

Real Property Tax Committee Minutes
September 10, 2018 – 2:30 p.m.

Present: Chairman Dan Pemrick; Supervisors Vincent DeLucia, Tara Gaston, Scott Ostrander, Jean Raymond, Jon Schopf, Sandra Winney, Tom Wood and Mo Wright; Chad Cooke, County Administrator; Steve Dorsey, County Attorney; Andrew Jarosh, Cindy Baker, Treasurer; Joanne Bosley, Audra Hedden, Real Property; Craig Hayner, County Clerk.

Chairman Pemrick called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Wood, seconded by Ms. Gaston, the minutes of the August 13, 2018 meeting were approved unanimously.

A motion was made by Mrs. Raymond, seconded by Ms. Winney, to authorize acceptance of a tender offer for 1 parcel in the Town of Milton in the amount of \$13,642.18. Unanimous.

Mrs. Baker distributed a handout detailing the amount due per year with a total of \$13,642.18.

A motion was made by Mrs. Raymond, seconded by Mr. Wood, to approve the request for a second pull in the Town of Corinth. Unanimous.

Mr. Dorsey distributed a map of the property. Mr. Dorsey said that there is a resolution coming from the Economic Development Committee to harvest the timber on an adjoining landlocked parcel and this particular parcel will allow access to the landlocked parcel. Once the logging has been completed the parcel will go back on the auction list and a decision can be made next year if the County would like to retain the parcel, or sell the parcel and retain access to the landlocked parcel. Mrs. Raymond suggested that the County keep the parcel and also log any timber on it.

A motion was made by Ms. Gaston, seconded by Ms. Winney, to approve the request for a second pull in the Town of Hadley. Unanimous.

Mr. Wright said that the request is due to health issues of the previous owner. A plan has been created by the owner and his family to pay the taxes prior to March of 2019. The 2018 taxes were paid on August 28, 2018.

A motion was made by Mr. Wood, seconded by Ms. Gaston, to approve the request for a second pull for five parcels in the Town of Malta pending receipt of the current taxes due by September 18, 2018. Unanimous.

Mr. DeLucia said that the 2018 taxes for four of these parcels has already been paid. Mr. DeLucia said that the previous owner has health issues and is requesting additional time to sell other properties in order to pay the full taxes due. Mr. Pemrick clarified that the 2018 taxes on the fifth parcel will need to be paid by September 18, 2018 at 5pm.

A motion was made by Mr. Schopf, seconded by Mr. Wood, requiring Borrego Solar Systems, Inc. to enter into a PILOT Agreement for a Solar Energy System to be constructed on Tax Parcel #276.-2-30.1 in the Town of Clifton Park. Unanimous.

Mr. Dorsey said that last month there was a discussion regarding this project. Under Real Property Tax Law §47, solar energy system projects that are constructed are entitled to a tax exemption unless the local taxing district should adopt a local law or resolution requiring the owner or developer to enter into a PILOT agreement. The discussion last month was that the committee would like to proceed with a PILOT agreement. The owner/developer of the proposed solar system has to give a 60-day notice of their intent to construct the project to the taxing district. This notice was received in July. This resolution will let the owner know that they will be required to enter into a PILOT agreement. At this point National Grid is doing a utility study to determine the wattage of the project. The results of the study will not be available until the end of October. NYSERDA has a model PILOT agreement and also have a model calculator to determine what the payment will be based on the wattage. The project will not be operational until April 2020 however for the purpose of meeting the 60-day notice, the resolution will need to be passed this month. There is no deadline with which the actual PILOT has to be entered into.

Mr. Dorsey distributed a copy of a draft local law for future projects to be introduced formally in November.

A motion was made by Ms. Gaston, seconded by Mr. Schopf, to set the time and date for the special meeting of the Real Property Tax Committee for September 18, 2018 at 3:30pm. Unanimous.

Mr. Pemrick said that the special meeting will be held for any additional tender offers or requests for second pulls prior to the auction.

On a motion made by Mr. Schopf, seconded by Mr. Wood, the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board