall.

59:11 - 59:12

Don Airey

Time is of the essence.

59:13 - 59:17

Don Airey

And I'm not going to say the enemy SDK because they're not enemies, but they are at the gate.

59:18 - 59:20

Don Airey

This is happening real time.

59:20 - 59:23

Don Airey

The landscape is changing in real time.

59:24 - 59:26

Don Airey

So, this is tough stuff for you.

59:28 - 59:42

Don Airey

It was off stuff for us to recommend \$20,000 per megawatt, but we could not let towns list in the when developer, upon developer, upon developer, and has to navigate.

59:43 - 59:48

Don Airey

As you stated, eloquently jowl complexity of these pilot agreements.

59:49 - 59:54

Don Airey

We need a Board of supervisors, I believe, I believe.

59:55 - 59:57

Don Airey

That's an IDA Slide.

59:58 - 01:00:04

Don Airey

Guidance, support and assistance to the local host communities.

01:00:04 - 01:00:05

Don Airey

It's not easy.

01:00:05 - 01:00:07

Don Airey

We're, we're it.

01:00:08 - 01:00:21

Don Airey

We're, yeah, there's no secret room was a bunch of guys doing this that we can run into and say, hey, give us your you know, give us the right path, We are the people

that have to do that and it is bold.

01:00:22 - 01:00:27

Don Airey

And we are at the tip of the spear, um, but I think it's a reasonable risk.

01:00:28 - 01:00:30

Don Airey

I think it's a reasonable offer.

01:00:30 - 01:00:31

Don Airey

I think it's a way to start.

01:00:31 - 01:00:36

Don Airey

I think, I think there's no harm in pursuing it this way.

01:00:37 - 01:00:54

Don Airey

Yes, the state might not be happy, wow, they don't really care about or we're happy, you're not with a 20, 23, and a 10 projects being just placed in our towns, They have a responsibility for their actions, and those actions are compensatory.

01:00:54 - 01:00:59

Don Airey

I believe at our level with these projects, I don't think we're unreasonable.

01:01:00 - 01:01:03

Don Airey

So, I'm giving you my pitch, I can tell you.

01:01:04 - 01:01:08

Don Airey

I just said you know where I stand, I know there's a little passionate involved.

01:01:08 - 01:01:13

Don Airey

I've been doing this for a long time as uh, as a spectator.

01:01:13 - 01:01:17

Don Airey

Let's call it, 1999, I was a proponent of wind energy.

01:01:17 - 01:01:19

Don Airey

I thought it was the best thing that come down the pipe.

01:01:20 - 01:01:22

Don Airey

Fortunately, I learned a lot about it.

01:01:22 - 01:01:24

Don Airey

I went to a lot of sites.

01:01:24 - 01:01:27

Don Airey

I talked to a lot of people and I gotta tell you, it was, more of a mirage.

01:01:28 - 01:01:32

Don Airey

There was a solution, and certainly the people, a lot of promises were made.

01:01:33 - 01:01:35

Don Airey

Those promises were not yet.

01:01:35 - 01:01:41

Don Airey

I don't want us to fall into that same trap, or little, tiny, rural county.

01:01:42 - 01:01:43

Don Airey

I want us to be compensated.

01:01:44 - 01:01:45

Don Airey

We're being reasonable.

01:01:45 - 01:01:46

Don Airey

I think we're being bold.

01:01:47 - 01:01:53

Don Airey

But, moreover, thing for governing narrative seems to be set by the develop.

01:01:54 - 01:01:57

Don Airey

That pattern has been set come into town.

01:01:58 - 01:02:02

Don Airey

They tell us what they're going to pay in terms of taxation.

01:02:03 - 01:02:04

Don Airey

That's wrong.

01:02:05 - 01:02:07

Don Airey

There is a backwards approach to this.

01:02:08 - 01:02:14

Don Airey

As an IDA, you're a taxation governing body, I believe, I believe, as the board of supervisors.

01:02:14 - 01:02:16

Don Airey

We're a governing body.

01:02:16 - 01:02:18

Don Airey

We should run the process.

01:02:18 - 01:02:20

Don Airey

We should be subjective.

01:02:20 - 01:02:21

Don Airey

We should be object.

01:02:22 - 01:02:24

Don Airey

I think we're doing that.

01:02:25 - 01:02:27

Don Airey

And I think we've used due diligence in that process.

01:02:30 - 01:02:32

Don Airey

We're on the upper path.

01:02:32 - 01:02:33

Don Airey

I hope you guys feel the same.

01:02:34 - 01:02:35

Don Airey

And I promise, I'll shut off now.

01:02:38 - 01:02:40

C B

All right, Dan, thank you for your input.

01:02:40 - 01:02:41

C B

Has been very helpful.

01:02:45 - 01:02:50

C B

Looks like we have a solar conundrum, it's going to generate a lot of heat no matter what.

01:02:55 - 01:02:57

C B

Do we have anything else send us at this time?

01:02:57 - 01:02:59

C B

Does anybody else have any comments?

01:03:01 - 01:03:03

C B

I think we've spent quite a bit of time on this.

01:03:04 - 01:03:05

C B

I'd like to wrap it up, if we could.

01:03:08 - 01:03:09

Ronald Filmer

Peter Van.

01:03:10 - 01:03:11

Peter Johnson

Chat, if I might say a word.

01:03:13 - 01:03:24

Peter Johnson

Don, thank you very much for the very thoughtful, eloquent approach, and Joe Scott, I think, has given us, really wise and prudent advice.

01:03:25 - 01:03:30

Peter Johnson

Most of it, most of you don't know very much about me, but I'm a historian by training.

01:03:31 - 01:03:40

Peter Johnson

And I spent a lot of time looking at the intersection between government and corporations in the United States in the 19th and 20th centuries.

01:03:40 - 01:04:00

Peter Johnson

And what we're going through with solar energy right now is very, very reminiscent of the many favors and the intricate set of taxes that were created over and subsidies that were created over the years to benefit the petroleum industry.

01:04:01 - 01:04:11

Peter Johnson

And I think one of the things that Don is warning is against is that we don't need to succumb to those kinds of things.

01:04:11 - 01:04:24

Peter Johnson

There's nothing wrong with the locality receiving a, an equitable share of the benefits, which did not necessarily occur in the past.

01:04:25 - 01:04:28

Peter Johnson

The oil depletion allowance is still in existence in the United States.

01:04:29 - 01:04:35

Peter Johnson

Those are some of the largest corporations in the world are continued beneficiaries of these things.

01:04:36 - 01:04:43

Peter Johnson

I, my sister, my suspicion is that some of the lawyers for the solar companies.

01:04:43 - 01:04:54

Peter Johnson

I learned their trade by looking at laws related to petroleum and the other behind me.

01:04:55 - 01:05:07

Peter Johnson

So, personally, I'm very much in favor of having the IEA sign on to the the board of Supervisors' resolution.

01:05:07 - 01:05:09

Peter Johnson

So I'll leave it at that.

01:05:12 - 01:05:20

C B

Oh, thank you, Peter, then a comment, this time.

01:05:32 - 01:05:32

Benjamin Oevering

Cool.

01:05:35 - 01:05:41

Benjamin Oevering

Second, Peter said, Uh, I'm in favor of, yeah.

01:05:42 - 01:05:44

Benjamin Oevering

Supporting, Yeah.

01:05:46 - 01:05:46

Benjamin Oevering

Right.

01:05:48 - 01:05:49

Benjamin Oevering
Money has passed.

01:05:53 - 01:05:53

Benjamin Oevering
The rope.

01:05:56 - 01:05:56

Benjamin Oevering
Ok?

01:05:59 - 01:06:00

Benjamin Oevering
Hey.

01:06:01 - 01:06:02

Benjamin Oevering
On.

01:06:04 - 01:06:06

Benjamin Oevering
Negotiation with Missouri.

01:06:13 - 01:06:14

Benjamin Oevering
The military, the PELI.

01:06:16 - 01:06:20

Benjamin Oevering
He's probably the will have this issue to do so.

01:06:25 - 01:06:27

Benjamin Oevering

A lot of talking.

01:06:30 - 01:06:32

Benjamin Oevering

Those policies, Well.

01:06:32 - 01:06:34

C B

Then, you're breaking up quite a bit here.

01:06:37 - 01:06:37

Benjamin Oevering

Two.

01:06:39 - 01:06:40

Benjamin Oevering

Aye.

01:06:40 - 01:06:44

Benjamin Oevering

Question about over the cotton.

01:06:46 - 01:06:49

Benjamin Oevering

Um, a little bit.

01:06:50 - 01:06:51

Benjamin Oevering

Does.

01:06:51 - 01:06:53

C B

Anyone else having difficulty hearing, Ben?

01:06:54 - 01:06:57

C B

We, we were having difficulty hearing you.

01:06:57 - 01:07:03

C B

Will pick up on this, on your comments some other time, I guess.

01:07:04 - 01:07:14

C B

Um, in a matter of the interest of time here, is there any other thing that we can say about this issue now before we analysts at a future meeting?

01:07:16 - 01:07:17

[speaker unknown]

Sure.

01:07:23 - 01:07:32

Ronald Filmer

Got to ask Joe, Joe, what would be that, Do you know on the stepson, whatever we decide to go forward as it is?

01:07:32 - 01:07:38

Ronald Filmer

I believe I got it from Mike Logan that it was a 30 day notice to the jury, all the jurisdictions.

01:07:38 - 01:07:49

Ronald Filmer

Obviously all the towns and county schools, villages for applicable, oh, and how detailed that would have to be, is it the whole policy or is it just a summary of it?

01:07:49 - 01:07:49

Ronald Filmer

Or.

01:07:51 - 01:08:01

[speaker unknown]

The way we've handled it in the past with other IDAs and with your IDA frankly, ride

is, uh, you do a summary of the amendment and you send that notice out.

01:08:02 - 01:08:05

[speaker unknown]

Um, some IDA's actually hold a public hearing.

01:08:06 - 01:08:11

[speaker unknown]

Um, there's no requirement under your policy, there's no requirement under the statute.

01:08:11 - 01:08:17

[speaker unknown]

It's a question of, you know, how transparent do you want to be with the action to be taken?

01:08:17 - 01:08:18

[speaker unknown]

Um.

01:08:20 - 01:08:23

[speaker unknown]

The short answer is, you have a 30 day notice.

01:08:23 - 01:08:24

[speaker unknown]

You need to.

01:08:26 - 01:08:30

[speaker unknown]

You need to, you know, provide notice to the affected taxing jurisdiction.

01:08:30 - 01:08:42

[speaker unknown]

So, there is some administrative cost, if you will, because, you know, you know, every village, towns, or in the county and in the country, so, but that's the process.

01:08:46 - 01:08:47

Ronald Filmer

Ok, thanks.

01:08:48 - 01:08:49

[speaker unknown]

Sorry about that.

01:08:49 - 01:08:49

[speaker unknown]

Is this better?

01:08:51 - 01:08:52

Ronald Filmer

This were a.

01:08:52 - 01:08:52

[speaker unknown]

Lot.

01:08:53 - 01:08:54

Sarah Nickle

Better.

01:08:55 - 01:08:58

[speaker unknown]

Having some IT work today, but keep, keep getting kicked off.

01:08:59 - 01:09:00

[speaker unknown]

So, I just wanted to restate.

01:09:01 - 01:09:05

[speaker unknown]

I am supportive of what Peter said, I am a supporter of the \$20,000 a megawatt policy.

01:09:07 - 01:09:12

[speaker unknown]

I think the county has spent a lot of time on this, clearly it's a well thought out plan.

01:09:13 - 01:09:26

[speaker unknown]

I do feel that our responsibility is to take on this negotiation from the, from the various municipalities, they may, in a way lack the sophistication to deal with this in a unified way.

01:09:26 - 01:09:28

[speaker unknown]

I think we can bring that to the table.

01:09:30 - 01:09:42

[speaker unknown]

Overall, I think it's a, it's a good, well thought out policy, I do have some questions about how it plays out long term, in terms of the actual pilot schedule and increases in full assessed values and things like that.

01:09:42 - 01:09:47

[speaker unknown]

I think we can work through if we decide to adopt this or something similar to it.

01:09:48 - 01:09:50

[speaker unknown]

But overall, I do think it's a, it's a good policy.

01:09:52 - 01:09:52

[speaker unknown]

Yeah.

01:09:57 - 01:09:59

C B

All right, Thanks, Ben, for your help input.

01:10:04 - 01:10:06

C B

Any other comments at this time on this issue?

01:10:11 - 01:10:14

Ronald Filmer

I guess we go back to Joe, the push: to vote on this.

01:10:14 - 01:10:20

Ronald Filmer

Do we have enough to vote out, or do we have to decide on terms and the detail of it?

01:10:23 - 01:10:24

[speaker unknown]

Yeah, I think.

01:10:27 - 01:10:31

[speaker unknown]

I would recommend that you have a piece of paper in front of you with respect to actually.

01:10:32 - 01:10:53

[speaker unknown]

The, Before you, before you vote, aye You have the you have the resolution from the County Board of Supervisors, which obviously gives you some some some outlines as to what what um, you know, what the direction is, I mean, but, for instance, and again, Ron, I'm, this wasn't, it wasn't in my calendar for today.

01:10:54 - 01:10:58

[speaker unknown]

I have a 1030 that I'm 11 minutes late on now.

01:10:59 - 01:11:12

[speaker unknown]

The recommendation I would make is that you, you direct counsel to put something together, reflecting the Board of Supervisors, directive to you, and we can certainly prepare something like that for you.

01:11:13 - 01:11:19

[speaker unknown]

One thought that I would have read off the top my head, is, you know, that \$20,000, is that a fixed number?

01:11:19 - 01:11:28

[speaker unknown]

I mean, I think you might want to put some sort of adjustment in there on a going forward basis so that, maybe, it's a cola adjustment.

01:11:28 - 01:11:32

[speaker unknown]

Maybe it's a, because you don't wanna have to go through the amendment process.

01:11:32 - 01:11:36

[speaker unknown]

Each time you change that number, you know, that would be cumbersome and clunky.

01:11:37 - 01:11:41

[speaker unknown]

But weekend, those are very tactical points that we can review with you.

01:11:42 - 01:11:49

[speaker unknown]

But I think if, if you have enough of a sense of the board, that the board's comfortable that they want to move forward in addressing this.

01:11:50 - 01:12:05

[speaker unknown]

You can certainly direct counsel to to prepare a policy and report back at the next meeting Where you would then, you know, people would look at the piece of paper and that would put you in a position to notifying the effective tax jurisdictions and moving along the process and your policy.

01:12:07 - 01:12:09

Ronald Filmer

Ok, thank you.

01:12:14 - 01:12:22

C B

Um, I think that, I don't know if that were all at the point of making a decision on that.

01:12:23 - 01:12:28

C B

But I think we, you do need to have some legal counsel on that.

01:12:29 - 01:12:34

C B

Would it be appropriate to give us some options, Joel?

01:12:37 - 01:12:55

[speaker unknown]

Oh, sure, I mean, I could, I could prepare a draft policy reflecting the board of supervisors resolution, and then I could certainly be more prepared for your next board meeting with, uh, with alternatives, and with, uh, maybe.

01:12:56 - 01:12:58

[speaker unknown]

I could add, what am I renewable energy.

01:12:58 - 01:13:10

[speaker unknown]

People speak also and say, Hey, you know, this is what we're seeing in the market, and this is, this is where the general direction is of, of solar and, uh, you know, and give some, you know, give some background.

01:13:12 - 01:13:13

Joe

I think that would.

01:13:13 - 01:13:13

[speaker unknown]

Be very.

01:13:13 - 01:13:14

Joe

Helpful.

01:13:14 - 01:13:16

[speaker unknown]

Because we're here to assist you.

01:13:18 - 01:13:21

Ronald Filmer

Don't know, what do you think, Joe, is that a 2 or 3 week process, maybe, or timer?

01:13:24 - 01:13:25

[speaker unknown]

Well, you meet monthly, right, Ron?

01:13:26 - 01:13:26

Ronald Filmer

Yeah.

01:13:26 - 01:13:27

Ronald Filmer

I'd probably have one.

01:13:28 - 01:13:33

Ronald Filmer

I would try to move it up a little bit, and, you know, certainly do it in February, at some point.

01:13:35 - 01:13:36

[speaker unknown]

That's, you know.

01:13:37 - 01:13:41

Ronald Filmer

I guess I gotta get 28th, but I guess I just wanted to postpone it too long.

01:13:44 - 01:13:49

[speaker unknown]

We can be ready for a February meeting, if it's, you know, if it's not next week, that would be obviously a little bit about what.

01:13:49 - 01:13:51

Ronald Filmer

We have to always have to advertize anyway, and then a week later.

01:13:53 - 01:13:54

Ronald Filmer

So certainly being the teams at least.

01:13:58 - 01:13:59

Ronald Filmer

Maybe the week.

01:13:59 - 01:13:59

Peter Johnson

Of.

01:13:59 - 01:14:00

Ronald Filmer

Movie.

01:14:02 - 01:14:07

Peter Johnson

Would it be useful to have a board resolution to direct council to prepare the policy?

01:14:09 - 01:14:15

Peter Johnson

Based on the board of supervisors resolution, because I'm happy to make that motion.

01:14:24 - 01:14:26

C B

There's a motion on the floor.

01:14:26 - 01:14:29

C B

Is there a second to that motion?

01:14:37 - 01:14:38

C B

Is there a second to the motion?

01:14:39 - 01:14:40

C B

I'll second the motion.

01:14:42 - 01:14:43

C B

There's a second to the motion.

01:14:44 - 01:14:47

C B

Any further discussion on the motion at this at this time?

01:14:53 - 01:14:56

C B

I think I would, I would like to see that.

01:14:56 - 01:15:01

C B

And I'd like to have some of the other things that you just mentioned before, Joe.

01:15:07 - 01:15:11

C B

The options and that we might have relative to that.

01:15:14 - 01:15:15

[speaker unknown]

I can do that.

01:15:18 - 01:15:20

C B

Any other discussion?

01:15:21 - 01:15:24

C B

All in favor, say aye.

01:15:25 - 01:15:26

Peter Johnson

Aye.

01:15:28 - 01:15:28

[speaker unknown]

Yeah.

01:15:29 - 01:15:30

C B

Motion, all.

01:15:31 - 01:15:31

C B

Opposed?

01:15:37 - 01:15:38

C B

Miscarried?

01:15:41 - 01:15:45

C B

So we'll have that meeting when Ron, or.

01:15:45 - 01:15:48

Ronald Filmer

We might as well start it now, if everybody's got their book, Our Joel has gotta get

going.

01:15:48 - 01:15:49

Ronald Filmer

Long, fast.

01:15:49 - 01:15:50

Ronald Filmer

Gotta get going.

01:15:50 - 01:15:50

Ronald Filmer

Oh.

01:15:53 - 01:15:54

[speaker unknown]

Yeah.

01:15:55 - 01:16:05

Ronald Filmer

Sometimes, the weaker, the 15th or 50 to the present day, but 16 through 1, 16, through the 19th, 16, 17, 18.

01:16:08 - 01:16:10

wanda

Exchange is bad for me.

01:16:13 - 01:16:13

C B

That's probably.

01:16:13 - 01:16:14

Ronald Filmer

Going to work.

01:16:14 - 01:16:14

C B

How about 17th?

01:16:18 - 01:16:19

C B

17.

01:16:20 - 01:16:21

[speaker unknown]

That's a bad thing.

01:16:29 - 01:16:31

[speaker unknown]

Me, the 19th is wide open for me.

01:16:35 - 01:16:36

[speaker unknown]

Yeah?

01:16:42 - 01:16:43

Ronald Filmer

How's that for everybody?

01:16:44 - 01:16:45

C B

It'll work also.

01:16:47 - 01:16:47

wanda

19.

01:16:47 - 01:16:48

wanda

This is OK for me.

01:16:49 - 01:16:51

wanda

Yeah?

01:16:55 - 01:16:55

[speaker unknown]

9 30.

01:16:56 - 01:17:00

Sarah Nickle

We bought 9 or 9 30, which works better, for Joe.

01:17:03 - 01:17:04

[speaker unknown]

I'm an early bird eight.

01:17:04 - 01:17:05

[speaker unknown]

Works best for me.

01:17:05 - 01:17:06

Peter Johnson

Yeah, I.

01:17:07 - 01:17:07

Sarah Nickle

Remember.

01:17:07 - 01:17:09

Ronald Filmer

The days I was over 30, Joel.

01:17:09 - 01:17:09

Ronald Filmer

Well.

01:17:10 - 01:17:13

[speaker unknown]

I don't want to be, I don't want to be too burdensome.

01:17:13 - 01:17:16

[speaker unknown]

I actually six works best for me.

01:17:20 - 01:17:20

wanda

Everybody.

01:17:20 - 01:17:21

Ronald Filmer

Else?

01:17:25 - 01:17:25

wanda

It's a sovereignty.

01:17:25 - 01:17:26

wanda

Doesn't.

01:17:27 - 01:17:28

C B

That doesn't work.

01:17:28 - 01:17:29

C B

That doesn't work well on a retirement schedule.

01:17:33 - 01:17:34

Ronald Filmer

I think it's an idea for setting.

01:17:34 - 01:17:36

Ronald Filmer

I want to, if I'm not mistaken.

01:17:37 - 01:17:37

wanda

Ok.

01:17:38 - 01:17:38

Sarah Nickle

Against.

01:17:38 - 01:17:39

C B

Everybody.

01:17:39 - 01:17:40

Sarah Nickle

Nine o'clock.

01:17:41 - 01:17:42

Peter Johnson

9 zero AM good nine.

01:17:47 - 01:17:49

[speaker unknown]

I can do then I'll sleep in.

01:17:52 - 01:17:52

[speaker unknown]

Yeah.

01:17:54 - 01:17:55

Ronald Filmer

Unlikely.

01:17:57 - 01:18:02

[speaker unknown]

Give me time to go to the local storage and get a real cup of coffee as opposed to the

stuff that I brew upstairs.

01:18:05 - 01:18:05

[speaker unknown]

Hmm, hmm.

01:18:13 - 01:18:14

Ronald Filmer

Alright, well, I guess I'd said.

01:18:14 - 01:18:14

C B

All right.

01:18:15 - 01:18:16

C B

All right.

01:18:17 - 01:18:20

[speaker unknown]

I do have to hop, I know.

01:18:21 - 01:18:23

[speaker unknown]

Ron, you got SSI.

01:18:23 - 01:18:23

[speaker unknown]

I think.

01:18:24 - 01:18:26

[speaker unknown]

I think you're just giving you a status update, right?

01:18:26 - 01:18:26

[speaker unknown]

You don't need me.

01:18:27 - 01:18:27

Ronald Filmer

Correct.

01:18:27 - 01:18:28

Ronald Filmer

Yes, Joe.

01:18:28 - 01:18:33

Ronald Filmer

If that's simple at this point, OK, wait another month, Mark, Obligated probably looks.

01:18:34 - 01:18:36

[speaker unknown]

One can hope one can hope.

01:18:36 - 01:18:36

Ronald Filmer

Ok.

01:18:41 - 01:18:41

[speaker unknown]

Began.

01:18:42 - 01:18:42

C B

Deanna ...

01:18:43 - 01:18:44

[speaker unknown]

Take care.

01:18:44 - 01:18:45

[speaker unknown]

Bye bye.

01:18:48 - 01:18:48

[speaker unknown]

Alright.

01:18:48 - 01:18:51

C B

We have a few more items on the agenda here to take care of.

01:18:56 - 01:18:57

C B

Sharon Springs, Inc.

01:18:57 - 01:18:57

C B

Ron.

01:18:59 - 01:19:00

Ronald Filmer

Well, I have to re raya.

01:19:01 - 01:19:02

Ronald Filmer

Rethink myself here, I guess.

01:19:02 - 01:19:03

Ronald Filmer

But Oh.

01:19:06 - 01:19:06

Ronald Filmer

Sure.

01:19:06 - 01:19:08

Ronald Filmer

Yeah, just, this is just a brief update.

01:19:10 - 01:19:14

Ronald Filmer

It, the company through their Roca Representative, Sandy ...

01:19:14 - 01:19:18

Ronald Filmer

Is proceeding with that, asking for approvals from the local jurisdictions.

01:19:20 - 01:19:31

Ronald Filmer

He has met and talked with, the school that town and the village, and he actually had an official meeting with a village in their last board meeting, which was last Friday night.

01:19:32 - 01:19:37

Ronald Filmer

They did appear to, oh, the village appeared, OK, there, project, There is a couple of conditions.

01:19:38 - 01:19:38

Ronald Filmer

What's your?

01:19:39 - 01:19:43

Ronald Filmer

I think being Matt, as I understand it.

01:19:44 - 01:19:45

Ronald Filmer

But that's a work in progress.

01:19:46 - 01:19:49

Ronald Filmer

And if that goes through, they still have to meet with the soundboard.

01:19:49 - 01:19:56

Ronald Filmer

And actually, I gotta talk to Sandy may go on, what do you know how the counties, or we should handle the county.

01:19:57 - 01:20:00

Ronald Filmer

But also then go to toria to school, during Spring Central.

01:20:01 - 01:20:04

Ronald Filmer

So, they're presenting their case, basically, to the jurisdictions over the next month.

01:20:05 - 01:20:12

Ronald Filmer

It's going to obviously go into February, and, and that's the part of the pilot change and an alteration.

01:20:13 - 01:20:19

Ronald Filmer

Before it comes back to us, and in the meantime, are still working with their financing with a pursue agency.

01:20:20 - 01:20:22

Ronald Filmer

No out of Albany, etcetera, in the north-east region.

01:20:23 - 01:20:32

Ronald Filmer

So, that's just a quick, where they're at, as far as I know, and where they're headed, or trying to hurt.

01:20:34 - 01:20:35

Ronald Filmer

Just presented questions.

01:20:40 - 01:20:50

[speaker unknown]

Then yesterday, paper, the timeshares, unless I was interpreting it wrong, it seemed to mention that the SSI has lost a million dollar grant now.

01:20:50 - 01:20:51

[speaker unknown]

The state is taking that back.

01:20:52 - 01:20:52

Ronald Filmer

Yes.

01:20:52 - 01:20:53

Ronald Filmer

Yeah.

01:20:54 - 01:20:59

Ronald Filmer

Wish there was two grants that they were sponsored over the last, well, for lack of a better.

01:20:59 - 01:21:00

Ronald Filmer

I don't know that term.

01:21:00 - 01:21:01

Ronald Filmer

So it wasn't the last decade.

01:21:03 - 01:21:13

Ronald Filmer

Anyway, the one for the bathhouses is still in play, as far as I understand it, But the water we sponsored for them, for the Columbia Hotel was polled.

01:21:14 - 01:21:18

Ronald Filmer

Stay with it due to the inactivity, went around it as they're doing well.

01:21:19 - 01:21:20

Ronald Filmer

I'm sure of statewide projects.

01:21:21 - 01:21:26

Ronald Filmer

It has had no progress, and so they essentially decided that they would pull the grant.

01:21:27 - 01:21:32

Ronald Filmer

It's eligible to reply when it, when it becomes an active project down the road.

01:21:33 - 01:21:35

Ronald Filmer

Because they pulled that million dollar grant.

01:21:35 - 01:21:40

Ronald Filmer

It was supposed to be a \$5 million project, 20% grant of one million dollars, and it's no longer there.

01:21:42 - 01:21:43

Ronald Filmer

So, correct.

01:21:48 - 01:21:54

[speaker unknown]

Ok, are we planning on voting next month on their requested extension?

01:21:56 - 01:22:06

Ronald Filmer

Well, but I was open to three weeks ago, but I'm not sure the SSI are we done with all the jurisdictions approval or not.

01:22:06 - 01:22:11

Ronald Filmer

Um, by that time the town meets next week.

01:22:12 - 01:22:15

Ronald Filmer

I don't know if there'll be or, you know, I don't know where that stands, being ready.

01:22:16 - 01:22:21

Ronald Filmer

Then the county board is actually at 19th, and I'm trying to see what Sandy wants to do.

01:22:21 - 01:22:25

Ronald Filmer

The tasks are reviser, whether it's a ladder or official action.

01:22:26 - 01:22:31

Ronald Filmer

Oh, so, so the answer I don't know, but I don't know if it's going to be tonight.

01:22:31 - 01:22:32

Ronald Filmer

Things are in March.

01:22:33 - 01:22:39

[speaker unknown]

Ok, are we, are we able to ask for additional information if they would want us to do something?

01:22:39 - 01:22:41

[speaker unknown]

You know, they had outlined?

01:22:41 - 01:22:44

[speaker unknown]

That the project changed They were working with.

01:22:44 - 01:22:58

[speaker unknown]

The new lender can we requests an updated pro forma on the project and potentially either a term sheet or something from the lender indicating what the status is of the financial situation with.

01:22:58 - 01:22:58

[speaker unknown]

The letter.

01:22:58 - 01:23:04

[speaker unknown]

You know, They're asking for nine months but they've identified a lender which to me, doesn't reconcile typically.

01:23:04 - 01:23:11

[speaker unknown]

If you have a lender, you can and you have a pro forma in place, you're probably, you know, no more than 60 to 90 days out.

01:23:12 - 01:23:14

Ronald Filmer

Yeah, we're, we're there.

01:23:14 - 01:23:16

Ronald Filmer

We're certainly going to ask for it.

01:23:16 - 01:23:17

Ronald Filmer

That's the first answer.

01:23:19 - 01:23:21

Ronald Filmer

And I would assume they have to have the current pro forma.

01:23:22 - 01:23:27

Ronald Filmer

Where they are with a lender is that they contacted the ladder of the lenders

interested and gave them a list of.

01:23:30 - 01:23:52

Ronald Filmer

To-dos are basically what you're going to submit to them, And so SSI is actually working on that list, which includes, you know, obviously, all the forefront of ours and a new business plan, or an updated business plan, depending on how they do, along with no personal financial statements from the owner and the.

01:23:53 - 01:23:55

Ronald Filmer

Know, any business that he runs.

01:23:55 - 01:24:01

Ronald Filmer

So they're actually getting all the material that the bank wants, or the lighting agency wants together.

01:24:02 - 01:24:08

Ronald Filmer

So, that's where they stand with a lender, so, it's very, it's, I want to call it the first step, but I guess it is a first step for them.

01:24:10 - 01:24:18

Ronald Filmer

But to go back to your first question about it, we certainly could ask for the current Bro Pharma and whatever else they have available.

01:24:19 - 01:24:25

[speaker unknown]

Yeah, it'd be interesting to identify what their sources of equity for the project are at this point.

01:24:29 - 01:24:31

Ronald Filmer

I will talk with our local representative.

01:24:48 - 01:24:49

C B

Sharon Springs, Inc.

01:24:55 - 01:24:58

C B

Hearing none, let's move on to the next item.

01:24:59 - 01:25:03

C B

The PPE Grant Program.

01:25:05 - 01:25:09

Ronald Filmer

Yeah, and I'm going to defer to Sarah who has been handling the bulk of it.

01:25:11 - 01:25:19

Sarah Nickle

This is just, I just want to extend the thoughts of gratitude and appreciation from all of the awardee use of our covert PPE Graph.

01:25:20 - 01:25:26

Sarah Nickle

Everyone, everyone has either e-mail, they're stopped in personally, to thank the board members.

01:25:26 - 01:25:40

Sarah Nickle

For the grants they received, they evolve, they all have specific needs and uses for the funding, and all are very excited to make these purchases, to help protect their staff, members and the community.

01:25:40 - 01:25:44

Sarah Nickle

So, I just want to extend the big thanks to all of you from all of them.

01:25:44 - 01:25:46

Sarah Nickle

So, and we're moving forward with it.

01:25:52 - 01:25:53

C B

Great job, Sarah.

01:25:59 - 01:26:00

[speaker unknown]

Thanks.

01:26:00 - 01:26:01

Sarah Nickle

You're welcome.

01:26:05 - 01:26:08

C B

Any other business to come before the board at this time?

01:26:09 - 01:26:10

Ronald Filmer

I have not.

01:26:10 - 01:26:19

Ronald Filmer

I just want to thank you, guys, for showing up and done for your, your, your further contribution on this topic and then another meeting for you.

01:26:20 - 01:26:25

Ronald Filmer

It's just a big run out I know, from last night, as well, to run out for every week in the past six months.

01:26:25 - 01:26:30

Ronald Filmer

But thanks for showing up and appreciate your input.

01:26:31 - 01:26:32

Ronald Filmer

Other than that, I have nothing.

01:26:36 - 01:26:37

C B

That should have been very helpful.

01:26:38 - 01:26:39

C B

Thanks for your input.

01:26:44 - 01:26:45

C B

Motion for adjournment.

01:26:47 - 01:26:48

Peter Johnson

So moved.

01:26:48 - 01:26:49

C B

Second.

01:26:55 - 01:26:56

C B

Second by Joe.

01:26:58 - 01:27:01

C B

Have a great time between now and the.

01:27:01 - 01:27:02

Don Airey

Cave.

01:27:02 - 01:27:02

C B

Though, I look.

01:27:02 - 01:27:03

Don Airey

Forward to seeing.

01:27:03 - 01:27:03

C B

You then.

01:27:04 - 01:27:05

Peter Johnson

Thanks, Jeff.