

**MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Governance Committee Meeting Minutes**  
**May 9, 2019**

**MEMBERS PRESENT:**

John McGlone, Chairman  
Matthew Beck, Vice-Chairman  
Mark Kowalczyk, Member (via telephone)  
Amanda Auricchio, Esq., Member

**STAFF MEMBERS PRESENT:**

Ken Rose, Chief Executive Officer  
Sheila Snell, Chief Financial Officer  
Andrew Santillo, Staff Assistant  
Karl Gustafson, Jr., Grant Assistant  
Vincenzo Nicosia, Economic Development Specialist  
Alex Kuttesch, Senior Planner (GIS)

**I. Call to Order**

The meeting was called to order by Chairman McGlone at 3:34 p.m.

**II. Discussion**

Chairman McGlone called the Governance Committee meeting as a discussion to take to the rest of the board to bring closure to the Uniform Tax Exemption Policy (UTEP) revision on renewables, specifically looking at solar because of the interest shown from companies to work in the county.

The New York State Energy Research and Development Authority (NYSERDA) has developed some tools for local governments, municipalities, and Industrial Development Agency's (IDA) deal with growth in solar projects in New York State. They provide a toolkit that has a model law, a model agreement and Payment In Lieu Of Taxes (PILOT) calculator.

Chairman McGlone discussed how he has researched other counties and some have simply adopted the NYSERDA recommendations, whereas others have used them as a guide to model and craft their own policy.

Following discussion, the committee wanted to set some parameters, so that the current moratorium can be lifted and the new UTEP provides guidance for those looking to site projects in the county.

Mr. Mark Kowalczyk applauded Chairman McGlone for his effort and work in researching the NYSERDA guidelines and how other counties have proceeded, which has provided some issues for discussion and basis on the proposed policy moving forward.

Chairman McGlone reminded the board that these renewable projects will be looking to come into the area, it is a growth area and we will see them up to a point. Perhaps some of the low job creation and providing a PILOT can be overcome by the local community benefit of these community projects, especially solar.

Mr. Ken Rose stated that he believes providing the local taxing jurisdictions input on these renewable projects, especially solar, because they seem to be viewed differently throughout the county. The committee agrees that local input and signoff is crucial, when it comes to these projects, even if there is no deviation from the UTEP.

The NYSERDA guidelines include a range of price per kilowatt, which concerns some committee members who believe it could be applied subjectively to different projects. Chairman McGlone says he sees why a range could be beneficial, but is okay with one number.

Mr. Rose stated that because of the saturation of these types of projects and the high interest that these companies have with developing projects in the county, the higher end of that NYSERDA recommendation might be best to capture more revenue before the area is fully saturated. The committee agrees with this idea.

The proposed parameters for any PILOT for renewables are 10 years in length, which is the standard commercial PILOT length, \$4,800 per kilowatt hour on name plate, the project to be community solar based, to be defined closely with a demonstrative community benefit, have a two percent COL. The project shelf life would be six months from approval to full installation, with the possibility for one six-month renewal. The project must be on line in 12 months (one year) from approval or the approval is rescinded.

Chairman McGlone told the committee he would like to sign off on the UTEP at June's Governance Meeting. He also instructed the members to see the master policy, which has been redlined and he would also like to close out at June's meeting.

Chairman McGlone also has some reading materials he will circulate through the committee about best practices to stay in compliance with the Comptroller and some results of audits of other Governance Committees by the Comptroller office.

### **III. Adjournment**

A motion was made by Amanda Auricchio, Esq., seconded by Matthew Beck, to adjourn the meeting at 4:17 p.m. All members present were in favor.

Respectfully submitted,

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Andrew Santillo  
Economic Development Staff Assistant