

SCIDA and SCCRC 2/19/2021 Meetings

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Transcript

00:00 - 00:01

Patsy Nicosia

This conference will.

00:01 - 00:02

C B

Now be recorded.

00:06 - 00:07

C B

Call the meeting to order.

00:11 - 00:16

C B

First item on the agenda is review and approve the minutes of January 28th.

00:18 - 00:19

C B

I have a motion on that.

00:22 - 00:23

Peter Johnson

Washington.

00:23 - 00:24

Peter Johnson

Yep.

00:26 - 00:26

C B

Second.

00:28 - 00:29

C B

All in favor?

00:30 - 00:30

wanda

Hi.

00:31 - 00:31

Peter Johnson

Aye.

00:33 - 00:33

C B

Opposed?

00:36 - 00:37

C B

Minutes approved.

00:39 - 00:39

C B

Let's step.

00:40 - 00:43

C B

Let's go down to Sharon Springs and, Ron, can you discuss that?

00:44 - 00:44

Ronald Filmer

Sure.

00:45 - 01:03

Ronald Filmer

That's, more or less a status report, Sharon ..., they are, as they and the developer,

personally, I'm a guy as a representative, discussing the pilot changes or request with the municipalities, which appears at this point in time to be coming along.

01:03 - 01:06

Ronald Filmer

To a conclusion, there were some issues.

01:06 - 01:18

Ronald Filmer

The village, potassium conditions are down, attach them conditions, including the procurement other, other properties, the timing of their activities, and basically updating their project description for the bath houses.

01:19 - 01:25

Ronald Filmer

This has all been accomplished, apparently, at least for Sandy Manco the other day.

01:26 - 01:29

Ronald Filmer

But what is still required, of course, is to go to their respective board meetings.

01:29 - 01:36

Ronald Filmer

And presented to their boards for a vote of the village has passed it at this point, but it leaves.

01:36 - 01:38

Ronald Filmer

And I don't know what happened today at the county.

01:38 - 01:42

Ronald Filmer

I think, I don't know if sand is waiting for her town first, and then the county or vice versa.

01:43 - 01:49

Ronald Filmer

Um, but I got to tell me it's the first weekend, the Moss, which is, I guess, a

Wednesday, March.

01:51 - 01:55

Ronald Filmer

So they haven't formally pascha yet but it seems to have moved along to that point.

01:56 - 02:05

Ronald Filmer

Financing wise, a, you know, they're working with a pursuit organization and uh, they have a list of to-dos and a list of items to get to that.

02:05 - 02:06

Ronald Filmer

The company.

02:06 - 02:08

Ronald Filmer

And that's what they're working on.

02:08 - 02:10

Ronald Filmer

So, that's essentially where they stand at this point.

02:10 - 02:15

Ronald Filmer

If the village and town or county at school all passed the resolution, it'll come to our board.

02:16 - 02:22

Ronald Filmer

In order for our next board meeting, I'll come back to us for a vote at that point in time.

02:22 - 02:25

Ronald Filmer

I would presume, at the end of March it would be able to come to us.

02:26 - 02:27

Ronald Filmer

We'll see.

02:29 - 02:30

Ronald Filmer

That's where they stand.

02:31 - 02:32

Ronald Filmer

Today the questions are.

02:33 - 02:44

Joe

In the meantime, in the meantime run a pilot is is why right now as of now, it sounds.

02:44 - 02:45

Ronald Filmer

Other words.

02:45 - 02:45

Joe

Well.

02:45 - 02:50

Ronald Filmer

Yesterday's job but it's, it's intersect but they're in the fall so sort of.

02:50 - 02:51

Ronald Filmer

Yes.

02:51 - 02:54

Ronald Filmer

But they're treading water, so to speak.

02:55 - 02:55

Joe

Right.

02:56 - 02:57

Joe

Now, they're, they're really.

02:58 - 02:59

Ronald Filmer

Correct.

02:59 - 03:00

Ronald Filmer

Yes, it would be.

03:00 - 03:09

Joe

So anything, anything that we do to, let's say, to extend the pilot, has to include the forgiveness of this default, right?

03:09 - 03:10

Joe

As a, as a.

03:11 - 03:13

Ronald Filmer

Route, after review of the reasons.

03:13 - 03:19

Ronald Filmer

And basically, except, for, in other words, yes, forgive them at this point for being late.

03:20 - 03:26

Ronald Filmer

I mean, obviously, the reason their default is a, it's not gonna be the jobs and

income, whether or not for not being done.

03:27 - 03:28

Ronald Filmer

So, two big reasons for the fall.

03:42 - 03:44

Ronald Filmer

Jet, you're back on mute somehow.

03:48 - 03:52

C B

I put it on mute, so I wouldn't interrupt discussion with my pencil.

03:53 - 03:59

C B

Um, the they were supposed to do some work done on other properties.

03:59 - 04:00

C B

What did that include?

04:02 - 04:03

Ronald Filmer

All right, now, it's included.

04:05 - 04:09

Ronald Filmer

Let's be hanging out or give some of the writing, But most of it was due to security.

04:10 - 04:15

Ronald Filmer

It's not I mean, there was the roof repair, which apparently was done on the Adler.

04:16 - 04:17

Ronald Filmer

Just saw it didn't get worse.

04:19 - 04:29

Ronald Filmer

As weather conditions, But the village and town are concerned about vandalism, or just gets playing in it or both.

04:30 - 04:32

Ronald Filmer

And so that was one of the major issues.

04:35 - 04:44

Ronald Filmer

I will say, for instance, their schedule, this is important because it really boils also down to us.

04:44 - 04:51

Ronald Filmer

You know, if it just becomes a default mechanism, we have to put it in the pilot and then we'd be following through on these demands.

04:52 - 05:00

Ronald Filmer

But for instance, the roof will be re-assessed for potential weeks by May 15th the inspections will be done repeatedly on a monthly basis.

05:01 - 05:06

Ronald Filmer

Um, any repairs to the roof indicated by the re-assessment will be completed.

05:07 - 05:15

Ronald Filmer

Um, then, et cetera, and then a detailed inspection of all potential illicit entry points, within a state of the ground will be completed.

05:17 - 05:19

Ronald Filmer

That's by May first as well.

05:19 - 05:25

Ronald Filmer

Oh all doors to the building on that first floor levels will be covered with plywood.

05:26 - 05:30

Ronald Filmer

Sasson to eliminate the possibility of entry was exception of one door.

05:30 - 05:31

Ronald Filmer

That's by May 15th.

05:32 - 05:34

Ronald Filmer

This is for pretty much the request.

05:35 - 05:41

Ronald Filmer

Sandy, data sharing had, she wanted to know the list of activities and the date of completion.

05:42 - 05:43

Ronald Filmer

This is what we get.

05:43 - 05:44

Joe

And that.

05:44 - 05:45

Ronald Filmer

Was all on the adwords.

05:47 - 05:51

Ronald Filmer

Colombia has similar issues.

05:52 - 05:54

Ronald Filmer

Again, with a roof and potential leaks.

05:56 - 06:05

Ronald Filmer

Just trying to read through this quickly, all doors to the first floor, building, again, essentially, it's sensor alarms.

06:05 - 06:11

Ronald Filmer

They're doing more of alarm system to install around the property.

06:15 - 06:21

Ronald Filmer

And I guess they have maybe Patchouli knows more than I do, but apparently they have cameras around the Adler.

06:22 - 06:34

Ronald Filmer

But also, apparently, you know, there's things like, or animals like, dear trigger it, So alarms go off the neighbors here, I guess it doesn't work very well because it sounds a false sense of, Wow, lessons really happening.

06:34 - 06:35

Ronald Filmer

There's an animal welfare.

06:37 - 06:39

Ronald Filmer

So they gotta tidy up things like that.

06:39 - 06:45

Ronald Filmer

So that's the type of worker responsible for, and they want to, they want to

formalize it, quite frankly.

06:59 - 07:04

C B

So, we're gonna have to make that those items, a part of the pilot.

07:05 - 07:07

Ronald Filmer

Well, I'm glad Joe just joined.

07:09 - 07:19

Ronald Filmer

Joe, I don't know how much you heard, but Sharon Springs to get their pilot extension, has gone through the disability to request such as, saying, an adjustment, quite frankly.

07:20 - 07:27

Ronald Filmer

And further, West from the village and Tower do some maintenance items on the buildings, and have they have a timeframe on that?

07:29 - 07:31

Ronald Filmer

No, I don't know.

07:31 - 07:37

Ronald Filmer

I think the village and town want some kind of enforcement mechanism on that, actually could become a default if they don't perform.

07:39 - 07:48

Ronald Filmer

And so, I guess the question becomes, does that suddenly put it in the pilot, or is that aside agreement for whatever is best for all parties involved?

07:48 - 07:48

Ronald Filmer

I don't know yet.

07:50 - 07:51

A. Joseph Scott

Yeah.

07:51 - 08:00

A. Joseph Scott

We can certainly, um, prepare a letter agreement that would be something back to the pilot agreement.

08:02 - 08:03

A. Joseph Scott

Obviously, I haven't seen the terms.

08:04 - 08:16

A. Joseph Scott

So I am just hearing, you know, the last half of this, frankly, but it's certainly something that we could put together by way a contract, and make sure the IDA and the municipalities are, you know, are protected.

08:17 - 08:26

A. Joseph Scott

So, the short answer is Yes, It might be better to You said, Did they did they changed the payment terms of the pilot agreement.

08:27 - 08:27

Ronald Filmer

Yes.

08:28 - 08:32

A. Joseph Scott

Yeah, OK, so, so, um.

08:34 - 08:55

A. Joseph Scott

I'm not sure if I'd want to clutter up, if you will, the terms of the pilot agreement with any kind of local maintenance, local cleanup, but we could certainly do a side

agreement, that would specify that if those terms are satisfied, that there's a default into the pilot agreement, and then we could exercise our remedies.

08:58 - 09:06

Ronald Filmer

Yeah, I personally, I like the idea of being separate, and actually, I like the idea of maybe relying on code secure.

09:08 - 09:09

Ronald Filmer

Or we go up there?

09:10 - 09:12

A. Joseph Scott

I know, we're.

09:12 - 09:13

Ronald Filmer

Still shaking her head, but she's got really.

09:15 - 09:15

Ronald Filmer

Yeah.

09:16 - 09:27

A. Joseph Scott

Yeah, I wouldn't I wouldn't recommend that we be the the determiner of whether the those tasks have been adequately performed.

09:27 - 09:36

A. Joseph Scott

I would say that we get some sort of, you know, evidenced from the town or the village, whoever it is that's requiring this.

09:38 - 09:41

A. Joseph Scott

Yeah, but, yes, we, this is something that we can paper.

09:41 - 09:43

A. Joseph Scott

The short answer is yes.

09:45 - 09:45

Ronald Filmer

Thanks.

09:48 - 09:49

A. Joseph Scott

Oh.

09:51 - 09:54

C B

Any more questions, and Sharon Springs, Inc.

09:55 - 09:57

Peter Johnson

Just 1 quick 1 chat.

09:58 - 10:03

Peter Johnson

Do they have a time limit on when their new financing has to be secured?

10:04 - 10:07

Ronald Filmer

The cowshed, great question!

10:08 - 10:15

Ronald Filmer

Right now, they're asking for a two year adjustment, basically, an extension of getting the work done for two years.

10:16 - 10:19

Ronald Filmer

We're just now, basically, 22 months.

10:19 - 10:27

Ronald Filmer

Know, when we talked about or disgusted a couple of meetings ago, we suggested, or at least out loud to Sandy, and the guy, that it was going to be the end of this year.

10:27 - 10:33

Ronald Filmer

And if they didn't fulfill that, by then, you know, we would not extend, it wouldn't go any further.

10:34 - 10:36

Ronald Filmer

It would end, says that day.

10:36 - 10:36

Ronald Filmer

Of course.

10:36 - 10:40

Ronald Filmer

We've also talked about shortening that timeframe onto the summer.

10:41 - 10:46

Ronald Filmer

And we, our Board, has not taken an action on that.

10:46 - 10:53

Ronald Filmer

I know, the Sharon Springs folks as an MS Validate, you know, kind of vary in their timeframe.

10:53 - 11:01

Ronald Filmer

A couple of them suggested that summer wouldn't be such a bad idea this year, and one didn't mind the end of the year as well.

11:02 - 11:13

Ronald Filmer

So, Peter, I guess, a long answer to your question, It hasn't been established yet, except for a range, apparently, between the summer and the end of this year, to give them as a target date.

11:14 - 11:16

Ronald Filmer

And if they don't meet at the end of the pilot.

11:17 - 11:17

Peter Johnson

Ok.

11:18 - 11:20

Ronald Filmer

It will be our, it will be a decision for, for us.

11:21 - 11:24

Ronald Filmer

For instance, I know the towel or share, rather, have it in the summer.

11:25 - 11:30

Ronald Filmer

But, if we extend it to the end of the year, she does not have, you know, they don't have a problem with that, either.

11:30 - 11:34

Ronald Filmer

So, it essentially, is going to be our call between what months?

11:34 - 11:36

Ronald Filmer

We want to give them to try to get the financing.

11:38 - 11:40

Ronald Filmer

No summer might be a little pushing it.

11:40 - 11:44

Ronald Filmer

If this is going to be their last ditch effort, Get financing.

11:44 - 11:47

Ronald Filmer

I don't want, and I've talked about, you know, that's four months from now.

11:48 - 11:50

Ronald Filmer

And the application probably being in March.

11:51 - 11:54

Ronald Filmer

So, not sure they could actually answer by then.

11:55 - 11:56

Ronald Filmer

Hello, OK.

11:57 - 11:57

Ronald Filmer

Hi.

11:57 - 11:59

Ronald Filmer

Sorry, guys.

11:59 - 11:59

Ronald Filmer

This is Dawn Area.

11:59 - 12:06

Ronald Filmer

We've been trying to get on the go to meeting site, but we've been having trouble met the county and I apologize for cutting in.

12:07 - 12:07

Ronald Filmer

No problem now.

12:07 - 12:14

Ronald Filmer

We're just finishing skip around a week or so, we're just finishing up Sheriff Springs.

12:15 - 12:16

Ronald Filmer

You're fine.

12:20 - 12:21

C B

So, thanks for that.

12:21 - 12:21

Ronald Filmer

Question.

12:24 - 12:25

C B

Answer your question theater.

12:26 - 12:27

Peter Johnson

Yes, it did.

12:27 - 12:27

Peter Johnson

Thank you.

12:29 - 12:31

C B

Any further questions on Sharon Springs, Inc?

12:34 - 12:40

[speaker unknown]

Well, then today, do we need to come to a consensus on if we're going to do it, give them till the end of the year then?

12:44 - 12:49

Ronald Filmer

I mean, we could if we wanted to or we could: or we could hold off to the next.

12:49 - 12:49

Peter Johnson

Meeting.

12:52 - 12:55

Ronald Filmer

If there's a consensus right now, it's certainly expedites, right?

12:58 - 13:06

Ronald Filmer

Process and it would also allow Joe to to verbalize that in a in a resolution or whatever.

13:15 - 13:15

C B

Wow.

13:18 - 13:19

Benjamin

Just from a.

13:19 - 13:20

C B

Question tonight effect.

13:23 - 13:23

Ronald Filmer

Just.

13:24 - 13:30

Benjamin

Sorry, just from a timeline perspective, they're kind of back to the drawing board in terms of plans, correct?

13:32 - 13:32

Ronald Filmer

Yes.

13:32 - 13:36

Ronald Filmer

The village then wanted them to go back to what was already approved.

13:37 - 13:39

Ronald Filmer

So their plans, it's not quite from the beginning.

13:40 - 13:44

Ronald Filmer

They did have to step back and re-affirm what they were doing.

13:45 - 13:51

Ronald Filmer

So, it's certainly starting over from a new finance financial group that they're going to.

13:52 - 13:54

Benjamin

In a new construction budget perspective as well.

13:55 - 13:59

Ronald Filmer

I think that's fairly, it was just started a few months ago.

14:00 - 14:02

Ronald Filmer

So, I think the budget's relatively set at this point.

14:04 - 14:07

Benjamin

The plans are relatively certain, the budget is relatively said.

14:07 - 14:15

Benjamin

There should be no holdup to them getting financing, aside from the fact that lenders probably aren't financing hospitality right now.

14:18 - 14:27

Benjamin

And if they're looking at pursuit, you know, they probably they may have personal guarantor issues to work through if their principals are not local.

14:28 - 14:31

Benjamin

So I don't know how those things tie into, you know, our decision making.

14:31 - 14:36

Benjamin

But the lending world, especially for hospitality, is not what it normally is.

14:38 - 14:42

Ronald Filmer

Which doesn't sound like four months is going to be easily done?

14:44 - 14:46

wanda

Way too soon, the four months, I mean, they.

14:47 - 14:49

wanda

Are they an application, even at this?

14:49 - 14:50

wanda

I'm not sure of that.

14:53 - 14:54

Ronald Filmer

They're just in contact with them.

14:55 - 14:57

Ronald Filmer

They have a list of to-dos to get back to the pursuit.

15:00 - 15:00

[speaker unknown]

Yeah.

15:03 - 15:04

C B

Jeff, you want to put your.

15:07 - 15:09

C B

Recommendation in the form of emotion?

15:11 - 15:18

[speaker unknown]

Well, I had actually a voting person, but But based on everything, I think at this point, we'd give them to the ...

15:18 - 15:22

[speaker unknown]

End of this calendar year and, and yeah.

15:22 - 15:28

[speaker unknown]

I mean, that's basically what the town is, I guess, willing to try to extend to.

15:28 - 15:31

[speaker unknown]

So at least that one municipality is saying the same thing.

15:34 - 15:40

Ronald Filmer

Should we be clear, she wouldn't mind it, tells her advisor wouldn't what it might have been in the summer?

15:43 - 15:43

Ronald Filmer

To the year end.

15:44 - 15:46

Ronald Filmer

And the village was OK, initially with year end.

15:47 - 15:50

Ronald Filmer

So, I think everybody sort of wants it to be further, closer to us.

15:51 - 16:01

Ronald Filmer

What would this, you know, like the issues that brought up and want us thinking about, I don't know, a summer seems off a quick, especially if this is going to be the drop dead one, so to speak.

16:02 - 16:06

wanda

Does that mean money in hand or commit a letter?

16:07 - 16:07

wanda

Money?

16:07 - 16:07

wanda

Yeah.

16:08 - 16:19

Ronald Filmer

Well, it's up to us, but I would believe that, no, I don't know a commitment letter with conditions probably isn't satisfactory enough because the conditions could never be met.

16:19 - 16:20

Joe

Yeah.

16:21 - 16:27

Ronald Filmer

So, if we go out, if we actually extend it to year end, I think you ought to have, You're.

16:27 - 16:27

wanda

Sign it.

16:28 - 16:29

wanda

Yes, lost.

16:29 - 16:30

Ronald Filmer

Yeah.

16:32 - 16:39

Joe

If we need to, if we need to extend it further, if we think it's so promising, that we need to extend it further, we can make that decision later.

16:40 - 16:43

Joe

But, I agree with Rhonda dash.

16:47 - 16:56

C B

Sandy, have any did Sandy have anything in his proposal listed today?

16:58 - 16:59

C B

The date of getting financing?

17:01 - 17:09

Ronald Filmer

Well, he was, well, his goal is by early cyber, so they can, you know, they have a year to construct, and they would be ready by the filing silver.

17:10 - 17:11

Ronald Filmer

That's just, that's his target.

17:15 - 17:16

C B

But, it wasn't something.

17:19 - 17:21

C B

They needed to be by the end of the year.

17:24 - 17:24

Ronald Filmer

Yeah.

17:25 - 17:28

Ronald Filmer

He, I think you referenced our discussion at our meeting.

17:29 - 17:31

Ronald Filmer

It's from 2 or 3 meetings ago.

17:34 - 17:35

Ronald Filmer

Try to scale it here.

17:46 - 17:47

Ronald Filmer

Yeah, he did.

17:47 - 17:55

Ronald Filmer

We are proposing the filing, and one of the conditions is that SSI Must beaker bank financing no later than December 31st 221.

17:56 - 17:58

Ronald Filmer

That was their proposal to us.

17:58 - 18:00

Ronald Filmer

And part of that was based on our meeting.

18:01 - 18:02

Ronald Filmer

I mean, that's where he got it from.

18:03 - 18:04

Ronald Filmer

So it's in writing.

18:07 - 18:09

C B

So do we need to do anything at this point?

18:10 - 18:16

C B

At this point in terms of formalizing that since we didn't request that, additionally,

Right.

18:16 - 18:20

Ronald Filmer

I mean, if we were to, if we stick with our day job, we wouldn't have to do anything more now.

18:22 - 18:25

Ronald Filmer

If we wanted to, you know, we'd have to.

18:27 - 18:27

C B

Do it now.

18:28 - 18:33

Ronald Filmer

For now, while we could do it next meeting, but we did it now, we'd have it ready for our next meeting.

18:36 - 18:38

Ronald Filmer

There is nobody as opposed to that day, then.

18:39 - 18:40

Ronald Filmer

No, I think it's fine to go forward with it.

18:41 - 18:43

Ronald Filmer

If you want more time to think about it, or change it, then.

18:45 - 18:46

Ronald Filmer

We can do that as well.

18:47 - 18:51

C B

Isn't that what we were talking about just now is to have it finished by the end of the year?

18:54 - 18:55

Ronald Filmer

I'm good with it.

18:57 - 18:58

Ronald Filmer

What everybody wants to do?

19:01 - 19:05

Peter Johnson

I think end of the year is more reasonable proposition.

19:07 - 19:22

Peter Johnson

End of the summer, which really, I would assume, means September 21st, there's a lot of stuff to be filtered out between now, and then, both the New York State's economy, the national economy in the world economy.

19:22 - 19:38

Peter Johnson

So, it may be just a more reasonable position to do it at the end of the year, but it has to be, I did actual financing, not just promises to consider doing this at a future date.

19:40 - 19:42

wanda

The long, straight Peter, Long?

19:42 - 19:43

wanda

Long money in hand.

19:43 - 19:44

Peter Johnson

Yes.

19:46 - 19:47

Peter Johnson

Hmm.

19:48 - 19:48

Ronald Filmer

Ok.

19:51 - 19:51

Joe

Sounds like a.

19:51 - 19:52

C B

Motion.

19:52 - 19:53

C B

Do we need a motion?

19:55 - 19:56

C B

Are you moving that?

19:59 - 20:00

Peter Johnson

You're.

20:00 - 20:00

Joe

Asking me.

20:01 - 20:01

C B

Mm.

20:01 - 20:02

Joe

Oh, yeah.

20:02 - 20:04

Joe

It's Peter.

20:04 - 20:09

Joe

Peter said very eloquently, but he could move it or I could move it or you could second dinner.

20:09 - 20:10

Joe

I can second it.

20:12 - 20:15

Peter Johnson

Second, I'll defer to Joe and second.

20:16 - 20:17

Joe

Ok.

20:18 - 20:19

Joe

I'm always in.

20:19 - 20:20

Peter Johnson

Motion.

20:20 - 20:20

C B

On the floor.

20:21 - 20:26

C B

Floor to extend financing completion to the end of the year.

20:26 - 20:27

C B

All in favor, say aye.

20:27 - 20:27

C B

Aye.

20:27 - 20:27

C B

Aye.

20:29 - 20:30

C B

All opposed?

20:32 - 20:33

C B

Motion carried.

20:36 - 20:37

C B

Anything else?

20:37 - 20:39

C B

Sharon Springs Sync.

20:46 - 20:51

C B

Hearing none, let's move to the solar solar pilot policy.

20:55 - 21:05

C B

As requested, at the end of our last meeting, Joe Scott has prepared a criminal draft resolution for us to review.

21:06 - 21:09

C B

It's everybody have that draft resolution in front of them.

21:09 - 21:10

Peter Johnson

Yes.

21:11 - 21:12

C B

Um.

21:13 - 21:17

C B

Joe, could you yeah.

21:18 - 21:19

C B

Lead us through this resolution.

21:20 - 21:24

C B

Also, could you discuss what preliminary approval needs?

21:27 - 21:28

A. Joseph Scott

Sure, Chair.

21:30 - 21:38

A. Joseph Scott

And, before I, I get into the detail, um, resolution is a little bit different than what.

21:40 - 21:42

A. Joseph Scott

You talked about at the last meeting.

21:42 - 21:44

A. Joseph Scott

And there's an explanation for that.

21:44 - 21:54

A. Joseph Scott

And I think it's important for me to give you the explanation, because it kind of sets the stage, as to how I approach this, um, following the meeting.

21:54 - 21:57

A. Joseph Scott

And, perhaps it's something that I missed during the meeting.

21:58 - 22:00

A. Joseph Scott

But, I don't think so.

22:00 - 22:05

A. Joseph Scott

Because I was paying pretty close attention at the meeting as to the discussion.

22:06 - 22:20

A. Joseph Scott

Um, or there was an additional provision added, if you will, to the terms of the solar policy to be considered by the IEA.

22:21 - 22:29

A. Joseph Scott

And that additional provision was that the pilot payments received as part of the solar project would be divided.

22:29 - 23:00

A. Joseph Scott

One third, one third, one third, among the three jurisdictions, the town, the school, and the county OK, and the issue that that raises is that under the IGA statute, the ID statute says that pilot payments need to be allocated pro rata based on tax rates unless effective taxing jurisdictions who agree to a different allocation.

23:02 - 23:07

A. Joseph Scott

So, and just to give you a little bit of history, we've inspected that project.

23:08 - 23:26

A. Joseph Scott

There were several IDA's in New York State that were treating some municipalities different than the other municipalities, so for instance, you'd enter into a pilot agreement with a particular, And I won't use the name of the particular idea that I know that used to do this.

23:27 - 23:35

A. Joseph Scott

They would enter into a pilot agreement with the developer, and the and the school would get 10% of the pilot payment.

23:35 - 23:40

A. Joseph Scott

The county would get 10%, and the town would get 80% of the pilot pavement.

23:41 - 23:45

A. Joseph Scott

And, lo and behold, people complained about that.

23:45 - 23:52

A. Joseph Scott

And so a provision was added to the IGA statute that said that you can't treat people differently.

23:52 - 23:57

A. Joseph Scott

You can't treat municipalities differently than what their pro rata tax rate is.

23:58 - 24:06

A. Joseph Scott

Unless, as I said, unless there is a resolution among the three by the three entities, approving that different allocation.

24:08 - 24:13

A. Joseph Scott

So when Ron and I talked about that, it occurred to me that, well, it didn't occur to me.

24:13 - 24:29

A. Joseph Scott

It became clear to me that any pilot agreement that we entered into in connection with the solar project, if it's going to have that allocation, needs to go to each of the taxing jurisdictions in order for it to be approved.

24:31 - 24:36

A. Joseph Scott

So that's going to be every solar project that we do.

24:37 - 24:37

A. Joseph Scott

Yes.

24:38 - 24:46

A. Joseph Scott

We want it to be allocated one third, one, third, one third, they need to go to get local approval, regardless of what our policy is.

24:47 - 25:00

A. Joseph Scott

So, what I did then was, I said, well, um, if they've gotta go to the municipality anyway, let into the three, the three entities anyway.

25:01 - 25:11

A. Joseph Scott

Let's have them go and make sure that all the terms, all the relevant terms ARR, are approved and agreed to.

25:11 - 25:14

A. Joseph Scott

So if you look at schedule A to the resolution.

25:16 - 25:20

A. Joseph Scott

And, and you all have that available.

25:22 - 25:23

A. Joseph Scott

Hopefully.

25:23 - 25:26

A. Joseph Scott

That is yes, because I'm not good at screen sharing.

25:26 - 25:27

Joe

Yes.

25:27 - 25:27

Joe

Yes.

25:29 - 25:30

wanda

Yes.

25:31 - 25:31

A. Joseph Scott

Ok.

25:32 - 25:38

A. Joseph Scott

Well, if you go to, if you go to schedule A Witch's, page A one.

25:41 - 25:46

A. Joseph Scott

You'll see it at the top of the page, it says new language.

25:46 - 25:46

A. Joseph Scott

Right?

25:46 - 25:56

A. Joseph Scott

And then I've got option A So under option A No, Don't don't look at paragraph one.

25:56 - 25:58

A. Joseph Scott

We'll look at paragraph number two.

25:58 - 26:06

A. Joseph Scott

And that's really the meat of option A option A says: we will do a pilot agreement for a solar project.

26:07 - 26:19

A. Joseph Scott

But the before we enter into the pilot agreement, we need to have a resolution approving the terms of that pilot agreement.

26:21 - 26:21

wanda

That.

26:21 - 26:28

A. Joseph Scott

Resolution needs to be adopted by the village, the town, the school district, along with the county, and the resolution.

26:28 - 26:47

A. Joseph Scott

And this is clause B needs two at a minimum, describe the following, the payment per megawatt, in term of the pilot agreement, the allocation among the taxing jurisdictions.

26:47 - 26:55

A. Joseph Scott

And if, if there's going to be an escalation clause in the pilot agreement, tell us what the escalation clauses.

26:57 - 26:59

A. Joseph Scott

So, basically, what Option A is.

27:01 - 27:09

A. Joseph Scott

The meat of it is that last one third of the page, if you will, is, well, we will do solar.

27:09 - 27:11

A. Joseph Scott

But we will do solar.

27:11 - 27:22

A. Joseph Scott

If there is local approval among the taxing jurisdictions bring us the resolutions, and we will implement them, and approve the pilot.

27:24 - 27:42

A. Joseph Scott

And the reason I went that route is that, like I said, if the county wants one, third, one, third, one third, then our hands are effectively tied until the project applicant gets the approval of each of those entities.

27:43 - 27:49

A. Joseph Scott

So, why could we be in the middle of any of those if they've got to approve those

terms?

27:49 - 27:59

A. Joseph Scott

Ben, have them approve the, the, the \$20,000 per megawatt or \$5000 per megawatt or 8500, whatever the number is?

27:59 - 28:06

A. Joseph Scott

And if it's going to be a 10 year pilot and improvement in your pilot, if it's going to be a 30 year pilot, as an approved the 30 year pilot.

28:07 - 28:22

A. Joseph Scott

But what I'm getting at is if, if we're getting some direction from the county as to what to do, well, part of it is our hands are tied because part of what they're telling us to do, we can't do on our own.

28:23 - 28:25

A. Joseph Scott

We need the approvals.

28:25 - 28:27

A. Joseph Scott

So, let's have them approve everything.

28:28 - 28:30

A. Joseph Scott

And that way, it's very clear.

28:31 - 28:39

A. Joseph Scott

And if the \$20,000 changes next year to 18 or 22, then then we're out of it.

28:39 - 28:41

A. Joseph Scott

We don't have to amend our policy.

28:42 - 28:47

A. Joseph Scott

It's, uh, um, no, it's a, It's a local decision.

28:47 - 28:55

A. Joseph Scott

There was some discussion at the last, you know, the board, the last board meeting that I attended, that, you know, local control, local decision making.

28:55 - 29:07

A. Joseph Scott

Well, this is the essence of that, um, and I thought it provided you with being responsive.

29:08 - 29:20

A. Joseph Scott

Two, the county board of supervisors who appoints you all as members of the IDA, and For which, you serve at their pleasure.

29:21 - 29:26

A. Joseph Scott

So, they don't need much of a reason to replace the board members.

29:27 - 29:37

A. Joseph Scott

Um, so I thought this, this was a good balancing act of a, particularly a, A, what could be a difficult situation.

29:39 - 30:00

A. Joseph Scott

So that's, that's Option A If you want, I'll go through option B which is an example of what we've used with at least one of our other IDA clients who's thought really hard about solar projects and has a very involved solar policy.

30:01 - 30:03

A. Joseph Scott

So, like that, you are, I'm at your.

30:05 - 30:09

A. Joseph Scott

Direction, chair, in terms of how you want me to proceed.

30:09 - 30:18

A. Joseph Scott

And actually, I'm sorry, before I, before I pass it back to you, your question, I'll answer your question, so you gave me two directions.

30:18 - 30:19

A. Joseph Scott

One, explain.

30:19 - 30:21

A. Joseph Scott

You know, talk about the resolution.

30:21 - 30:23

A. Joseph Scott

Second, explain why it says preliminary.

30:24 - 30:30

A. Joseph Scott

The reason is why, the reason why it says preliminary is that under your, your uniform tax exemption policy?

30:31 - 30:46

A. Joseph Scott

There's a 30 day notice provision in effect, where we send the pilot, the proposed amendments out to the effective taxing jurisdictions and give them time to approve or to comment on.

30:47 - 31:01

A. Joseph Scott

So, um, accordingly, this, this, if we adopted something today, it's really, it's not going to go into effect until after we get comments from from the affected taxing jurisdictions.

31:02 - 31:16

A. Joseph Scott

And so what I have, um, conceptualize, if you will as the process is that may take some action today with respect to agreeing on a draft policy.

31:16 - 31:21

A. Joseph Scott

Ron and I will then work on, I'm getting it out to the affected taxing jurisdictions.

31:23 - 31:33

A. Joseph Scott

We'll wait for 30 days, Ron will collect the comments, We'll review the comments, we'll report back to you, and then you'll find lies the policy based on those comments.

31:33 - 31:37

A. Joseph Scott

So this is the, this is what I would characterize is the preliminary step.

31:37 - 31:48

A. Joseph Scott

Initial step to do initiating the process for amending your pilot, your, your, your, your, your uniform tax exemption policy.

31:49 - 31:50

A. Joseph Scott

Yes.

31:51 - 32:08

A. Joseph Scott

With that, I'll pass it back to you for comments or questions, and if you want me to go through on a line by line basis, option A, and, or give a 50,000 foot discussion of option B and some explanation of option B, I'm happy to do that, also.

32:11 - 32:22

C B

So, uh, if I understood you correctly, it's because the counties requested fluted, a

third, third, third distribution of the funds.

32:25 - 32:37

C B

Yeah, it's only if the county changed there, they're there policy that they're proposing to a pro rata distribution.

32:38 - 32:42

C B

Then Option A wouldn't be needed by us.

32:42 - 32:42

C B

Is that correct?

32:43 - 32:44

A. Joseph Scott

Option A It could be simpler.

32:44 - 32:51

A. Joseph Scott

We could say, if it sent to the board, we could say, We'll do, we'll do solar.

32:52 - 32:54

A. Joseph Scott

Um, excuse me.

32:55 - 33:05

A. Joseph Scott

Assuming we get some direction from the county as a term, we would say, we'll do solar, 20 year, 20 year term and \$20,000 per megawatt.

33:06 - 33:07

A. Joseph Scott

Then we're done.

33:09 - 33:11

A. Joseph Scott

Or whatever the megawatt it is.

33:12 - 33:18

A. Joseph Scott

I'm always a little nervous about putting a number in there that, that doesn't move based on.

33:18 - 33:27

A. Joseph Scott

No, I mean, you don't want a policy five year old policy with a with a five year old number, and, you know, so, but, yes, that is the short answer is: yes, chair.

33:28 - 33:35

A. Joseph Scott

The one, third one, third one third: is going to require any pilot agreement that we enter into to be approved by the local jurisdictions.

33:41 - 33:43

Joe

Mister Chair, sorry?

33:44 - 33:50

C B

I'm sorry, I'm on a cell phone, so I can't see anything on the screen, because we couldn't get into county this with binary.

33:51 - 33:55

C B

I guess I should share something, mister Chair, if you'd allow me to go into that.

33:55 - 33:58

C B

Yes, thank you.

34:00 - 34:03

[speaker unknown]

Ok, and thank you, Joe, for that explanation as well.

34:05 - 34:20

[speaker unknown]

I did, in fact, have an executive session today with the entire board of supervisors, and I did, in fact, give them copies of this preliminary plan A and plan B I don't know resolution, if you will, or policy.

34:22 - 34:26

[speaker unknown]

Let me I guess I'll just be really direct about it.

34:26 - 34:31

[speaker unknown]

There was not an A, great deal of acceptance and I, myself.

34:32 - 34:37

Ronald Filmer

And in speaking to them concurred, in fact.

34:39 - 34:43

[speaker unknown]

I had some real misgivings about this and I'll state those now.

34:43 - 34:53

[speaker unknown]

And, I guess, number one, the whole idea of a of a fixed minimum per megawatt rate works, too.

34:54 - 34:56

[speaker unknown]

Extract the towns.

34:56 - 35:07

[speaker unknown]

Number one, from the burden of on going ever lasting negotiations, precisely, what is actually, happening right now?

35:07 - 35:31

[speaker unknown]

And, and sharing, as a good example, the each point project up there, that's number one, number two, able to show solidarity between all the entities in the county, that our minimum number was 20,000 dollars per megawatt, but that each town was free to add any escalator and or get a higher number if they can negotiate such a number.

35:33 - 35:47

[speaker unknown]

And the third part of this, and I understand Jo's position regarding the allocation, you know, in a perfect world, I would see this, You would have the term clearly identified as 20,000 per megawatt.

35:48 - 35:53

[speaker unknown]

You can have the term of the pilot agreement being 15 or 20 years.

35:53 - 35:55

[speaker unknown]

That's what solar companies want anyway.

35:56 - 36:15

[speaker unknown]

And then the, the issue of the allocation of the pilot payments could then be just simply subject to a resolution, singularly dealing with a taxing jurisdictions agreeing to the allocation for an example, to one third, one, third, one third.

36:15 - 36:19

[speaker unknown]

I don't think that is too complicated.

36:19 - 36:20

[speaker unknown]

I will say this.

36:21 - 36:28

[speaker unknown]

The Board is very firm on not relaxing the \$20,000 per megawatt.

36:28 - 36:36

[speaker unknown]

In fact, the Chair of the Board of Supervisors asked for a motion, received a motion a second.

36:36 - 36:44

[speaker unknown]

And a secondary unanimous vote, supporting resolution, number 17.

36:45 - 36:50

[speaker unknown]

And I guess, urging the idea to follow that lead.

36:52 - 37:06

Ronald Filmer

Look, it's very possible to Joe's point that, you know, five years from now, maybe the numbers will have changed, but we're faced with an immediate need to deal with solar developers, right?

37:06 - 37:23

Ronald Filmer

Now, it has arrived, So I understand, you know, option A, clearly, I think Option A is OK, but I think it should be firm in terms of the minimum requirements in terms of their per megawatt number.

37:24 - 37:39

Ronald Filmer

Maybe the term of the pod agreement can be 15, or 20, as agreed to by resolution of the host community, with a following resolution from the taxing jurisdictions on terms of disbursement.

37:39 - 37:51

Ronald Filmer

And yes, that particular aspect would have to be done through each post community slash developer applications of the IGA, but, I mean, personally I don't see that cumbersome.

37:52 - 37:58

Ronald Filmer

Again, resolution 17, and I remind everyone what is narrowly written.

37:59 - 38:05

Ronald Filmer

And it was narrowly written to be very precise in what it says.

38:06 - 38:18

Ronald Filmer

I appreciate the other aspects of how distribution has made, those should be handled by resolution, and perhaps MOUs as well by the thrust of this policy wise.

38:19 - 38:33

Ronald Filmer

The Board's intention was that the IDA and the Board of Supervisors representing the towns, unanimously established the minimum standard of \$20,000 per megawatt as a pilot.

38:37 - 38:52

Ronald Filmer

Apps is absolutely an option A clearly and, and I'll comment on option B just briefly that I really do not like the idea of segregating size of project two separate.

38:53 - 38:54

Ronald Filmer

Great.

38:57 - 39:00

[speaker unknown]

Taxation: I That's very complex.

39:00 - 39:03

[speaker unknown]

I think it's unfair to a developer, in some ways.

39:04 - 39:10

[speaker unknown]

I don't see the relevancy of it and to establish a to be negotiated.

39:11 - 39:39

[speaker unknown]

Number at 25 megawatts or greater, puts us in a quagmire again, of what we're dealing with, and Sharon Springs, I mean, the town of sharing with each point energy makes it really complicated and puts that burden, again, of those negotiations directly back from Square one on each town which lacks administrative capacity and the ability and legal support to do these things.

39:39 - 39:43

Peter Johnson

So that's, I guess, that's my overall comment on the proposal.

39:47 - 39:52

Peter Johnson

Good, may I ask a question of both Joe and Dons?

39:52 - 40:06

Peter Johnson

Peter Johnson, I one of the things that I took away from, from Joe's presentation, was that a pro rata what was, in fact something that is required by State law.

40:06 - 40:08

Peter Johnson

Is that correct or did I am?

40:09 - 40:12

Peter Johnson

Not understand you properly, but in other words, a pro rata.

40:14 - 40:20

Peter Johnson

Uh, allocation is required by State law.

40:21 - 40:22

A. Joseph Scott

It is Great.

40:23 - 40:39

A. Joseph Scott

It is, but as I also indicated, it can be it can be changed that allocation can be changed if it fails if there's a resolution of each of the affected tax jurisdictions.

40:40 - 40:43

Peter Johnson

Ok, Yes.

40:43 - 40:49

Ronald Filmer

Yeah, Maybe Maybe a joy to run through the Option B just briefly, Are we gonna take too long?

40:58 - 40:59

A. Joseph Scott

Is that the sense of the board?

41:00 - 41:03

Ronald Filmer

Is everybody else like that, or there's everybody understand?

41:04 - 41:06

Peter Johnson

Well, I'd appreciate that.

41:10 - 41:19

A. Joseph Scott

Sure, OK, so, and again, I, I, I understand dies point points about the, about option B, option B is not at all, what The county.

41:20 - 41:21

A. Joseph Scott

Um.

41:24 - 41:34

A. Joseph Scott

Well, actually, actually, option B is closer to what the county asked us to do last 2 to 2.5, 3 weeks ago.

41:34 - 41:36

A. Joseph Scott

The numbers, if you go to page 82.

41:37 - 41:40

A. Joseph Scott

You see the table that I, I eliminated the numbers.

41:42 - 41:48

A. Joseph Scott

It's per megawatt, the county IDA that it has this policy.

41:48 - 41:55

A. Joseph Scott

The first, the first number, 0 to 44.9 megawatts is \$6000.

41:55 - 41:57

A. Joseph Scott

Next was 7500.

41:58 - 42:08

A. Joseph Scott

The next one thousand, and then larger ones are, to be negotiated and, you know, candidly, it does add a level of complexity.

42:08 - 42:10

A. Joseph Scott

But, I mean, the be.

42:12 - 42:27

A. Joseph Scott

The amount of power generated by these facilities, it's something that they certify to

on an annual basis and therefore, it doesn't, you know, it's fairly clear where they, where they fall into that range.

42:28 - 42:36

A. Joseph Scott

I am giving you those numbers, just so you know what other, IE, or at least one other idea collects.

42:37 - 42:46

A. Joseph Scott

I guess, the things that I would like to highlight in this, in this language is, um, one that, um.

42:48 - 42:51

A. Joseph Scott

Sorry, let me, I'll get the language for you here.

42:52 - 42:52

A. Joseph Scott

Um.

42:53 - 42:54

A. Joseph Scott

Yes.

42:54 - 42:55

Joe

Sorry.

42:58 - 43:17

A. Joseph Scott

If you're, if you're on the bottom of page 82 and if you'll look to 6, 8, 9 lines up from the bottom, so just that line just below the On the table, it's going to get those payments are to be increased by 3% a year.

43:18 - 43:25

A. Joseph Scott

So there's an escalator in this in this pilot agreement, which obviously is very good

for the municipalities.

43:25 - 43:28

A. Joseph Scott

Um, the.

43:30 - 43:30

Peter Johnson

Yeah.

43:34 - 43:36

A. Joseph Scott

There's also, um.

43:40 - 43:58

A. Joseph Scott

Again, I'm on page a 2, 2 lines from the bottom in that in that paragraph where the table is, it says he receives a letter of support from from the town a city town or village in which the projects located.

43:59 - 44:09

A. Joseph Scott

So this IDA won't do a solar project unless the town, city or village in which the projects located delivers to the IAEA a letter of support.

44:10 - 44:12

A. Joseph Scott

Um, and then.

44:17 - 44:24

A. Joseph Scott

Then if you go to the bottom, again, the bottom of page, A 2 to 4, 5 lines from the bottom.

44:25 - 44:34

A. Joseph Scott

It makes clear that those payments are distributed pro rata based on the, the, um.

44:36 - 44:40

A. Joseph Scott

The pro rata tax rates of each of the affected tax jurisdictions.

44:42 - 44:43

A. Joseph Scott

So.

44:45 - 45:11

A. Joseph Scott

And, again, I'm not trying to do is give you all background as to, um, what's being done state, state wide, just so that you're in a better position to make make A, Um, know, an educated discussion or an educated decision with respect to the matter.

45:14 - 45:17

Joe

Joe, I have a question right on that.

45:17 - 45:31

Joe

At the top of the paragraph two and option B, where it says the initial period shall be 25 years, Um, meaning that's that date is that the pilot 25 years this.

45:31 - 45:35

A. Joseph Scott

This this county IDA does, 25 year pilot payments and you're right, Joe.

45:36 - 45:37

A. Joseph Scott

I should have pointed that out.

45:37 - 45:48

A. Joseph Scott

Also that, know, candidly has been our experience with solar projects or they look for the pilot to be approximately the term of the of the financing.

45:48 - 45:50

Joe

Oh, OK.

45:54 - 45:57

Ronald Filmer

This is similar to Joe.

45:58 - 46:04

Ronald Filmer

This is where if you were to go with the no, 20,000 for an hour macro megawatt.

46:04 - 46:06

Ronald Filmer

This is where it would fit in.

46:06 - 46:08

Ronald Filmer

Whether you broke it off.

46:09 - 46:11

Ronald Filmer

Or if your district, all projects are treated.

46:11 - 46:11

A. Joseph Scott

Equally.

46:12 - 46:13

Ronald Filmer

That's Yeah.

46:13 - 46:14

Ronald Filmer

That's where it works.

46:16 - 46:16

A. Joseph Scott

That's true.

46:17 - 46:25

A. Joseph Scott

Yeah, I would use, if you want it to be uniform for all sized projects, you just eliminate the first, the first column.

46:32 - 46:32

[speaker unknown]

Yes.

46:34 - 46:35

Peter Johnson

Yeah.

46:41 - 46:47

[speaker unknown]

I mean, I'll just interject with the permission of the Chair and the Board's indulgence.

46:48 - 46:53

[speaker unknown]

That would be something I think that the Board of Supervisors would be much more comfortable with.

46:54 - 46:58

A. Joseph Scott

Because, again, I've got an agreement.

46:58 - 47:06

A. Joseph Scott

The County has an agreement signed as an example from next era for a 3.5 megawatt project at \$18,000 per megawatt.

47:08 - 47:15

A. Joseph Scott

Know, again, the Bird's Eye Project is a is a it is a different size, projected at \$15,000 per megawatt.

47:15 - 47:19

A. Joseph Scott

But that's a closely hatched number.

47:20 - 47:22

A. Joseph Scott

And, again, our numbers were research.

47:23 - 47:32

A. Joseph Scott

They weren't arbitrary as, I think, Ron can attest We knew they were not arrived at in a cavalier fashion.

47:32 - 47:49

A. Joseph Scott

And the trend of the numbers is to go up so that that's why we reach the minimum of 20, know, in terms of the term, I don't know, I don't, I don't have a problem of 15 to 20, but 25 was a long time, I'm sorry.

47:50 - 47:52

A. Joseph Scott

John, may I ask a question?

47:52 - 47:52

Benjamin

Yes.

47:57 - 47:58

[speaker unknown]

Yes.

48:00 - 48:02

A. Joseph Scott

To be honest, you know and I don't.

48:02 - 48:04

A. Joseph Scott

I don't practice in solar every day.

48:04 - 48:11

A. Joseph Scott

I mean we have a renewable energy group that I know that does great and does a lot of this work.

48:11 - 48:21

A. Joseph Scott

And I have an associate Mike Logan and a partner, Chris Canada, who do a lot of solar projects and actually another partner meeting Ziegler.

48:22 - 48:31

A. Joseph Scott

But candidly, I don't know, we don't deal with with a megawatt per megawatt charge of \$20,000.

48:32 - 48:33

A. Joseph Scott

We've done a lot, you know?

48:35 - 48:38

A. Joseph Scott

And Joe, Just Vector, that's a good point.

48:38 - 48:39

A. Joseph Scott

And you know what?

48:39 - 48:46

A. Joseph Scott

I've been beating around this a little bit, and my own board of supervisors asked me to bring it up, so I guess I should.

48:46 - 48:50

A. Joseph Scott

Um, and I don't feel good about this.

48:51 - 48:55

A. Joseph Scott

Hudson Ross Hasn't Renewables Energy Group.

48:55 - 48:55

A. Joseph Scott

Let's call it.

48:56 - 49:00

A. Joseph Scott

And I know, and I know there are businesses to represent developers.

49:01 - 49:08

A. Joseph Scott

Vista represented investors is to instruct them and guide them through the process of carbon credits and and cap and trade.

49:08 - 49:14

A. Joseph Scott

And all those aspects, the developers side of the business.

49:14 - 49:15

A. Joseph Scott

And I, I get that.

49:15 - 49:16

A. Joseph Scott

And I appreciate that.

49:17 - 49:22

A. Joseph Scott

We know that there's no county at the present time.

49:22 - 49:26

A. Joseph Scott

It has a policy for 20,000 megawatt, \$20,000 per megawatt.

49:26 - 49:31

A. Joseph Scott

We do know their account, you speaking, about \$15,000 per megawatt hour.

49:32 - 49:36

A. Joseph Scott

And we understand that we are being proactive.

49:37 - 49:38

A. Joseph Scott

And we understand it.

49:38 - 49:47

A. Joseph Scott

We are being proactive, ensure our tax payers, and then safeguard our taxpayers.

49:48 - 49:56

A. Joseph Scott

Interests in this industry, and the application of this industry, whether it's by imposition or invitation.

49:56 - 50:02

A. Joseph Scott

And I can't tell you of a project that's been invited in by a town board.

50:02 - 50:06

A. Joseph Scott

I mean that I can say, with certainty in the county, EBSCO hiring.

50:06 - 50:23

A. Joseph Scott

So yeah, Joe, you're gonna be able to make a successful argument that we would be, if not the first one, of the first counties, to adopt such a policy, that, yes, we would be leading.

50:24 - 50:25

A. Joseph Scott

We would be leading on that.

50:25 - 50:27

A. Joseph Scott

There's, there's no question about it.

50:27 - 50:34

A. Joseph Scott

So I totally unabashedly as a supervisor and chair of the Energy Committee admit that.

50:35 - 50:55

A. Joseph Scott

Um, and I feel stronger about it today than I even did last week after receiving, let's put it this way, a draft verbal appraisal report from stand to see who's doing the appraisal on each point energy project.

50:56 - 51:10

A. Joseph Scott

It was a very enlightening call and I don't have to bore you folks with all that was said, except to simply say the amount of revenue that is realized from developers.

51:10 - 51:18

A. Joseph Scott

It does not does not make the \$20,000 per megawatt a hardship in any way, shape, or form.

51:19 - 51:28

A. Joseph Scott

And Georgetown Susy is willing to stand in front of the IDA and stand in front of the Board of Supervisors as a qualified appraisal.

51:29 - 51:31

A. Joseph Scott

Fraser and consult on this.

51:31 - 51:33

A. Joseph Scott

I mean, again, we've put a lot of energy.

51:33 - 51:34

A. Joseph Scott

I'll speak for myself.

51:35 - 51:37

A. Joseph Scott

I've put a ton of energy into this.

51:38 - 51:41

A. Joseph Scott

Um, but again, Joe, I'm not going to debate it.

51:41 - 51:43

A. Joseph Scott

You're absolutely correct.

51:43 - 51:58

A. Joseph Scott

Score Henry County would be, would be leading the way in terms of what I consider fair and just compensation in the interest of the county taxpayers and done.

51:58 - 52:09

A. Joseph Scott

I, I don't take offense to anything that you said and you seem to suggest that because I have a renewable energy group that maybe I'm not, and I would take offense to that.

52:09 - 52:12

A. Joseph Scott

That I do not, I'm being Gary, I do not.

52:13 - 52:17

A. Joseph Scott

Ok, because I am representing this Gary County, IDA here.

52:17 - 52:18

A. Joseph Scott

I understand.

52:19 - 52:20

A. Joseph Scott

I understand that, And.

52:20 - 52:23

A. Joseph Scott

Joe, I want to tell you this since we're being candid.

52:23 - 52:27

Joe

It was an executive session, so I'm going to be, I'm probably saying too much already.

52:27 - 52:29

Joe

But I will say this and I won't name names.

52:29 - 52:37

Joe

The issue was brought up, and you can, and trust me, when I say this, I'm not asking you to trust me very much except in this.

52:37 - 52:42

Joe

I was not going to go down that path, and I and I cut die path off.

52:43 - 52:44

A. Joseph Scott

I hope so.

52:44 - 52:47

A. Joseph Scott

Because that's not the case and I would take offense to that.

52:47 - 52:50

A. Joseph Scott

I'm I'm representing the IDA here.

52:50 - 52:54

A. Joseph Scott

We represent the IDA 20 IDAs throughout the state.

52:54 - 52:58

A. Joseph Scott

We look out for their interests in connection with these solar projects.

52:59 - 53:18

A. Joseph Scott

Um, the the renewable energy group that we have in our office helps us by way of, uh, I'm technical wish, And I just I just wanted to make sure that we're all clear on what the numbers are and what the numbers are out there in the in the real and the real-world, if you will.

53:19 - 53:25

A. Joseph Scott

So yeah, I acquiesced to that job and probably being too, too sensitive.

53:25 - 53:32

A. Joseph Scott

But I just want to make sure the IAEA members recognize that, that I'm not make none of my recommendations here.

53:32 - 53:36

A. Joseph Scott

And you'll note, I'm not really recommending a number.

53:37 - 53:58

A. Joseph Scott

What I'm really doing, um, and I've been very blunt with Ron on this point, is that I really, um, if the Municipality's, and in particular, the county has such a strong view on what the number should be, then let's let them set those terms and that's why I.

53:58 - 54:00

A. Joseph Scott

I cast Option A the way I did.

54:01 - 54:10

A. Joseph Scott

Because, um, no use change, I try to keep my clients out of the spotlight.

54:11 - 54:11

Peter Johnson

Ok?

54:12 - 54:21

A. Joseph Scott

And, frankly, generally, what I've seen over the last five years is that at the risk of being flippant, ...

54:21 - 54:25

A. Joseph Scott

Seem to be the cause of all the world's problems.

54:25 - 54:28

A. Joseph Scott

I mean, we were the cause of the Middle East conflict.

54:28 - 54:32

A. Joseph Scott

We're the cause of of climate change.

54:32 - 54:52

A. Joseph Scott

Were the cause of the dread, the the the the logjam in Congress and even people that you would think would like us, you know businesspeople well, we don't give enough financial assistance, um, local governments.

54:52 - 54:57

A. Joseph Scott

Well, your to, your to local, you don't look at things from a statewide standpoint.

54:57 - 55:06

A. Joseph Scott

So what I tried to do is keep my clients out of the spotlight, out of the, the, the, the gun site if you will.

55:06 - 55:20

A. Joseph Scott

And uh, and that's why I crafted option A the way I did because I thought, look, if there's strong local views on what these terms should be, well, let's let the locals set those terms.

55:21 - 55:23

A. Joseph Scott

And we'll implement them, We have the power to implement.

55:24 - 55:26

A. Joseph Scott

And, uh, 10.

55:26 - 55:46

A. Joseph Scott

That's why it's set up the way it is, but if the board feels comfortable with what, you know, the county is suggesting And as we pull out and make clear that the one third one, third one third is something that has to be approved at the local level and, and you tell us what the terms should be then, you know.

55:46 - 55:51

A. Joseph Scott

And, and if the board goes along with this, you will, you know, we'll implement the policy in that fashion.

55:51 - 55:59

A. Joseph Scott

But I just wanted to make sure that we're all clear as to what, what is out there, and I appreciate your candor on that.

55:59 - 56:02

A. Joseph Scott

And then, the board needs to give some thought as to what to do.

56:03 - 56:05

A. Joseph Scott

Now, Joe, Absolutely no.

56:05 - 56:07

A. Joseph Scott

No disagreement there.

56:07 - 56:10

A. Joseph Scott

I guess we're in agreement in that regard.

56:10 - 56:19

A. Joseph Scott

I guess, my last if I have one last year right If I don't want the IGA to be in the spotlight or be accused of the Mid-East crisis?

56:19 - 56:26

Benjamin

I mean, that's the last thing I want, nor nor do I want the taxpayers to be, to be shortchanged if you will.

56:26 - 56:39

A. Joseph Scott

I just can't get away from this when we take the \$20,000 per megawatt number and we apply it to what was what the appraised value, which I now know what the East Point Energy appraised value is.

56:39 - 56:44

A. Joseph Scott

This is hard for me to get over, guys, And I hope you can appreciate where I'm coming from.

56:45 - 56:46

A. Joseph Scott

It represents.

56:49 - 56:55

[speaker unknown]

Close to an 80 to 90% tax rate for the developer.

56:57 - 56:58

[speaker unknown]

Who's being harmed here?

56:59 - 57:00

[speaker unknown]

That's, that's tough.

57:01 - 57:19

Ronald Filmer

I have to stand before at some point the press or or of the taxpayer who says, what the **** are you guys at the Board of supervisors doing to afford a non long term job creating entity, such.

57:19 - 57:23

A. Joseph Scott

As heavily discounted tax structure?

57:24 - 57:32

A. Joseph Scott

You know, so we have exposure to Joe, I guess we all do and and in that regard, I don't want to be that guy either.

57:32 - 57:37

Peter Johnson

I don't want to have to stand in front of when this board room gets filled, which it will be cold.

57:37 - 57:50

Peter Johnson

We will end and have to answer those questions and stand there and, quite frankly, not have a viable risa even at \$20,000 per megawatt, know, as a minimum.

57:50 - 58:01

Peter Johnson

It's a, it's not a great deal for the taxpayers, this query County, it's just it's still a great deal for the developer in terms against full assessment.

58:01 - 58:04

Peter Johnson

It's certainly not a great deal for the taxpayers.

58:04 - 58:06

Peter Johnson

It's just less of a bad deal.

58:07 - 58:11

Peter Johnson

I've said that before and nothing's changed them with ...

58:11 - 58:13

Peter Johnson

Report will be out next week.

58:13 - 58:22

Peter Johnson

Use promise and it'll have the appraisal report when you'll look at those numbers and some of the calculations, such as that No.

58:22 - 58:24

Peter Johnson

Next year is going to get, the second.

58:24 - 58:26

Peter Johnson

They create electricity.

58:26 - 58:35

Peter Johnson

They're going to get a 25% ITP Tax credit, which is going to be somewhere around \$25 million upfront.

58:37 - 58:45

[speaker unknown]

I know, I know I just don't know how I defend that to the taxpayers of the county So I think it's a good rate.

58:45 - 58:48

[speaker unknown]

I don't think it's a hardship to a developer.

58:49 - 58:51

[speaker unknown]

So, yeah.

58:51 - 58:53

[speaker unknown]

That's my position That really hasn't changed.

58:53 - 58:57

Joe

If anything, I said, Just to the board today, in executive session.

58:57 - 59:01

Peter Johnson

I gave them those numbers, and, and every head in.

59:01 - 59:04

Joe

The room, I was pretty solemn about it.

59:06 - 59:09

Joe

No NYSERDA does what it does.

59:09 - 59:11

Joe

They make recommendations.

59:12 - 59:16

Joe

And, again, no one's ever been able to explain to me that thirty \$100 recommendation.

59:16 - 59:19

Joe

I haven't had anybody tell me what, how they got to that.

59:20 - 59:21

Joe

I don't really care.

59:21 - 59:23

Joe

I care about Scott Henry County.

59:23 - 59:25

Joe

I care about the taxpayers money.

59:25 - 59:29

Joe

I care about the needs for EMS EMT.

59:29 - 59:33

Joe

Their needs are many, the revenue streams are small.

59:34 - 59:36

Joe

This is just one that I think is not unfair.

59:37 - 59:38

Joe

I think it's very fair.

59:38 - 59:46

Joe

I think it's more than fair to a developer when you go against full assessment, so that's the tenor of the board and I'll say it.

59:46 - 59:48

Joe

That's the tenor from myself.

59:48 - 59:49

Joe

It's got done.

59:49 - 59:50

Joe

I have I have a question.

59:50 - 01:00:00

Joe

Supposing NextEra said, I don't want the pilot and what I will do in this project is to is to have minimal real property.

01:00:00 - 01:00:08

Joe

In other words, the solar stuff would be mostly personal property which is not taxed.

01:00:09 - 01:00:27

Joe

And so, I don't want the pilot and, and I will be willing to go sir Shari Proceedings that would say that, I should be taxed on land, close, very minimal improvements, real property improvements to that land, is that a possibility that you see?

01:00:28 - 01:00:29

Joe

I?

01:00:29 - 01:00:43

Joe

Never try to dictate what a corporation or a personal person would do in terms of filing any sort of action, request or business plan.

01:00:43 - 01:00:46

Joe

Certainly, they could have a go at it.

01:00:47 - 01:00:51

Joe

Hey, I suppose they could ask to be paid to come here.

01:00:51 - 01:00:53

Joe

I mean, the sky's the limit I suppose.

01:00:54 - 01:00:57

Joe

And I'm not trying to be I'm not trying to be flippant.

01:00:57 - 01:00:58

Joe

You know, as well.

01:00:58 - 01:01:07

Joe

I just I simply think that the, the, the approach their approach for that, if that was a viable approach.

01:01:07 - 01:01:12

Joe

I think that would be a normal and regular approach by every solar developer.

01:01:12 - 01:01:19

Peter Johnson

I think they understand the risks so that I think they understand the the lack of viability of such an approach.

01:01:19 - 01:01:24

Peter Johnson

But, but again, I'm not going to assert what they would or would not do.

01:01:24 - 01:01:28

Peter Johnson

They they may not use next year in sharing because I'm familiar with them.

01:01:28 - 01:01:35

Peter Johnson

They they've been very difficult to sit in a room with, so I don't know what they would do.

01:01:36 - 01:01:36

Peter Johnson

It.

01:01:36 - 01:01:37

Peter Johnson

Just I don't know how to answer that.

01:01:37 - 01:01:40

Peter Johnson

Certainly they could try anything.

01:01:40 - 01:01:46

Joe

I've heard the approach, they say all solar panels are movable right there.

01:01:46 - 01:01:53

Joe

That suitable equipment, you know, I mean, it's bolted down to a concrete pedestal.

01:01:53 - 01:01:56

Joe

The argument is, is the concrete movable.

01:01:56 - 01:02:04

Joe

That's a foundation when you make a Foundation and U bolt something to it is now portable or a mobile app.

01:02:05 - 01:02:06

Joe

I don't know that.

01:02:06 - 01:02:11

Joe

That's for attorneys to decide perhaps in a court room, I don't know.

01:02:11 - 01:02:18

Benjamin

But but heretofore, heretofore, solar companies have adopted pilots.

01:02:19 - 01:02:19

Benjamin

Keeping.

01:02:19 - 01:02:25

Benjamin

Keep in mind, the solar is exempt under real property law.

01:02:25 - 01:02:27

Benjamin

Section 487.

01:02:27 - 01:02:29

Benjamin

So it is considered real property.

01:02:30 - 01:02:32

Benjamin

So, I don't think that they'd be able to go that way.

01:02:32 - 01:02:33

Benjamin

But, you never know.

01:02:36 - 01:02:40

[speaker unknown]

It's hard to say what what any entity would do.

01:02:41 - 01:02:45

[speaker unknown]

I learned at today an executive session with three different topics, trust me.

01:02:46 - 01:02:48

[speaker unknown]

So, yeah, it's really it's really difficult.

01:02:49 - 01:02:53

[speaker unknown]

So, I guess I shouldn't even assert but, but I don't see that happening.

01:02:53 - 01:02:55

Ronald Filmer

I guess that would be my comment.

01:02:55 - 01:02:56

Ronald Filmer

I don't see that approach.

01:02:56 - 01:02:59

Ronald Filmer

I see an approach to enter into pilots.

01:02:59 - 01:03:09

Ronald Filmer

And I've got ongoing negotiations with other solar companies that are, quite frankly, has been much more, what's the word I want to use.

01:03:10 - 01:03:29

Benjamin

They've gone a lot smoother, let's say, then the next year or project, and there's been an acceptance without giving away too much information of the numbers that are being thrown around, including paying pre application fees that I can say, and my limited.

01:03:29 - 01:03:31

Peter Johnson

Experience projects, Inquiry, County.

01:03:34 - 01:03:34

[speaker unknown]

Yeah.

01:03:41 - 01:03:54

C B

Yeah, did you say the last time that you, as the towns and scary county, had opted out of that rural property tax, law 47?

01:03:55 - 01:03:59

C B

Yeah, most of the towns have as this is just mister Barton Yes!

01:04:00 - 01:04:08

C B

Yes, I'm sorry, I'm not on the screen, so yes, I don't know exactly how, many times, But most towns have.

01:04:08 - 01:04:22

C B

I know the county as a, as an entity has done that, so yeah, that would have to be on a pilot agreement that would have to be that cumbersome if a little bit cumbersome, if you will.

01:04:22 - 01:04:28

C B

They'd have to, sort of, and Joe about will be much better term for that than me.

01:04:29 - 01:04:31

C B

Yeah, they have the back end.

01:04:31 - 01:04:40

C B

Maybe, Joe, could you discuss rural property tax law 47 and.

01:04:41 - 01:04:41

Peter Johnson

The.

01:04:41 - 01:04:44

C B

Advantages and disadvantages of opting out of that?

01:04:46 - 01:04:50

A. Joseph Scott

Well, generally, what 47 says is that.

01:04:52 - 01:04:57

A. Joseph Scott

Is that solar projects are exempt completely from real property tax.

01:04:59 - 01:05:04

A. Joseph Scott

And so I less, the taxing jurisdictions opted out.

01:05:04 - 01:05:11

A. Joseph Scott

So what we have generally found is that out, because they want to collect something.

01:05:12 - 01:05:25

A. Joseph Scott

So the state, the state's policy, if you will, on this, was was to put the onus on the jurisdiction of the taxi jurisdictions, too, to take action.

01:05:25 - 01:05:36

A. Joseph Scott

And otherwise, if they didn't take any action, no, the solar companies would, would pay, would be paying zero on the increase this S value due to due to the undertaking of the solar project.

01:05:36 - 01:05:50

A. Joseph Scott

So what you've what you generally see in, excuse me, a New York state, is that the municipalities have opted out and, and that can be interpreted a couple of different ways.

01:05:51 - 01:05:59

A. Joseph Scott

We're working on a project in the Hudson Valley, where, um, the municipality opted out because they don't want any solar at all.

01:06:01 - 01:06:17

A. Joseph Scott

Um, in other jurisdictions, they've opted out because they want to collect something, And so, what they do is they, they either enter into a host community benefit agreement with the solar company, or they co-ordinate with the IDA.

01:06:18 - 01:06:27

A. Joseph Scott

Make sure that some some reasonable amount of money is collected with respect to agreement for the benefit of the municipalities.

01:06:30 - 01:06:34

Benjamin

Well, described, Joe, and I think that really illustrates where it's go, Harry.

01:06:34 - 01:06:47

Benjamin

I'll speak for the board of supervisors a little bit, and I think that's where we are, we I don't like the idea, and I'll say this out loud using opting out.

01:06:47 - 01:06:56

Benjamin

If you will, going full assessment to try in, let's put it this way, hamstringing a developer from coming into a town.

01:06:56 - 01:06:58

Benjamin

I am not a proponent of that.

01:06:58 - 01:07:04

Benjamin

I'm not an obstructionist, and I don't think anybody on the board of supervisors is obstructionist in that regard.

01:07:06 - 01:07:07

Benjamin

I'm taking a stab at that.

01:07:07 - 01:07:14

Benjamin

So, So, yeah, by establishing a, a fair minimum, which, we think is where the 20,000 per megawatt comes.

01:07:14 - 01:07:19

Benjamin

And we kind of make that compromise, we don't want to be obstructionist.

01:07:19 - 01:07:23

Benjamin

We don't want to use opt out as a zoning tool.

01:07:23 - 01:07:23

Benjamin

Instead.

01:07:24 - 01:07:32

Benjamin

We want to opt out and then enter into a host community agreement, a pilot agreement, in conjunction with the idea.

01:07:32 - 01:07:40

Benjamin

But at the proper level, not at some unrealistic, 90, 96% tax reduction.

01:07:40 - 01:07:44

Benjamin

I guess we're trying to find that sweet spot, if you will.

01:07:51 - 01:07:55

C B

Ok, I guess I have a question here for you, Joe, Scott.

01:07:57 - 01:08:01

C B

Between Option A and Option B, um.

01:08:03 - 01:08:05

C B

If we were to.

01:08:07 - 01:08:10

C B

Follow the counties oh.

01:08:12 - 01:08:18

C B

Position on this 20,000 megawatts in the years of term?

01:08:20 - 01:08:21

C B

Yeah.

01:08:22 - 01:08:27

C B

Any escalator clause that may or may not be put in here which one of these would be the following?

01:08:30 - 01:08:32

A. Joseph Scott

Well, probably what I would do.

01:08:36 - 01:08:39

A. Joseph Scott

What I would do Chair is probably.

01:08:42 - 01:08:49

A. Joseph Scott

Barca, option B And delete delete the rows there, the first column.

01:08:49 - 01:08:52

A. Joseph Scott

So on page one, I would delete in that table.

01:08:52 - 01:08:58

A. Joseph Scott

I would delete the first column, then just say a megawatt of \$20,000 per megawatt.

01:09:00 - 01:09:13

A. Joseph Scott

Um, I would, I would probably leave the language in there about being a pro rata allocation, but then I would say unless, um, modified by resolution.

01:09:15 - 01:09:18

A. Joseph Scott

Of the of each of the affected tax jurisdictions.

01:09:21 - 01:09:33

A. Joseph Scott

I would change the 25 years to, and I, I've kind of lost track of where, where the county is on that was at 15 that you wanted done Joe, we, we feel we do on that one.

01:09:33 - 01:09:37

A. Joseph Scott

I think we defer to the IDA as well.

01:09:37 - 01:09:46

A. Joseph Scott

But I think, two, to accommodate, what we think as an industry need, 15 or 20, I think, is where we were at.

01:09:46 - 01:09:50

Benjamin

We didn't want to dictate those terms to a developer knowing that.

01:09:51 - 01:09:52

Benjamin

Or at least put it this way.

01:09:52 - 01:09:59

Benjamin

We've heard, more than anecdotally that a 10 year pilot doesn't work for solar developer.

01:09:59 - 01:10:01

Benjamin

I mean, how do you feel about that?

01:10:02 - 01:10:03

A. Joseph Scott

I agree, I agree.

01:10:03 - 01:10:09

A. Joseph Scott

So maybe what we would do then chair is say an amount, a term not to exceed 20 years.

01:10:09 - 01:10:11

A. Joseph Scott

So I would change the 20, 25 to 20.

01:10:12 - 01:10:22

A. Joseph Scott

Ah, I'll tell you about the letter of support from the locals, um, I think that that's, that helps us.

01:10:22 - 01:10:32

A. Joseph Scott

I mean, in terms of my representation of you, it certainly would be nice to get a letter from their town supervisor, or the town board saying, Hey, we support this project.

01:10:33 - 01:10:41

A. Joseph Scott

Um, so, so option B would be with those modifications, that's, that's, uh, that's what I would do.

01:10:42 - 01:10:43

A. Joseph Scott

And no, I mean.

01:10:45 - 01:10:46

A. Joseph Scott

Again, hi.

01:10:48 - 01:11:02

A. Joseph Scott

And I think we've all been, and I've actually enjoy talking to Dawn on these issues, even though it, it appears at times, maybe to you all that were on different sides,

were not, I don't see good sides.

01:11:03 - 01:11:05

A. Joseph Scott

He's been very polite, I think I've been polite.

01:11:06 - 01:11:07

A. Joseph Scott

What?

01:11:07 - 01:11:23

A. Joseph Scott

Well, what you could do here or chair is, um, have me modify option B to reflect this discussion, and then we send it out, and no, no telling.

01:11:23 - 01:11:23

A. Joseph Scott

And then what?

01:11:23 - 01:11:37

A. Joseph Scott

What I would recommend you to do is, maybe you have, you know, a developer come in and, or a NYSERDA come in and say, Hey, you know, we, we kinda want to be cutting edge here, and scary county.

01:11:37 - 01:11:42

A. Joseph Scott

We want to be leading the charge, but are we leading the charge, or are we killing projects?

01:11:44 - 01:11:48

A. Joseph Scott

And you'll be able to get people will come in and talk to you.

01:11:50 - 01:11:52

A. Joseph Scott

And that would help you in the deliberative process.

01:11:54 - 01:11:55

Ronald Filmer

Am.

01:11:55 - 01:12:00

Benjamin

Adding onto that perhaps Maybe also you know, you bring in I mean the appraiser.

01:12:00 - 01:12:04

A. Joseph Scott

Sensibility that he's under contract with the counties.

01:12:04 - 01:12:05

Benjamin

Certainly.

01:12:05 - 01:12:06

Benjamin

Willing to do it.

01:12:07 - 01:12:10

Benjamin

I will tell you he knows his numbers.

01:12:12 - 01:12:14

Benjamin

But, but I mean, look, I'm not going to fight that.

01:12:14 - 01:12:23

Benjamin

I mean if it goes out for for public comment and and public comments come back and Dictate that's the way we should go.

01:12:23 - 01:12:30

Ronald Filmer

Look, I mean, I can't stand in the way that you guys have to put this out there anyway

for public comment.

01:12:30 - 01:12:32

Ronald Filmer

That requirement.

01:12:32 - 01:12:34

Ronald Filmer

Anyway, yeah.

01:12:34 - 01:12:34

Ronald Filmer

Yeah.

01:12:34 - 01:12:40

C B

So, so again, I mean, do I want to invite developers in, do I want to invite ...

01:12:40 - 01:12:56

C B

Do, I want to invite NYSERDA, and I'm, I don't know if that's the right term, with Joe and I can agree on A can disagree maybe on semantics, but put it out there and, and, and see what the public, see, what the public support is, or the public rejection of it.

01:12:57 - 01:12:59

C B

Um, Sure, why not?

01:13:02 - 01:13:03

Benjamin

Hmm, So.

01:13:03 - 01:13:03

Ronald Filmer

Yeah.

01:13:04 - 01:13:12

Benjamin

The towns are already passing an MOU based on the county proposals or the county resolution.

01:13:12 - 01:13:17

Benjamin

So, I think to the extent that, the one, third, one, third, one, third is potentially not supported.

01:13:17 - 01:13:19

Benjamin

I don't think that that's going to be the case.

01:13:21 - 01:13:31

Benjamin

From what I've heard, the school districts are relatively all on board or I haven't heard anybody who's, you know, an opposition so far, so I think that that part will take care of itself.

01:13:32 - 01:13:51

Benjamin

Um, when I read this, my initial thoughts, as we've been talking through this is \$20,000 is kind of that minimum threshold that's the year one threshold, probably with a 2% escalator a 20 year term and somewhere between years 11 and 20.

01:13:52 - 01:13:56

Benjamin

We should start to see the traditional step up and pilot valuations.

01:13:57 - 01:14:09

Benjamin

If this is, you know, if this is 40%, maybe in a year 11, it's 50% and it's whatever percentage, 5% from there on out until we've reached full access value of the project.

01:14:10 - 01:14:14

Benjamin

I think that's kinda where, I was hoping we'd get to with a pilot schedule.

01:14:22 - 01:14:24

Ronald Filmer

That can certainly be part of the discussion.

01:14:31 - 01:14:32

Ronald Filmer

Pleasure of the.

01:14:32 - 01:14:32

C B

Board here.

01:14:32 - 01:14:36

C B

Show Joe, Modify this, too.

01:14:37 - 01:14:39

C B

Reflect what the county's after here.

01:14:42 - 01:14:43

Peter Johnson

I agree with that.

01:14:43 - 01:14:53

Peter Johnson

Aye, in the, to reflect the discussion, as Joe himself said, 13 to 20 years, the minimum of 20 meg, 20,000 per meg.

01:14:54 - 01:14:57

Peter Johnson

The escalator, I'm not sure if you do 2 or 3.

01:14:59 - 01:15:00

Peter Johnson

3 sounds OK.

01:15:02 - 01:15:17

Peter Johnson

The, the thing that hangs me up here a little bit is getting direction from the taxing jurisdictions about the allocation when that needs to be included in, in the discussion.

01:15:17 - 01:15:19

Peter Johnson

So, I'm just not sure about that.

01:15:21 - 01:15:26

Peter Johnson

But it appears that if it then is correct, and I know that town of ...

01:15:26 - 01:15:27

Peter Johnson

Areas already done this.

01:15:29 - 01:15:33

Peter Johnson

And they've already had a conversation with both the county and the ...

01:15:33 - 01:15:34

Peter Johnson

Central School.

01:15:35 - 01:15:45

Peter Johnson

If people are comfortable with, with that and that that's the case throughout the county then the one third, one third, one third, it looks like it's, it would work.

01:15:45 - 01:15:49

Peter Johnson

I have the sense that it may not work in all cases.

01:15:49 - 01:15:52

Peter Johnson

But that's not for the IDA to decide.

01:15:52 - 01:15:58

Peter Johnson

That's for the, the, the, the taxing jurisdictions to decide and I think needs to go about doing that.

01:15:59 - 01:16:07

Peter Johnson

So, I'm, I'm supportive of a rewrite of Option B, to reflect what I am seeing.

01:16:07 - 01:16:11

Peter Johnson

Hearing is pretty much the consensus of the IDA Board.

01:16:18 - 01:16:18

C B

Anyone else have a comment?

01:16:22 - 01:16:32

Ronald Filmer

I will say, I mean, going back to Peter's point under just under the breakdown, and we could, if you gotta go to the municipalities anyway, I don't think it necessarily has to be written in right now.

01:16:33 - 01:16:35

Ronald Filmer

I mean, you gotta have approval from them.

01:16:36 - 01:16:39

Ronald Filmer

No matter when you go there, so it fits in a general sense.

01:16:39 - 01:16:42

Ronald Filmer

I think there's got to be more discussions on that break down, anyway.

01:16:44 - 01:16:46

Ronald Filmer

And it could just be left for comment, period.

01:16:47 - 01:16:49

Ronald Filmer

So, we have 45 days to filter it out, or whatever.

01:16:51 - 01:16:52

Ronald Filmer

The other three points are.

01:16:55 - 01:16:56

Ronald Filmer

You know, what should be decided on here?

01:17:02 - 01:17:02

A. Joseph Scott

There's.

01:17:02 - 01:17:03

C B

Three points, meaning What?

01:17:08 - 01:17:11

Ronald Filmer

Then the 2% were three, I guess, I guess we'll stick with three for now.

01:17:11 - 01:17:16

Ronald Filmer

Um, and the term, you're up to 20 years, or.

01:17:16 - 01:17:20

Joe

No minimum, right, Or you go to option A.

01:17:22 - 01:17:22

Ronald Filmer

Where there were.

01:17:23 - 01:17:28

Joe

No minimum, and the resolution comes back and tells us what they want.

01:17:33 - 01:17:39

Joe

I think again, again, guys, that that really, really creates, that.

01:17:39 - 01:17:39

Joe

Doesn't move us.

01:17:40 - 01:17:45

Joe

That doesn't move the ball up the hill, that the board of supervisors is trying to move up the hill.

01:17:45 - 01:17:52

Joe

If, if we go back to that, it's a free setup, I don't mean this term the way it might sound like, I'm going to use that term.

01:17:52 - 01:18:01

Joe

We go back to free for all, where, where every developer comes in and every town sits down and the developer has no concept.

01:18:01 - 01:18:10

Joe

Walking in the door or has a concept of, I'm going to pay \$3000, a megawatt endless, discussions, endless, negotiations sucking.

01:18:11 - 01:18:18

Joe

Up administrative capacity, town, board, energy, of, which, we all know, we don't have enough.

01:18:18 - 01:18:26

Joe

And, besides, again, I've, I've tried to make the case for the minimum of \$20,000 it lapse a developer.

01:18:26 - 01:18:27

Joe

No upfront.

01:18:29 - 01:18:31

Joe

This is what our county wants.

01:18:32 - 01:18:36

Joe

We set the tax rates as the taxing jurisdictions.

01:18:36 - 01:18:45

Joe

I do think there's one thing about this process that I've seen, not just in this state, but in other states.

01:18:47 - 01:18:56

Joe

When it comes to renewable energy, it's the developers come in and they start telling us The taxing jurisdiction is what they're going to pay.

01:18:56 - 01:18:58

Joe

That seems backwards to me.

01:18:59 - 01:19:04

Joe

It always has, um, I think we need to take up position.

01:19:05 - 01:19:08

Joe

I think the ideation needs to take a position.

01:19:08 - 01:19:15

Joe

And I'm hoping that the IDA will take a position that is supportive of the board of supervisors positions.

01:19:15 - 01:19:21

A. Joseph Scott

After a year, of really looking at this and hearing a lot of input, talking to a.

01:19:21 - 01:19:28

Ronald Filmer

Lot of towns and being in negotiations, that would be my, that would be my hope.

01:19:28 - 01:19:31

Ronald Filmer

Rather than leaving it open-ended.

01:19:32 - 01:19:36

Ronald Filmer

Here we go, another town, by town, by town basis.

01:19:37 - 01:19:38

Ronald Filmer

No little town should have.

01:19:40 - 01:19:44

Ronald Filmer

Just so little resource in inhaling things like this.

01:19:45 - 01:19:47

Benjamin

I can speak from my little town of

01:19:47 - 01:19:54

Benjamin

When we went into the night but negotiations, it suck the air out of my ability to do anything else.

01:19:55 - 01:19:56

Benjamin

I have a FEMA appeal.

01:19:57 - 01:19:59

Benjamin

Fema has come back way before my time.

01:19:59 - 01:20:03

Benjamin

They've come back and they want to get \$100,000 back from the town of ...

01:20:04 - 01:20:06

Joe

For a flood project.

01:20:07 - 01:20:09

Joe

And we're gonna, we're gonna appeal it clearly.

01:20:09 - 01:20:11

Joe

We think we're going to when we're going to appeal it.

01:20:11 - 01:20:16

Joe

I have 60 days, and I can tell you gentlemen this, it is not on the town board.

01:20:16 - 01:20:19

A. Joseph Scott

It is on me as a supervisor, and.

01:20:19 - 01:20:22

A. Joseph Scott

Maybe one other town, board member, and a town clerk.

01:20:22 - 01:20:24

A. Joseph Scott

It's going to it.

01:20:24 - 01:20:28

Joe

It's going to literally take the air out of everything else for three months.

01:20:29 - 01:20:31

Joe

And this is what happens with solar.

01:20:31 - 01:20:33

Joe

It just is what it is.

01:20:34 - 01:20:37

Joe

I think Alan Tavenner will tell you that in school Harry.

01:20:37 - 01:20:43

Joe

I think that certainly Sandra Manco will tell you that up and in Sharon, so in a way.

01:20:44 - 01:20:48

Joe

And I am, I'm not speaking for the board, but I think I'm, I think I can say this.

01:20:49 - 01:20:53

Joe

What's validity, we're asking for the IDA.

01:20:53 - 01:21:14

Joe

For assistance, we're asking for an IDA for help and support in what we think is a reasonable, fair pilot for solar development and help us take the How Albus cut through a lot of the chaff and time consuming negotiations on a lot.

01:21:14 - 01:21:24

Joe

If a developer comes in knows, we're at 20 blocks, we know he's interested, we know, they can pay it, They're willing to be a partner.

01:21:24 - 01:21:26

Joe

I think that's really important.

01:21:28 - 01:21:34

Joe

I have another question on auction on Auction Schedule A first option.

01:21:34 - 01:21:45

Joe

Is that that means that the the resolution that we would be required would be it would include the county, Joe, Whitney, Joe Scott.

01:21:46 - 01:21:48

Joe

So, so that is the county.

01:21:48 - 01:21:53

Joe

Somebody come in, somebody comes in, developer comes in and says, Hey, you know what?

01:21:53 - 01:21:55

Joe

It's going to be \$15,000, take it or leave it.

01:21:56 - 01:21:59

Joe

A county county is a county by county comes back, it says.

01:21:59 - 01:21:59

Joe

No.

01:22:00 - 01:22:03

Joe

So so so what have we have we lost?

01:22:03 - 01:22:12

Joe

Because there's the resolution includes the county includes the town who is who voted to town supervisor voted with the county board of supervisors.

01:22:12 - 01:22:17

Joe

So so these constituencies are included even educational setting limits.

01:22:18 - 01:22:25

Joe

Supposing somebody wants instead of 2018 that's my, that's my issue with this county.

01:22:27 - 01:22:38

Joe

And the town is not losing anything by putting by putting an amount that is higher than any other, any other county in the area done.

01:22:39 - 01:22:40

Joe

You said you're leading the way.

01:22:40 - 01:22:51

Joe

Well that might be construed by the state who is one of our one of our stakeholders is not leading the way, that that could be construed as saying, hey, we don't we don't want you guys here.

01:22:51 - 01:22:54

Joe

We don't want solar here, and that's, I'm sure, this update.

01:22:57 - 01:23:01

Joe

The intent, and I can't I know, I can't, again, I do.

01:23:02 - 01:23:04

Joe

I can't, I can't tell what the state to think.

01:23:04 - 01:23:17

Joe

All I can do is go back to that number, and when I take that number against the assessment, on an appraised value project, the numbers just don't lie.

01:23:18 - 01:23:29

Joe

It is a, it is, it is by far, in my opinion, by far the most generous, even at 20,000 jobs.

01:23:29 - 01:23:31

Joe

It's the most generous pilot.

01:23:32 - 01:23:45

Joe

I think anyone would ever conceive of offering for a development that really doesn't need a lot of what pilots were intended to serve job creation being, of course, probably the biggest one.

01:23:47 - 01:23:51

Joe

So I guess I don't know how the State will think about that.

01:23:53 - 01:23:54

Joe

I don't know.

01:23:54 - 01:24:00

Peter Johnson

And I'll offer this in terms of setting the standard and then putting a minimum requirement.

01:24:01 - 01:24:07

A. Joseph Scott

Let's take a walk down that lane for a minute of speculation and, OK, a.

01:24:07 - 01:24:10

Peter Johnson

Developer comes into town and says, look.

01:24:10 - 01:24:14

Peter Johnson

18, and I just can't do anymore.

01:24:16 - 01:24:16

Peter Johnson

Wow.

01:24:17 - 01:24:24

Peter Johnson

Look, clearly, a town would still have the ability to, to tell the developer, look.

01:24:24 - 01:24:32

Peter Johnson

We'll support you if you want to put it in a pilot application for 18, we don't know

what will happen, but but will support it.

01:24:34 - 01:24:36

Peter Johnson

They're not precluded from doing that.

01:24:37 - 01:24:38

Peter Johnson

It may not pass.

01:24:39 - 01:24:40

Peter Johnson

It may not be accepted.

01:24:41 - 01:24:48

Peter Johnson

I think, the likelihood of a project not going forward, but because it's, they can only go 15.

01:24:48 - 01:24:50

Peter Johnson

And, by the way, I've heard this before.

01:24:51 - 01:24:57

Peter Johnson

I heard, by the way, I heard from a developer, for a thousand is as much as we can possibly go.

01:24:58 - 01:24:59

Peter Johnson

We told them to go back.

01:24:59 - 01:25:07

Peter Johnson

Two weeks later, that number was doubled, and that number is higher now than it was then the four.

01:25:07 - 01:25:08

Peter Johnson

So what's my point?

01:25:08 - 01:25:18

Peter Johnson

My point is this, if, if a developer comes in and can certainly pay 15, if they can pay 18, 20 is, again, I keep saying it.

01:25:18 - 01:25:20

Peter Johnson

It's not going to be a hardship.

01:25:21 - 01:25:39

Ronald Filmer

They could still put an application in that particular town could support it, and that particular town supervisor, just like I, or just like Joe Scott, or or or, or Ron film, or, or yourself stand, in front of the Board of Supervisors and make the case.

01:25:41 - 01:25:56

A. Joseph Scott

Um, let's take the board is reasonable and if the case is made well and it's compelling, and it's justifiable, um, I don't think I don't think the board would vote to deny it.

01:25:56 - 01:25:57

A. Joseph Scott

Let's put it that way.

01:25:57 - 01:26:01

A. Joseph Scott

But, but that, to me, is a thought out approach.

01:26:01 - 01:26:06

A. Joseph Scott

And a compelling argument could be made, make the argument.

01:26:07 - 01:26:18

Joe

I mean, I'm certainly making the commitment, I mean, I don't see 18 or \$15,000, as opposed to 20 at the in the scope of a project's value.

01:26:18 - 01:26:34

Joe

In a scope of a project's appraised value of its revenue, the tax credits they're getting already, I just, it's just not that significant in the scope of a viable financial proposition.

01:26:44 - 01:26:45

C B

Just point of.

01:26:45 - 01:26:45

A. Joseph Scott

Information.

01:26:46 - 01:26:47

C B

This week.

01:26:47 - 01:27:01

A. Joseph Scott

But if we put 20,000 in our policy, and someone comes to us and asks for 18, and we decide to go 18, we would need to get the approval of all of the county, the school in the town.

01:27:05 - 01:27:10

C B

Supervisors really doesn't enter This is a picture.

01:27:11 - 01:27:12

Ronald Filmer

Yeah, that's the county.

01:27:12 - 01:27:14

Ronald Filmer

I mean, that would be their role.

01:27:16 - 01:27:18

C B

Right, the county, Wow.

01:27:22 - 01:27:25

C B

Are we talking about counties or supplies?

01:27:27 - 01:27:34

Ronald Filmer

Most actually, I mean, it's the town itself, and then the whole supervisor board, the gallery as an entity, would.

01:27:36 - 01:27:41

A. Joseph Scott

Be the board of supervisors, The town board, and the Board of Education.

01:27:46 - 01:27:46

Joe

Or, if there.

01:27:48 - 01:27:49

Ronald Filmer

Happens to be.

01:27:51 - 01:27:55

Peter Johnson

Look, let me understand that, because I am having a process issue.

01:27:55 - 01:28:03

Peter Johnson

I support most of what done as an upset, but with each application.

01:28:05 - 01:28:17

Peter Johnson

Under gone's Theory of the case, what he's hoping is that they are not going to, their first stop is that the idea is it's not at the town, does that what's your thinking?

01:28:17 - 01:28:21

Peter Johnson

Or The town simply says when they come in, go talk to Ryan Film.

01:28:23 - 01:28:24

Peter Johnson

Sector?

01:28:24 - 01:28:25

Peter Johnson

Is that director, May?

01:28:26 - 01:28:27

Peter Johnson

Yes, That's correct.

01:28:28 - 01:28:30

Peter Johnson

Ok, thanks, thanks back.

01:28:30 - 01:28:30

Peter Johnson

Thanks Pete.

01:28:31 - 01:28:33

Peter Johnson

And I'm guessing that Pete as I correct.

01:28:33 - 01:28:34

Peter Johnson

Yes.

01:28:34 - 01:28:34

Peter Johnson

Yes.

01:28:35 - 01:28:36

Peter Johnson

Ok, sorry.

01:28:37 - 01:28:53

Peter Johnson

Well, I think it's, I think it's, it's a, it's a bilateral application there, because there has not been consistency on when and how a solar developer approaches a town.

01:28:53 - 01:29:00

Peter Johnson

And by the way, that's a very good segue to one other point that was missed, a lot of pounds on a lot of town.

01:29:00 - 01:29:05

Peter Johnson

So towns are opting out for another region, dryden case, which Joe, I know you're familiar with.

01:29:06 - 01:29:10

Peter Johnson

You know, the developer made a successful argument in court that.

01:29:10 - 01:29:20

Peter Johnson

They, had made contact with a town prior to 60 days or, 60 days had elapsed and the town had not opted out of real property tax law.

01:29:20 - 01:29:23

Peter Johnson

And, therefore, they were found to be compliant and being tax exempt.

01:29:23 - 01:29:27

Peter Johnson

So, and then here's the other issue with that.

01:29:27 - 01:29:28

Peter Johnson

What does contact constitute?

01:29:28 - 01:29:32

Peter Johnson

There's an Issue This You know, what?

01:29:32 - 01:29:36

Peter Johnson

If a developer goes to a town board member, you know, is, is that contact?

01:29:36 - 01:29:39

Peter Johnson

What if they go to the plant a planning board member?

01:29:39 - 01:29:41

Peter Johnson

Is that contact or the code enforcement officer?

01:29:43 - 01:29:45

Peter Johnson

Is that contact, or the Supervisor?

01:29:45 - 01:29:53

Peter Johnson

So, that was another reason for opt out, and that was a protective approach to making sure that doesn't happen.

01:29:53 - 01:30:01

Peter Johnson

That was catastrophic for the town of Dryden and MP, going further back to your your initial point.

01:30:01 - 01:30:02

Peter Johnson

The town.

01:30:02 - 01:30:08

Peter Johnson

I think, I mean, this is how I would I would see it coming down based on how it usually comes out.

01:30:09 - 01:30:19

Peter Johnson

Usually, the developer shows up and goes to the town now being equipped with a comprehensive IDA policy.

01:30:19 - 01:30:28

Peter Johnson

A comprehensive and straightforward Board of supervisors, county, if you will, resolution, that dictates to 20.

01:30:29 - 01:30:31

Peter Johnson

He shows up, he knows it's 20.

01:30:31 - 01:30:35

Peter Johnson

This developer knows this walks into the room, a town supervisor.

01:30:35 - 01:30:41

Joe

The town has a great, a great piece of leverage now and I don't think it's unwieldy leverage.

01:30:41 - 01:30:44

Joe

The town can say you know, where we stand.

01:30:44 - 01:30:47

Joe

As an IDA, You know where we stand As A town.

01:30:47 - 01:30:47

Joe

Have.

01:30:48 - 01:30:49

Joe

You looked at the numbers?

01:30:49 - 01:30:55

Joe

You're in the business, it's your business model, it's your business does, 20 work or not.

01:30:55 - 01:31:02

Ronald Filmer

And at that point, if a developer says 20 doesn't work, only 10 does, or only six does.

01:31:03 - 01:31:06

Ronald Filmer

No, that's not even close.

01:31:07 - 01:31:24

Ronald Filmer

However, again, if a developer can make a a compelling and salable and in a sensible argument of why she can't go 20, but he can go 18, I have to believe as a county and as an IDA.

01:31:25 - 01:31:27

Ronald Filmer

We can work that problem.

01:31:28 - 01:31:43

C B

And we have, we're bound to listen to that argument, doesn't mean we're going to approve it, but certainly it would not preclude a developer and or a town supervisor

from supporting that developer.

01:31:43 - 01:31:53

C B

I'm walking in the room and standing before this board and standing before your board, and saying, This is why I simply can't live with 20, and I've gotta have 18.

01:31:54 - 01:31:56

C B

Now, B comes in and says, I gotta have five.

01:31:57 - 01:31:59

C B

I think we all agree on that.

01:31:59 - 01:32:05

Peter Johnson

Hopefully, that, that, that's just so out of the range that, you know, that's not realistic as a proposal.

01:32:05 - 01:32:11

Peter Johnson

But what, you know, I'm trying to look for solutions, not roadblocks with this.

01:32:12 - 01:32:20

Peter Johnson

I'd like to see what happens when we put out 20 because slowly but surely, solar companies are having to become more competitive.

01:32:20 - 01:32:22

Peter Johnson

Grid's face isn't being made every day.

01:32:23 - 01:32:25

C B

Land isn't being made every day.

01:32:25 - 01:32:31

C B

Our county right now is becoming every day that goes by in a better position Because we have a product.

01:32:32 - 01:32:39

C B

Why would we not market our product for what we think it's worth land, you know, grid capacity, et cetera, et cetera?

01:32:39 - 01:32:40

C B

Well, why wouldn't we?

01:32:40 - 01:32:57

C B

Um, yeah, I'd like to see, I'd like to see what the reaction is and when, when we have a a, a partnership with the IDA and the county on this and we put forth 20,000 per megawatt lift a comment period come in.

01:32:58 - 01:33:06

C B

I'm confident that we're going to have developers come in and are going to say, We want to do this, we want to do it in school Henry County.

01:33:07 - 01:33:14

C B

And you're valuable to us and we'll pay you because we still know we're getting a great deal of a full assessment.

01:33:17 - 01:33:17

C B

And.

01:33:17 - 01:33:19

C B

That's how we serve our taxpayers.

01:33:21 - 01:33:22

C B

Time is time is moving here.

01:33:22 - 01:33:26

C B

I think we need to get some, did some decision on this.

01:33:27 - 01:33:31

C B

Help me out with this, in terms of process, at this point.

01:33:32 - 01:33:41

C B

We need to make a decision on, whether we have fixed amounts, or no amounts, that's, that's one issue.

01:33:42 - 01:33:53

C B

We also have the issue of having, either option A or B, being modified to incorporate that decision.

01:33:55 - 01:34:04

C B

Then once that's done, do we have to come back and then prove the document that is?

01:34:06 - 01:34:07

C B

Revise.

01:34:10 - 01:34:10

C B

That's a.

01:34:10 - 01:34:12

Peter Johnson

Question, yep.

01:34:12 - 01:34:15

Peter Johnson

Should one of us put that in the form of emotion chat?

01:34:20 - 01:34:20

A. Joseph Scott

Sure.

01:34:22 - 01:34:22

C B

Joe.

01:34:23 - 01:34:25

A. Joseph Scott

As the person who's going to be drafting this.

01:34:27 - 01:34:40

A. Joseph Scott

Direction, I think, I think there is, and I've been taking notes, I think where I think where you are is turned out to exceed 20 years.

01:34:41 - 01:35:01

A. Joseph Scott

A 3% escalator up a \$20,000 a megawatt payment, um, and a pro rata allocation unless they go to the affected taxi jurisdictions and get approval.

01:35:02 - 01:35:06

A. Joseph Scott

Or something different, Which would include the one third, one, third, one third?

01:35:07 - 01:35:20

A. Joseph Scott

If that's, if I understand that and I can modify option B to reflect that And we can take a motion, have a motion and and move forward.

01:35:20 - 01:35:29

A. Joseph Scott

And then Ryan and I we'll work too to put together no notices out to the affected taxing jurisdictions.

01:35:29 - 01:35:31

A. Joseph Scott

And we can get this ball rolling.

01:35:31 - 01:35:39

A. Joseph Scott

As your counsel, I would recommend that you have some quote hearings on this, Because, um.

01:35:41 - 01:35:42

Ronald Filmer

Yes.

01:35:44 - 01:36:05

A. Joseph Scott

I just think that, and this is, this is based on my experience, that the \$20,000 is so different from what we're seeing out there in the world, and you want to have some support for that because I think Joe alluded to the fact that you have a number of different stakeholders.

01:36:06 - 01:36:17

A. Joseph Scott

Um, you definitely have stakeholders locally, but you also have stakeholders statewide and nationally.

01:36:18 - 01:36:30

A. Joseph Scott

And, um, and while the national stakeholders are probably tenuous, you do have statewide stakeholders, which includes State agencies and the Governor's office.

01:36:31 - 01:36:41

A. Joseph Scott

And you, you want to make sure that you're not so far out out of bounds with respect to what you should be asking for.

01:36:42 - 01:36:42

A. Joseph Scott

No.

01:36:44 - 01:36:48

A. Joseph Scott

Inadvertently, curtail development, as opposed to promote development?

01:36:49 - 01:37:06

A. Joseph Scott

I think Don has made a number of good points about, oh, a 3000 per megawatt, or a 5000 per megawatt is a significant discount off of off of effect off of real property taxes.

01:37:06 - 01:37:08

A. Joseph Scott

I would actually like to see those numbers.

01:37:09 - 01:37:20

A. Joseph Scott

And I would also like to make sure that the way we're looking at this is at while the discount off of your off your real property tax number is something that you should be thinking about.

01:37:21 - 01:37:32

A. Joseph Scott

The reason why, one of the other reasons why pilots aren't being offered is that you want to make sure that the developer is going to undertake the project.

01:37:33 - 01:37:35

A. Joseph Scott

The developer is only going to undertake the project.

01:37:35 - 01:37:38

A. Joseph Scott

Is the developers getting a certain rate of return?

01:37:40 - 01:37:46

A. Joseph Scott

And you don't want the rate of return, and this, I think, is Dan's point, and it's a, I support it, 100% back.

01:37:46 - 01:37:48

A. Joseph Scott

They supported 150%.

01:37:48 - 01:37:58

A. Joseph Scott

Is that, if the developer is making money hand over fist, then the developer should be able to afford the pay a higher pilot payment.

01:38:00 - 01:38:04

A. Joseph Scott

We have we have ida's that do housing projects.

01:38:05 - 01:38:15

A. Joseph Scott

Their inner city core where they do 28 year pilots and the project applicant pays a fraction.

01:38:16 - 01:38:21

A. Joseph Scott

I'm talking 5, 10, 15% of what the normal taxes would be.

01:38:22 - 01:38:40

A. Joseph Scott

And the reason why that IDA does those projects is that they've looked at the pro forma, a bad developer, and they've looked at their tax base and their tax rates which are incredibly high, and they know that that developer wouldn't do that project without that pilot agreement.

01:38:41 - 01:38:46

A. Joseph Scott

And they know, because they've looked at the pro forma, that they're not giving away the store.

01:38:46 - 01:38:53

A. Joseph Scott

And they've had a third party consultant come in and say: you've gotta do this.

01:38:53 - 01:38:59

A. Joseph Scott

If you want housing to be developed in your downtown inner city core.

01:39:00 - 01:39:01

Benjamin

This isn't housing.

01:39:02 - 01:39:03

A. Joseph Scott

I understand that.

01:39:03 - 01:39:05

A. Joseph Scott

I understand it, but it's the same concept.

01:39:05 - 01:39:08

Benjamin

It's not this produces no jobs.

01:39:08 - 01:39:11

Benjamin

This produces no economic development to the town beyond taxation.

01:39:13 - 01:39:13

A. Joseph Scott

No.

01:39:13 - 01:39:15

Benjamin

This is not economic development.

01:39:15 - 01:39:16

A. Joseph Scott

It is.

01:39:16 - 01:39:19

A. Joseph Scott

It is a very similar concept, and, I don't, I mean, you're the client.

01:39:19 - 01:39:31

A. Joseph Scott

So, I don't want to argue with you, But, when we do a housing project in downtown ABC City, there's zero jobs being created by that housing project.

01:39:32 - 01:39:36

A. Joseph Scott

It's creating downtown traffic, It's creating foot traffic.

01:39:36 - 01:39:37

Benjamin

And sales tax, right?

01:39:37 - 01:39:38

Benjamin

All the contingencies correct.

01:39:39 - 01:39:45

A. Joseph Scott

But, but so, it, it's not, it's not right on point with solar.

01:39:45 - 01:39:48

A. Joseph Scott

But, but the issue is, the, the economics.

01:39:48 - 01:39:50

A. Joseph Scott

And the math is, is very similar.

01:39:51 - 01:39:58

A. Joseph Scott

It's are people willing to do the project and they're only willing to do the project if they make a certain level of money?

01:39:59 - 01:40:07

A. Joseph Scott

And profit is not a bad thing, undue profit, that's that's, that's burdensome to the taxing jurisdictions.

01:40:07 - 01:40:10

A. Joseph Scott

That is a problem and I agree with you 100% on that.

01:40:10 - 01:40:21

A. Joseph Scott

And that's why looking at the pro forma and seeing, Hey, you know, this developer can't afford \$20,000 a megawatt well, if that's the case, God bless.

01:40:22 - 01:40:29

A. Joseph Scott

But, if the project doesn't work, because \$20,000 a megawatt is too high developers not going to do the project.

01:40:31 - 01:40:40

C B

I think the one difference here, as well as one more argument point, I guess, because we're, we're, we're, we're jousting and it's all good.

01:40:42 - 01:40:47

C B

There's another important thing that nobody is thinking of And I don't like to say it, but look, I'm going to say it.

01:40:48 - 01:40:50

C B

The tenor in the county and the challenges.

01:40:51 - 01:40:54

C B

They're not pining for solar projects.

01:40:55 - 01:40:58

A. Joseph Scott

They're not and supervisors are there.

01:40:58 - 01:41:00

A. Joseph Scott

They're applying for grant money.

01:41:00 - 01:41:03

A. Joseph Scott

They're applying for businesses to come in.

01:41:03 - 01:41:14

A. Joseph Scott

They're not going to solar companies and saying, oh, please come in because big, because they know they know the battle they're going to be in.

01:41:14 - 01:41:25

A. Joseph Scott

And they know they, the high rate of unacceptable, by the public luck, it's going on and go hire a, it's going on in China, And I'm trying to avoid all that.

01:41:25 - 01:41:28

A. Joseph Scott

But, in this discussion, I don't think it can be avoided.

01:41:28 - 01:41:32

A. Joseph Scott

There's a certain presentment of these projects.

01:41:32 - 01:41:33

A. Joseph Scott

That's very real.

01:41:34 - 01:41:36

A. Joseph Scott

I'm not saying it's justified.

01:41:36 - 01:41:38

A. Joseph Scott

I'm not saying it's good or bad, But it exists.

01:41:41 - 01:41:54

A. Joseph Scott

Again, I think, I think the, the, the parallel with a housing project where you, you bring in people and you create economic activity as an economic generator, I don't see solar being in that class.

01:41:54 - 01:41:55

A. Joseph Scott

I mean, not at all.

01:41:57 - 01:42:05

A. Joseph Scott

Oh, I agree with you 100%, in terms of the law issues with respect, Montgomery County, IDA.

01:42:06 - 01:42:07

A. Joseph Scott

They have a policy.

01:42:07 - 01:42:10

A. Joseph Scott

We're not doing solar, period zero.

01:42:12 - 01:42:20

A. Joseph Scott

But you have some people at the local level, and at the state level, let's say, hey,

climate change is a problem.

01:42:20 - 01:42:24

A. Joseph Scott

We should be doing everything that we can to promote solar.

01:42:24 - 01:42:30

A. Joseph Scott

And in some jurisdictions that we work with, there's a significant community.

01:42:30 - 01:42:37

A. Joseph Scott

It says, you know, I can't keep the family farm, unless we do this solar project.

01:42:37 - 01:42:41

A. Joseph Scott

So I would suggest, Joe, then I would suggest something.

01:42:41 - 01:42:48

A. Joseph Scott

Then, if we're going to, if we're going to take that segue, then maybe the solar developers should really start paying the landowners, what they deserve.

01:42:49 - 01:42:55

A. Joseph Scott

Because that argument is extremely weak, and it doesn't keep people farming.

01:42:55 - 01:43:00

A. Joseph Scott

It stops people from farming because they dip the check as meager as it is.

01:43:01 - 01:43:04

A. Joseph Scott

And it's enough because of the hardship and pressures on farming.

01:43:04 - 01:43:09

A. Joseph Scott

So, that's a business decision between a developer.

01:43:09 - 01:43:16

A. Joseph Scott

And a landowner, and I don't want to get into that and I don't think the IDA does, and I know the board of supervisors does.

01:43:17 - 01:43:23

A. Joseph Scott

So, you know, I think farmers and landowners at least their property or sell their land.

01:43:23 - 01:43:27

Peter Johnson

I think they've been taken to the cleaners, and I think they should do a lot better.

01:43:27 - 01:43:33

Peter Johnson

I really think they should do a lot better, but I can't control that.

01:43:33 - 01:43:46

Peter Johnson

I don't think the IDA cat, um, when you look at the numbers of what solar companies are paying to lease and buy land, it's it's pretty it's pretty depressing.

01:43:46 - 01:43:47

Peter Johnson

It's pretty sad.

01:43:48 - 01:43:54

Ronald Filmer

But again, can't control everything including as you pointed out Joe The idea can't get.

01:43:54 - 01:43:56

Joe

Blamed for the Mid-East crisis, either.

01:43:56 - 01:43:59

Benjamin

But we can't cover all those spaces.

01:43:59 - 01:44:03

Benjamin

We just, we just can't, Those are, those are personal business decisions on the private sector.

01:44:05 - 01:44:07

[speaker unknown]

No, private sector negotiation.

01:44:08 - 01:44:13

[speaker unknown]

I'd love to see them get a lot more, and I think they should, but I can't do that for them, and none of us can.

01:44:17 - 01:44:19

Peter Johnson

Well, good, my goodness.

01:44:19 - 01:44:21

Peter Johnson

This is an excellent discussion.

01:44:22 - 01:44:36

Peter Johnson

In my previous life, I remember running into the question of how much we were paying the executive Director of a not for profit, and the guy was pulling down a rather large amount of money.

01:44:36 - 01:44:41

Peter Johnson

And we realized that we're going to run into big, big problem for excessive in Europe.

01:44:43 - 01:45:01

Peter Johnson

Right now, one of the questions that I have is, are the solar companies being excessively endured for what is not a terribly large risk because of the incredible subsidies that have been provided by both Federal and State governments?

01:45:02 - 01:45:09

Peter Johnson

So I think the idea of the public hearing is a great idea, because all these other issues.

01:45:10 - 01:45:18

Peter Johnson

I'm a believer that climate change is occurring, but I think everybody's got a sacrifice, and everybody's got a benefit.

01:45:18 - 01:45:27

Peter Johnson

And I think what we're trying to do here is ensuring that in the absence of real economic development and job creation in ...

01:45:27 - 01:45:29

Peter Johnson

County, that the people of ...

01:45:29 - 01:45:34

Peter Johnson

Erie County will, in fact, Santa said, at least in one way.

01:45:38 - 01:45:48

Peter Johnson

So those are the kinds of statements and ideas that can come out in a public hearing in order for the public to be better educated about exactly what's going on.

01:45:52 - 01:45:53

Ronald Filmer

Are we ready?

01:45:55 - 01:45:56

[speaker unknown]

Right, right.

01:45:58 - 01:46:00

Joe

Unmute your chat.

01:46:04 - 01:46:08

C B

I think it's time to call the question, Pat.

01:46:09 - 01:46:20

C B

Mmm, I'm still getting back to process here, and since you're putting this together, joh: And, what is it that we need to do at this point?

01:46:22 - 01:46:25

C B

As far as the data, this being?

01:46:27 - 01:46:28

C B

But into the, the document?

01:46:29 - 01:46:34

C B

And also, uh, acceptance or rejection of that.

01:46:38 - 01:46:58

A. Joseph Scott

Well, I think what the sense of the board is, I think, I'm saying that very respectfully, Um, because not all of you have spoken is that I'll, I will eliminate Option B, I'm sorry, Eliminate Option A Eliminate Option A And tailor option B two.

01:46:59 - 01:47:01

A. Joseph Scott

\$20,000 per megawatt.

01:47:02 - 01:47:12

A. Joseph Scott

A 3% escalator term not to exceed 20 years, um, and provision that if they want.

01:47:12 - 01:47:16

A. Joseph Scott

If it's a sense of the effect of taxi jurisdictions.

01:47:17 - 01:47:26

A. Joseph Scott

And a developer that they want to change the allocation that they need to go back to the affected taxing jurisdiction to get a resolution.

01:47:27 - 01:47:27

A. Joseph Scott

Yep.

01:47:30 - 01:47:30

Peter Johnson

Good.

01:47:31 - 01:47:32

Ronald Filmer

Is that your resolution fee?

01:47:32 - 01:47:33

Ronald Filmer

Or?

01:47:33 - 01:47:34

Peter Johnson

Yes, I was talking.

01:47:34 - 01:47:34

C B

About.

01:47:37 - 01:47:39

A. Joseph Scott

Then, with respect to the process.

01:47:39 - 01:47:40

C B

This would.

01:47:43 - 01:47:44

A. Joseph Scott

Then, with respect to.

01:47:44 - 01:47:44

C B

Process.

01:47:45 - 01:47:53

A. Joseph Scott

We will, we'll send the materials out to all the affected taxing jurisdictions.

01:47:54 - 01:47:59

A. Joseph Scott

Um, I think, Ron, there, he, what I'm hearing is that they'd like a public hearing.

01:48:00 - 01:48:16

A. Joseph Scott

Um, and, um, then, uh, I don't know if I need to necessarily put in the resolution, but I can, if you want, that you'll invite professionals on all sides here.

01:48:18 - 01:48:34

A. Joseph Scott

To comment either right, or either at the public hearing or at a meeting or two of the IDA, to make sure that you're getting enough information so that you're comfortable with the decision that you're going to make.

01:48:39 - 01:48:47

Peter Johnson

In terms of steps, do we do the, consider the revised option B first?

01:48:48 - 01:48:52

Peter Johnson

And then have a public hearing as a result of that?

01:48:55 - 01:48:56

Peter Johnson

Prior to our adoption of it.

01:49:00 - 01:49:01

A. Joseph Scott

Yeah, Peter.

01:49:01 - 01:49:05

A. Joseph Scott

I'm sorry, I didn't quite follow that.

01:49:05 - 01:49:06

A. Joseph Scott

Would you mind repeating that.

01:49:07 - 01:49:08

Peter Johnson

In terms of steps?

01:49:09 - 01:49:10

Peter Johnson

Obviously.

01:49:11 - 01:49:16

Peter Johnson

Having getting a revised option B along the lines that you've indicated, is the first step.

01:49:17 - 01:49:23

Peter Johnson

Would we then, prior to adoption, hold the public hearing for public comment?

01:49:25 - 01:49:27

A. Joseph Scott

No, because this is designed to be preliminary.

01:49:28 - 01:49:30

Peter Johnson

Ok, right.

01:49:30 - 01:49:37

A. Joseph Scott

So, after the public hearing and after, hearing the professionals, assuming that you want to hear professionals, Daniel, Daniel Finalize.

01:49:39 - 01:49:40

Peter Johnson

Ok.

01:49:41 - 01:50:02

A. Joseph Scott

So, now, I feel comfortable as your counsel that, yes, there's enough definitive this of what we've talked about, that you can adopt this preliminary resolution today, I mean, you could say, hey, Joe, Go back in, and, and draft this up, and we'll.

01:50:02 - 01:50:07

A. Joseph Scott

We'll consider this, will consider the preliminary resolution at the next meeting of the idea.

01:50:07 - 01:50:13

A. Joseph Scott

That put you off another month, or two weeks, or whatever it is that we're going to meet again.

01:50:13 - 01:50:31

A. Joseph Scott

But I'm comfortable assuming that, that you wanna move forward today, and I'm

sure Don would like you to move forward today, that, that I can, then, I can tailor the Schedule A, to the resolution of the resolution to what has been, quote, agreed upon.

01:50:31 - 01:50:34

A. Joseph Scott

At least during this, during this.

01:50:36 - 01:50:38

Ronald Filmer

I mean, I certainly think we're ready as well.

01:50:40 - 01:50:42

Benjamin

I don't want to throw too many wretches into this thing.

01:50:42 - 01:50:51

Benjamin

But back to Joe Scott's point early on about setting a hard number, should there be Should this be considered the 2021 number?

01:50:51 - 01:51:02

Benjamin

And then there should there be some sort of escalation to this base number that we're looking at, whether that be the 3% or some sort of CPI adjustments that we want to tie it to.

01:51:03 - 01:51:04

Benjamin

That's one thought.

01:51:04 - 01:51:11

Benjamin

And then the second thought was, I don't know if anybody else had any further thoughts on my point about the Years 11 through 20.

01:51:15 - 01:51:16

A. Joseph Scott

Well, I'll respond.

01:51:17 - 01:51:18

A. Joseph Scott

Mechanically.

01:51:18 - 01:51:20

A. Joseph Scott

I'm fine with your first point.

01:51:20 - 01:51:29

A. Joseph Scott

And I can add that the second point, and I'll throw it I'll throw it back to don one of the big prop one of the big issues.

01:51:29 - 01:51:52

A. Joseph Scott

The reason why pilot pilots for solar projects, and frankly, pilots for energy generating projects are generally tied to megawatt production, is that the developer owner doesn't want to be subject to the vagaries of BSS value process.

01:51:54 - 01:52:05

A. Joseph Scott

So having years 1 through 10 B, B, based on a formula of \$20,000 per megawatt.

01:52:06 - 01:52:10

A. Joseph Scott

And then the last 10 years or or nine years, I didn't quite know.

01:52:12 - 01:52:20

A. Joseph Scott

Know, in terms of your formula, having it tied to assess value Will divvied, defeat in my view.

01:52:20 - 01:52:21

A. Joseph Scott

And I'll pass it to Don.

01:52:22 - 01:52:37

A. Joseph Scott

The, the, one of the major impacts, or one of the major goals of these pilots, structures for solar projects is that they want, they want sirte, if you will, of what the pilot payment is going to be.

01:52:41 - 01:52:44

[speaker unknown]

Ok, so, I'm you're asking for comment from me, Joe, Don.

01:52:45 - 01:52:47

A. Joseph Scott

Yes, OK.

01:52:48 - 01:52:49

A. Joseph Scott

Yeah, here's why I look at that.

01:52:49 - 01:52:53

A. Joseph Scott

I think first, I guess, I think it should be a minimum of 20,000.

01:52:53 - 01:52:56

A. Joseph Scott

I'm not a fan, I want to talk about the escalator minute.

01:52:56 - 01:53:03

Benjamin

I don't know of 1% is No, I'm not trying to talk the county out of money in that regard.

01:53:03 - 01:53:09

Peter Johnson

But I don't know maybe I think one or 2% as an escalator would, would be OK.

01:53:09 - 01:53:15

Peter Johnson

And then, yes, I think the the follow on years are handled like any other pilot.

01:53:16 - 01:53:21

Peter Johnson

I think that's how it which it should work because here's why, be wow.

01:53:21 - 01:53:31

Peter Johnson

It's a reason why we do now that most solar, I shouldn't say most but they they will probably go after.

01:53:33 - 01:53:45

A. Joseph Scott

Know Jumbo Depreciation Numbers, I mean, you've probably heard that before, Jao, know, they'll probably go after that So they're going to get to I'm sorry, Could I interrupt you for a second?

01:53:45 - 01:53:46

A. Joseph Scott

Sure.

01:53:46 - 01:53:48

A. Joseph Scott

Yeah, I had a hard stop at 3 30.

01:53:48 - 01:53:52

A. Joseph Scott

I rescheduled by 3 30 to 4, OK.

01:53:52 - 01:54:03

A. Joseph Scott

If the sense of the board is that they would like, um, The provisioned to be in the last 10 years, tied to assessed value and a percentage on assessed value.

01:54:03 - 01:54:04

A. Joseph Scott

I can, I can document that.

01:54:05 - 01:54:13

A. Joseph Scott

I will tell you, without any doubt, that is not market with respect to solar projects, I'm happy to.

01:54:13 - 01:54:22

A. Joseph Scott

I'm happy to, to two, to draft that, and I, it's certainly something that I can prepare, not a problem.

01:54:23 - 01:54:32

A. Joseph Scott

I mean, um, so, just kinda move things along so that we have some resolution here literally and figuratively.

01:54:34 - 01:54:35

Peter Johnson

How about that?

01:54:35 - 01:54:35

Peter Johnson

You're right.

01:54:35 - 01:54:36

Peter Johnson

You're right, Me too.

01:54:36 - 01:54:38

Peter Johnson

I mean, I've been here since 7 0 AM.

01:54:38 - 01:54:38

Peter Johnson

This morning.

01:54:40 - 01:54:40

Peter Johnson

So, yeah.

01:54:40 - 01:54:41

C B

Well, what if we don't move?

01:54:41 - 01:54:48

C B

How about if the boards, if the board's consensus, as we move along that way, look, we have the public hearing, we have the comment period.

01:54:48 - 01:54:49

C B

Let's hear what comes back.

01:54:50 - 01:54:51

C B

Let's test the waters.

01:54:53 - 01:54:53

C B

Sure.

01:54:53 - 01:55:01

A. Joseph Scott

And so, do you want me to add the language regarding regarding assessed value for the last 10 years?

01:55:06 - 01:55:11

A. Joseph Scott

Mean, that that's a question to the board, so I'll Right yeah, I'm not a question to the court.

01:55:14 - 01:55:17

C B

Why would we want to deviate from our standard pilot?

01:55:21 - 01:55:22

C B

Yes, question, I have.

01:55:27 - 01:55:29

Ronald Filmer

Well, maybe some, at this time, we can work as we can.

01:55:30 - 01:55:30

Ronald Filmer

Hope we can.

01:55:31 - 01:55:32

Ronald Filmer

Do.

01:55:32 - 01:55:32

A. Joseph Scott

Your question to you.

01:55:32 - 01:55:34

A. Joseph Scott

Ben, do you want me to add that?

01:55:34 - 01:55:34

A. Joseph Scott

I'll add it.

01:55:34 - 01:55:35

A. Joseph Scott

If that's.

01:55:35 - 01:55:37

A. Joseph Scott

If that's, if you want to push that, that's fine.

01:55:37 - 01:55:39

A. Joseph Scott

And if the other board members, like, that's fine.

01:55:40 - 01:55:47

Benjamin

Yeah, I mean, I'm more inclined to ask for the 5% per year step ups until we get the full taxation in the last 10 years.

01:55:48 - 01:55:54

Benjamin

That's more in line with a traditional pilot and I think that's in line with our standard 10 year pilot is that step upright.

01:55:54 - 01:56:15

Benjamin

So, um, and I think part of the reason for having a pilot is to allow for some cash flow returned to the developer in order to, and in order to establish a, a point where they are able to repay the tax at full assessment.

01:56:15 - 01:56:23

Benjamin

So, traditionally, when you see a pilot, it usually ends somewhere between 8100% in the last year of the full assessed value.

01:56:26 - 01:56:36

A. Joseph Scott

Well, but, but let's just think about this for a second, if we, so in year 11, they'd be paying 5% of, of assessed value, or they'd be paying.

01:56:36 - 01:56:39

Benjamin

50 city would be 50, 50% got.

01:56:41 - 01:56:42

A. Joseph Scott

Ok, right, OK, whatever.

01:56:42 - 01:56:45

Benjamin

However, we back in the 100, and you're, OK.

01:56:46 - 01:56:50

A. Joseph Scott

Then it would, it would jump 5% a year.

01:56:51 - 01:56:52

A. Joseph Scott

Ok, all right.

01:56:52 - 01:56:58

Benjamin

Yeah, I think my math in my head, is like the 20,000 is somewhere around 40% of the full taxation.

01:56:59 - 01:57:03

Benjamin

So that's like a 40% or 60% reduction over 10 years, and then, uh.

01:57:05 - 01:57:06

A. Joseph Scott

Second percent.

01:57:06 - 01:57:07

Benjamin

Reduction after that.

01:57:08 - 01:57:10

Benjamin

Think that's close math, I can comment on that.

01:57:10 - 01:57:11

Benjamin

I think that's close math.

01:57:12 - 01:57:13

Benjamin

Yeah, round numbers.

01:57:16 - 01:57:18

C B

And we're ready to call if I send this.

01:57:19 - 01:57:20

Peter Johnson

Yes.

01:57:23 - 01:57:24

C B

If I understand correctly, we are.

01:57:24 - 01:57:30

C B

We are voting on a fixed number of \$20,000 per megawatt.

01:57:32 - 01:57:34

C B

Minimum of 20 years.

01:57:36 - 01:57:38

C B

Oh, hmm.

01:57:41 - 01:57:43

C B

The one What is it?

01:57:43 - 01:57:43

C B

One or 2%?

01:57:44 - 01:57:47

C B

We're talking about I'm going to use.

01:57:47 - 01:57:48

A. Joseph Scott

Three.

01:57:49 - 01:57:50

A. Joseph Scott

3% is an escalator.

01:57:51 - 01:57:54

C B

3% is an escalator until year 11.

01:57:56 - 01:57:58

C B

Is that what we're talking about?

01:57:58 - 01:57:58

A. Joseph Scott

Yep.

01:57:59 - 01:58:01

C B

Then to go to 5%.

01:58:02 - 01:58:10

A. Joseph Scott

50% and then 5% thereafter, 50% of assessed value and then 5%, 5% jumped each year.

01:58:13 - 01:58:15

C B

I just interject one.

01:58:15 - 01:58:16

C B

Guy?

01:58:17 - 01:58:22

Peter Johnson

Yes, I'm sorry, mister Chair, I just one more thing, and I'm sorry to interrupt again.

01:58:22 - 01:58:26

Peter Johnson

But it's important, I think you put minimum of 20.

01:58:26 - 01:58:33

Peter Johnson

The reason why, as the board of supervisors have indicated they want the flexibility to negotiate for more.

01:58:33 - 01:58:36

Peter Johnson

I just would throw that out there for board consideration.

01:58:36 - 01:58:41

Peter Johnson

I mean, it can, I actually ended up being 20, But the minimum is fixed on that language.

01:58:41 - 01:58:45

Peter Johnson

Pretty hard because they, there's some supervisors who think they can get more.

01:58:50 - 01:58:54

C B

I'm OK, I thought we were discussing that, but I'm OK with that, said anybody else.

01:58:55 - 01:58:56

Peter Johnson

I think that's fine.

01:58:58 - 01:59:04

Peter Johnson

Minimum, a minimum of 20,000 per make and a term not to exceed 20 years.

01:59:08 - 01:59:11

Peter Johnson

And the escalator as you've described it.

01:59:15 - 01:59:15

[speaker unknown]

Hello.

01:59:18 - 01:59:19

C B

Have a motion to that effect.

01:59:22 - 01:59:22

Peter Johnson

Yeah.

01:59:22 - 01:59:30

Peter Johnson

Yes, And we'll also the last part of it is the is the allocation among the taxing jurisdictions.

01:59:34 - 01:59:34

C B

Correct.

01:59:35 - 01:59:35

Peter Johnson

Ok.

01:59:35 - 01:59:41

C B

That's that's going to be that's going to go out to each of the jurisdictions to decide whether they want.

01:59:41 - 01:59:44

C B

Pro rata are one third one third one third.

01:59:45 - 01:59:45

Peter Johnson

Correct.

01:59:47 - 01:59:47

Peter Johnson

All right.

01:59:47 - 01:59:49

Peter Johnson

So I'll I'll make that motion.

01:59:52 - 01:59:53

Benjamin

I'll just.

01:59:53 - 01:59:54

C B

Second.

01:59:54 - 01:59:55

Benjamin

Sure, I'll second.

01:59:57 - 01:59:59

C B

Now, we need to do a roll call.

01:59:59 - 01:59:59

C B

Vote on this.

01:59:59 - 02:00:01

C B

Is this correct, Delf Scott?

02:00:04 - 02:00:06

A. Joseph Scott

That would be my preference, chair.

02:00:06 - 02:00:07

A. Joseph Scott

Yes.

02:00:09 - 02:00:09

C B

Ok.

02:00:14 - 02:00:15

C B

I'll go first.

02:00:15 - 02:00:16

C B

I go, yes.

02:00:19 - 02:00:20

C B

Shelf, Bonney.

02:00:21 - 02:00:22

Joe

No.

02:00:25 - 02:00:26

C B

Wanda King?

02:00:27 - 02:00:27

wanda

Yes.

02:00:30 - 02:00:30

C B

Ater.

02:00:31 - 02:00:32

Peter Johnson

Yes?

02:00:35 - 02:00:35

C B

And.

02:00:36 - 02:00:36

Benjamin

Yes?

02:00:42 - 02:00:42

C B

Resolution is passed.

02:00:47 - 02:00:54

C B

So, at this point, now, if I understood correctly, Joe, is that you gotta take this data, modify option B.

02:00:54 - 02:00:56

C B

So, incorporate all that.

02:00:58 - 02:01:00

C B

And then it'll be sent out for public comment.

02:01:03 - 02:01:20

A. Joseph Scott

Yes, Karen, I want all of your home numbers, so I can call you at nine o'clock, or later, the double check on the language's phone number, Because I'm going to call him at five in the morning, that's what I do my best.

02:01:20 - 02:01:24

Peter Johnson

Work, while everybody else.

02:01:24 - 02:01:25

Peter Johnson

Does.

02:01:29 - 02:01:35

C B

Is there any other discussion and saw the pilot policy for solar?

02:01:37 - 02:01:38

Peter Johnson

No.

02:01:42 - 02:01:43

Peter Johnson

Very good discussion.

02:01:46 - 02:01:50

[speaker unknown]

And I want to thank the board for accommodating me at two o'clock today, I'm really sorry.

02:01:50 - 02:01:50

[speaker unknown]

I had to ask for that.

02:01:50 - 02:01:51

[speaker unknown]

But thank you all.

02:01:54 - 02:01:56

Peter Johnson

Thank you for your comments, Dan?

02:01:57 - 02:01:57

C B

Ok.

02:02:00 - 02:02:01

C B

Yes, thank you, Don.

02:02:02 - 02:02:02

C B

Thank you.

02:02:06 - 02:02:12

C B

Let's move on, so is there any other business to come before the IDA board?

02:02:12 - 02:02:14

Ronald Filmer

No, there's not yet, at least on my behalf.

02:02:16 - 02:02:17

C B

Motion for adjournment.

02:02:18 - 02:02:20

Joe

Next, you want to set our next meeting date.

02:02:22 - 02:02:23

C B

That's a good idea, Joe.

02:02:31 - 02:02:31

Joe

It should be asked.

02:02:32 - 02:02:32

Joe

That.

02:02:32 - 02:02:34

Joe

Public comments, right?

02:02:38 - 02:02:39

A. Joseph Scott

Travel.

02:02:40 - 02:02:41

A. Joseph Scott

I'll just say this.

02:02:41 - 02:02:44

A. Joseph Scott

It's going to take us more than 30 days to get all this together.

02:02:44 - 02:02:48

A. Joseph Scott

I mean, give me 4 or 5 days to get the policy we redone.

02:02:48 - 02:02:51

A. Joseph Scott

I mean, in the meantime, Ron can be putting together a mailing list.

02:02:52 - 02:02:58

A. Joseph Scott

Um, um, But no, you're right, we can hold a public hearing.

02:02:58 - 02:03:00

A. Joseph Scott

We don't need to hold the public hearing on 30 days.

02:03:00 - 02:03:02

A. Joseph Scott

Notice, so sure, yeah, OK.

02:03:03 - 02:03:03

A. Joseph Scott

Yeah.

02:03:03 - 02:03:04

A. Joseph Scott

Whatever.

02:03:04 - 02:03:08

A. Joseph Scott

You know, whatever the sense of the board is, run it, I'll work out a schedule.

02:03:10 - 02:03:14

Ronald Filmer

Probably still have to be near, at least near the end of March, first week in April.

02:03:14 - 02:03:16

Joe

Beginning of April, I would think, right.

02:03:18 - 02:03:20

A. Joseph Scott

To allow time for publications.

02:03:20 - 02:03:22

A. Joseph Scott

And stuff, yes, Yep.

02:03:25 - 02:03:25

[speaker unknown]

Thank God.

02:03:27 - 02:03:27

Joe

So.

02:03:28 - 02:03:28

C B

How about.

02:03:28 - 02:03:28

Ronald Filmer

April.

02:03:28 - 02:03:29

C B

Second?

02:03:32 - 02:03:34

A. Joseph Scott

I would say mid april, that's a.

02:03:34 - 02:03:34

C B

Tuesday.

02:03:36 - 02:03:39

Ronald Filmer

Maybe you better go out another week or so.

02:03:44 - 02:03:45

C B

We can ...

02:03:47 - 02:03:49

Joe

Can we get to 12th domain, right?

02:03:50 - 02:03:51

Joe

I love it.

02:03:53 - 02:03:55

C B

I opened anytime here, OK?

02:03:57 - 02:03:58

C B

But works.

02:03:59 - 02:04:01

Ronald Filmer

13th, or 14th, or?

02:04:02 - 02:04:03

Joe

There's a Tuesday.

02:04:08 - 02:04:09

wanda

That's the best day for me.

02:04:09 - 02:04:10

wanda

In the morning, anyway.

02:04:11 - 02:04:11

wanda

Ok.

02:04:12 - 02:04:14

Ronald Filmer

Could put it maybe Wednesday.

02:04:15 - 02:04:16

Ronald Filmer

Let's just go down the week.

02:04:17 - 02:04:17

Peter Johnson

Before.

02:04:18 - 02:04:19

Peter Johnson

Yeah.

02:04:21 - 02:04:22

Peter Johnson

That's good.

02:04:24 - 02:04:25

C B

Court dates will work.

02:04:26 - 02:04:27

Peter Johnson

Me?

02:04:27 - 02:04:28

Peter Johnson

For.

02:04:28 - 02:04:28

C B

40.

02:04:29 - 02:04:29

C B

Ok.

02:04:29 - 02:04:32

Peter Johnson

Yeah, we'll go back to our normal time.

02:04:32 - 02:04:33

Peter Johnson

9 0 AM.

02:04:35 - 02:04:37

Joe

Like listening, But.

02:04:37 - 02:04:37

Ronald Filmer

Either way.

02:04:37 - 02:04:38

C B

I'm good with that.

02:04:40 - 02:04:40

wanda

I'm 30.

02:04:42 - 02:04:42

Peter Johnson

Ok.

02:04:42 - 02:04:45

C B

130, OK.

02:04:48 - 02:04:48

C B

I entertain.

02:04:48 - 02:04:49

C B

A motion to adjourn.

02:04:51 - 02:04:52

Peter Johnson

So moved.

02:04:53 - 02:04:54

C B

Second?

02:04:56 - 02:04:56

wanda

Yeah?

02:04:58 - 02:04:59

C B

Meeting adjourned.

02:05:00 - 02:05:00

Joe

All right.

02:05:00 - 02:05:01

Peter Johnson

Thank you, guys.

02:05:02 - 02:05:02

Joe

Thanks, Joe.

02:05:02 - 02:05:03

Joe

Thank you.

02:05:04 - 02:05:07

Ronald Filmer

Guys today because of the other company.

02:05:08 - 02:05:10

C B

Now we have another meeting here.

02:05:10 - 02:05:11

Peter Johnson

Ok.

02:05:11 - 02:05:12

C B

Yes.

02:05:12 - 02:05:13

Sarah Nickle

Yes.

02:05:13 - 02:05:14

C B

Yeah.

02:05:15 - 02:05:15

Joe

We.

02:05:15 - 02:05:17

C B

Want to handle that now our next time.

02:05:18 - 02:05:19

Ronald Filmer

Joe, I think?

02:05:19 - 02:05:22

Ronald Filmer

Well, yeah, I think we can if we just spent 10 minutes, we can get rid of the CRC.

02:05:23 - 02:05:25

Ronald Filmer

Joe, You don't have to say if you don't want to.

02:05:25 - 02:05:25

Ronald Filmer

But I'll.

02:05:25 - 02:05:28

A. Joseph Scott

Say, yeah, I'm late for my second meeting, OK, thank.

02:05:29 - 02:05:30

Ronald Filmer

You for your time.

02:05:30 - 02:05:30

Ronald Filmer

Thank.

02:05:31 - 02:05:32

C B

You.

02:05:32 - 02:05:32

C B

Very good.

02:05:33 - 02:05:33

A. Joseph Scott

Discussion.

02:05:33 - 02:05:34

A. Joseph Scott

Thanks, John.

02:05:35 - 02:05:37

Peter Johnson

Thank you, and good evening, everyone.

02:05:37 - 02:05:38

Peter Johnson

I'm John Hall.

02:05:38 - 02:05:39

Ronald Filmer

All right, Thanks, guys.

02:05:42 - 02:05:42

[speaker unknown]

Thank you.

02:05:47 - 02:05:47

A. Joseph Scott

Ok.

02:05:53 - 02:05:53

C B

All right.

02:05:54 - 02:05:58

C B

Foleo call to order a meeting of the Capital Resource Corporation.

02:06:01 - 02:06:05

C B

We have the minutes from March 10th, 2020.

02:06:08 - 02:06:09

C B

Whoa.

02:06:09 - 02:06:12

C B

Motion, do adapt.

02:06:13 - 02:06:14

Joe

So moved.

02:06:16 - 02:06:17

C B

Second?

02:06:18 - 02:06:19

wanda

Yeah?

02:06:21 - 02:06:22

C B

Minutes approved.

02:06:27 - 02:06:30

C B

Treasurer, or review and approval of trial balance.

02:06:31 - 02:06:32

C B

Ron, you want to talk about this a second?

02:06:33 - 02:06:34

Ronald Filmer

Yes, I'm missing my paper.

02:06:37 - 02:06:43

Ronald Filmer

No company, just as a cash what it is, it's parked locally.

02:06:43 - 02:06:46

Ronald Filmer

It keeps us a flow, you know.

02:06:46 - 02:06:54

Ronald Filmer

What it does is pay, obviously, for our audit and our legal advertisements, are insurance for the year, which amounts to about \$4000.

02:06:56 - 02:07:06

Ronald Filmer

They stayed the same, it started there and it took those expenses out, We haven't had any income in the last year because there's been no projects really having a non-profit supply to us.

02:07:06 - 02:07:11

Ronald Filmer

Of course, it's difficult enough at regular times along covert times.

02:07:12 - 02:07:15

Ronald Filmer

But, but it's there, and it's covering our costs for the year.

02:07:17 - 02:07:17

[speaker unknown]

So.

02:07:19 - 02:07:22

Ronald Filmer

Hopefully, we move forward, you get a project.

02:07:25 - 02:07:26

C B

Ok.

02:07:29 - 02:07:31

C B

A further question on the trial balance.

02:07:34 - 02:07:35

C B

Committees are the corporation.

02:07:37 - 02:07:40

Ronald Filmer

Not at this time, yet, there's nothing to report.

02:07:40 - 02:07:41

C B

New business.

02:07:42 - 02:07:50

Ronald Filmer

Well, there's no new business, but I'll throw in old business just as a comment on the college dormitory projects, for your information bad.

02:07:50 - 02:07:52

Ronald Filmer

And even better, said, you're relatively new.

02:07:52 - 02:08:02

Ronald Filmer

We did a dormitory bond for somebody called the skill 5, six years ago, \$10 million, put our name on it, and did the transaction.

02:08:03 - 02:08:06

Ronald Filmer

So that's our one big project over this time period.

02:08:06 - 02:08:07

Ronald Filmer

Yeah.

02:08:08 - 02:08:09

Ronald Filmer

So apparently, they're still doing well.

02:08:10 - 02:08:13

Ronald Filmer

At least they were as of last June 30th, which was our fiscal year end.

02:08:14 - 02:08:17

Ronald Filmer

And so, at this point, I have, hopefully, they're still doing well.

02:08:17 - 02:08:18

Ronald Filmer

I've heard nothing otherwise.

02:08:20 - 02:08:23

Ronald Filmer

So, that's pretty much the status.

02:08:24 - 02:08:24

Peter Johnson

Ok.

02:08:26 - 02:08:26

wanda

Yes.

02:08:29 - 02:08:30

C B

Collection of officers.

02:08:32 - 02:08:37

Ronald Filmer

Yeah, just, I mean, obviously, just Denominate, you know, that, basically, essentially, the same as the ADA.

02:08:39 - 02:08:49

Ronald Filmer

Act as nominating committee at this point, know, Chester Burnished chair, George by Vice Chair King S treasure was sir filling in as the secretary.

02:08:49 - 02:08:55

Ronald Filmer

Oh, nobody suppose I'd like to say that the same slate stays of those officers.

02:08:59 - 02:09:01

Ronald Filmer

I think we probably need a motion from somebody that is running.

02:09:08 - 02:09:08

Ronald Filmer

Theater, I.

02:09:09 - 02:09:09

Joe

Suspect.

02:09:09 - 02:09:10

Benjamin

They'll have to second that.

02:09:13 - 02:09:15

Ronald Filmer

The other three are, Joe, but up and down or forward.

02:09:17 - 02:09:18

Ronald Filmer

Well.

02:09:18 - 02:09:18

C B

That favor.

02:09:19 - 02:09:20

Benjamin

Aye.

02:09:21 - 02:09:22

C B

Opposed?

02:09:23 - 02:09:24

C B

Motion.

02:09:25 - 02:09:27

C B

Sorry, other.

02:09:28 - 02:09:32

Ronald Filmer

I have no other at this point, Is this I hope, you know, if you're here, non-profits, I mean, the biggest.

02:09:33 - 02:09:37

Ronald Filmer

The most common one would either be, you know, Sony, or the.

02:09:37 - 02:09:38

Benjamin
Hospital.

02:09:39 - 02:09:40

Ronald Filmer
Know, the site they take.

02:09:40 - 02:09:43

Ronald Filmer
They have projects Assize, it would be appropriate?

02:09:44 - 02:09:48

Ronald Filmer
You know, anybody here is, as, you know, maybe an ongoing project or a project that's thinking about?

02:09:50 - 02:09:53

Ronald Filmer
Certainly, let me know, or let them know that, you know us.

02:09:54 - 02:09:55

Ronald Filmer
No, we can go from there.

02:09:56 - 02:09:57

Peter Johnson
Very good.

02:09:59 - 02:10:01

Ronald Filmer
Sort of fills a niche.

02:10:01 - 02:10:01

Ronald Filmer
We.

02:10:01 - 02:10:02

C B

Need to set a date for the next.

02:10:04 - 02:10:14

Ronald Filmer

Probably, you know, this, this covering, you know, obviously been not as accurate as the general idea why we're probably closer to the springs are in the spring.

02:10:15 - 02:10:17

Ronald Filmer

We do have to have a governance committee meeting.

02:10:17 - 02:10:21

Ronald Filmer

You know, just for the policies that are being worked out for the IDA, which aren't ready yet.

02:10:22 - 02:10:27

Ronald Filmer

They're waiting for this big policy to get done before the whole collaborations are when it comes together.

02:10:30 - 02:10:32

Ronald Filmer

And then they are, you know, the audit committee.

02:10:32 - 02:10:33

C B

So we basically.

02:10:35 - 02:10:36

Ronald Filmer

I mean, we would tag along with the.

02:10:37 - 02:10:37

C B

Ida.

02:10:38 - 02:10:45

Ronald Filmer

Ok, yes, I mean, Lester's, there's some desire to split it apart, because it's easier, but, you know, usually lead attack and answer.

02:10:45 - 02:10:46

Ronald Filmer

We don't have to get together again.

02:10:47 - 02:10:49

C B

Have a motion for adjournment.

02:10:50 - 02:10:51

wanda

Hello?

02:10:52 - 02:10:53

Peter Johnson

Second.

02:10:54 - 02:10:55

C B

Meeting adjourned.

02:10:56 - 02:10:56

Peter Johnson

Alright.

02:10:56 - 02:10:57

Peter Johnson

Thank you all.

02:10:57 - 02:10:58

Peter Johnson

All right.

02:10:58 - 02:10:58

Joe

Guys.

02:10:58 - 02:10:59

Ronald Filmer

Thanks.

02:10:59 - 02:11:02

C B

For your meeting.

02:11:03 - 02:11:03

wanda

Good.

02:11:05 - 02:11:06

Ronald Filmer

Chat.

02:11:09 - 02:11:09

Peter Johnson

Ok.