

Real Property Tax Committee Minutes
October 9, 2018 – 2:30 p.m.

Present: Chairman Dan Pemrick; Supervisors Tara Gaston, Scott Ostrander, Jean Raymond, Jon Schopf, Sandra Winney and Tom Wood; Chad Cooke, County Administrator; Steve Dorsey, County Attorney; Chris Schall, County Auditor; Cindy Baker, Treasurer; Joanne Bosley, Chris Aldrich, Audra Hedden, Real Property.

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

On a motion made by Mr. Schopf, seconded by Mr. Wood, the minutes of the September 18, 2018 meeting were approved unanimously.

A motion was made by Mr. Wood, seconded by Ms. Winney, to approve and confirm the auction sale of county-owned lands acquired for unpaid taxes. Unanimous.

Mrs. Baker distributed a handout detailing the list of sales. There were eight parcels sold and two no sales.

A motion was made by Ms. Gaston, seconded by Ms. Winney, to introduce a proposed Local Law identified as Introductory No. 3, Print No. 1 of 2018, entitled “A Local Law Requiring Payment In Lieu of Taxes (PILOT) agreements for Solar Energy Systems Located or installed in Saratoga County”, and setting a date for a public hearing thereon. Unanimous.

Mr. Dorsey said that a draft local law was distributed last month for review. A couple of changes have been made to encourage owners and developers give the County the required 60-day notice. In Section 5, paragraph 4, if the owner/developer fails to provide a 60-day notice, the county may require the owner/developer to enter into a PILOT agreement for the full amount of real property taxes. In section 5, paragraph 5, if the owner/developer refuses to enter into a PILOT agreement, the property would become ineligible for tax exemption. Mr. Dorsey said that NYSERDA have two methods for calculating the cost per MW of capacity. The first method is a high low system depending on who the utility is. The providers in this area are NYSEG and National Grid. For National Grid the low is \$1,700 per MW up to a high of \$5,100, for NYSEG the low is \$1,700 up to a high of \$5,000. They took an average of \$3,500. The maximum amount was not chosen for two reasons. One, the PILOT is capped at whatever the amount of taxes due otherwise and they did not want to exceed that threshold. The second reason is to encourage solar energy providers to develop within the County. There is a flat escalator cost of \$50 per MW over the previous year’s payment.

The public hearing will be set for Wednesday, November 14, 2018 at 4:20pm prior to the Agenda meeting.

A motion was made by Mr. Wood, seconded by Mrs. Raymond, to authorize a tax credit in the amount of \$1,000.90 on outstanding taxes owed to the county for tax year 2018 on a parcel in the Town of Providence. Unanimous.

Mrs. Bosley distributed a handout detailing the tax credit. The SBL is 135.7-1-1 and the property owners are Dr. Thomas and Patricia Vanderloo. The property was assessed as a seasonal residence however the property is actually vacant land. Mrs. Bosley said that there was previously a structure on the property. Mr. Dorsey said that a corrected tax bill will be submitted to the owners and they will have eight days to pay the taxes due.

A motion was made by Mr. Schopf, seconded by Mr. Ostrander, to accepting the Auditors Quarterly Report. Unanimous.

Mr. Schall distributed the quarterly report. There were 29 refunds totaling \$5,167.16.

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

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board