

**Town of Knox
Special Meeting
September 1, 2016**

PRESENT:

Supervisor Lefkaditis
Councilman Barber
Councilwoman Pokorny
Town Attorney Dorfman

ABSENT:

Councilman Barcomb
Councilman Kuck
Town Clerk Murphy
Highway Superintendent Salisbury

The meeting was called to order at 7:05 p.m. with the Pledge of Allegiance.

Councilwoman Pokorny volunteered to act as recording Secretary.

**RESOLUTION #162-2016 –APPROVE PURCHASE OF 1,500
TRANSFER STATION PERMIT STICKERS FROM RYDIN, NOT
TO EXCEED \$375.00 PLUS SHIPPING.**

On motion of Supervisor Lefkaditis, seconded by Councilman Barber, the following resolution was carried unanimously.

RESOLVED to approve purchase of 1,500 transfer station permit stickers from Rydin, not to exceed \$375.00 plus shipping.

Councilwoman Pokorny agreed to place the order.

Dave Bagley and Rob Garrity of Borrego Solar opened a discussion by outlining the steps of their 2MW solar array project: they found an offtaker for the electricity (SUNY Poly), found a suitable site and willing landowner (David Whipple), and need to find a buyer/financier.

Borrego Solar is the developer. The buyer/financier will pay for the construction, and then sell the project's revenue stream and costs to another investor. Borrego will build the project and keep the maintenance contract.

Borrego has initiated the utility interconnection process and the local permitting process. Borrego must pay the interconnection fee by early November, so they would like to know what the tax or PILOT costs will be before then. They asked when the assessor would determine an assessment amount for the project.

Borrego sent letters to all of the taxing authorities applicable to the David Whipple's property, inquiring about their plans to tax the project. They have not received responses yet from any of them, except the Town of Knox, which has resolved to impose PILOTs of not yet determined amount instead of taxes.

Borrego expressed concern about whether a Special District tax would be assessed that could be payable on the full value assessment.

The project is in the Guilderland School District.

Mr. Bagley and Mr. Garrity explained that NYS is a tougher market financially than Massachusetts and other states because our utility rates are relatively low and incentives are relatively low, while other costs are the same. Mass. also allows larger projects than the 2 MW cap in NYS. Bob Price noted that National Grid has built two 20 MW projects in Mass. The Borrego project will not pay well, as the contract with SUNY Poly is for a fixed revenue stream, so if the property tax or PILOT is too high, the project will not be viable. Interconnection costs are higher than Borrego anticipated. Other costs include operation and maintenance, insurance, accounting and lease expenses.

Councilman Barber asked if Borrego could bear \$1,000.00 in annual PILOTs and they responded that that amount would not kill the project.

The PILOTs will provide a 15 year exemption from taxes.

Mr. Bagley said Borrego has an Open Book policy of making their financial information available. He agreed to provide the Town a pro forma financial statement and the power purchase agreement with SUNY Poly.

Mr. Garrity identified some benefits the project would bring to the Town:

- Sales tax income
- Short term jobs for local construction workers
- Long term jobs for local maintenance/mowing workers
- The local influx of high voltage electricity helps to stabilize the grid and maintain an optimal 60 hertz power supply, at no cost to the Town.

It was noted that the solar array would make little, if any use of the services provided by the taxing authorities: school, county, highway, fire and town. Deb Nelson said some municipalities, including the Town of Bethlehem, set their PILOT values to \$0.

Attorney Dorfman suggested that the Town consult an expert. He also suggested that the specific discussion of these matters be held in executive session at the next regular Board meeting on Tuesday, September 13.

Discussion of the 2016 Greenway Conservancy for the Hudson River Valley Trail Grant opportunity, with application due date of 4:00 PM September 9, 2016.

RESOLUTION #163-2016 –APPROVING APPLICATION FOR A HUDSON RIVER VALLEY 2016 GREENWAY CONSERVANCY TRAIL GRANT FOR A TRAIL IMPROVEMENT PROJECT.

On motion of Supervisor Lefkaditis, seconded by Councilman Barber, the following resolution was carried unanimously.

WHEREAS, the Town of Knox is applying to the Hudson River Valley Greenway for a grant under the 2016 Greenway Conservancy Trail Grant Program for a project entitled the Trail Improvement Project to be located in the Town of Knox,

WHEREAS, the grant application requires the applicant municipality to obtain the approval/endorsement of the governing body of the municipality or municipalities in which the project will be located;

NOW, THEREFORE, be it resolved that the governing board of the Town of Knox hereby does approve and endorse the application for a grant under the 2016 Greenway Conservancy Small Grant Program, for a project known as the Trail Improvement Project and located within this community.

Councilman Barcomb made a motion to adjourn, Supervisor Lefkaditis seconded and the motion carried unanimously.
The meeting was adjourned at around 7:50 pm.

Respectfully Submitted,
September 1, 2016
Amy Pokorny