

Real Property Tax Committee Minutes
August 12, 2019 – 2:30 p.m.

Present: Chairman Dan Pemrick; Committee Members Scott Ostrander, Tom Richardson, Sandra Winney, Tom Wood; Chad Cooke, County Administrator; Steve Dorsey, County Attorney; Drew 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 Mr. Richardson, the minutes of the July 8, 2019 meeting were approved unanimously.

A motion was made by Mr. Ostrander, seconded by Mrs. Winney, to cancel the September 2019 County Property Auction. Unanimous.

Mrs. Baker said that there are only 10 parcels on the auction list, 6 of these have already been pulled once, 3 had no bids and 1 was a forfeiture for the original sale.

A motion was made by Mr. Richardson, seconded by Mr. Wood, to introducing a proposed amendment to Local Law No. 4 of 2018 to modify the annual PILOT payment required for solar energy systems and setting a date for a public hearing thereon. Unanimous.

Mr. Dorsey distributed copies of the proposed resolution. Last year the local law was adopted which required developers who wished to construction solar energy systems in the county to enter into PILOT agreements. The purpose of this was to encourage solar energy developers to construct such systems in the county and this is provided for in the Real Property Tax Law. At the time, the County was in active contact with NYSERDA who oversees the process for the State. The NYSERDA local law model was followed and the annual payment per megawatt charged was calculated from a solar pilot calculator table which was published by NYSERDA at the time. It was decided to charge \$3,500 per MW, which was in the mid-range of the table. This was considered reasonable by NYSERDA however in practice, this figure has had a lot of resistance as being too high. There are several agreements negotiated in Clifton Park where the \$3,500 MW fee was reluctantly agreed to, however no agreement has been signed yet. In Clifton Park's case, the School District took no action to allow PILOT agreements and they are collecting the property taxes. A new agreement has come forward in Milton and the Saratoga Springs School District has decided to do PILOT agreements. Both the School District and the developer has complained that the fee is too high. A meeting was held with Mr. Dorsey, the school district and the Town of Milton last week, calculations were made and it does turn out that the \$3,500 per MG is on the high side. Mr. Dorsey reached out to NYSERDA again and the table they were working with was intended to be the total payments for all jurisdictions, which was not clear last year. The NYSERDA representative said that the fee should be in the \$800-\$1000 range. Mr. Dorsey said that they have decided to decrease the per MW rate to \$1,000. This will require a slight amendment to the local law which will require a public hearing. The public hearing will be set for September

11, 2019 at 4:25pm. The PILOT agreement is for 15 years and there will be a \$50/MW per year increase.

Mr. Dorsey said that the Auction of the former infirmary in Providence is underway. There is a link to Auctions International website on the County Website home page. The high bid is currently at \$32,600 with a little over 2 weeks to go. Mr. Dorsey has been fielding queries regarding what can be done at the property directly to the Town.

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

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board