

**City of Mechanicville – Town of Stillwater
Industrial Development Agency
Chamber Office, XO Tower, Elizabeth Street
Mechanicville, NY, 12118**

MEETING MINUTES

June 11, 2018

Meeting called to order by Chair Sally Herrick at 5:16 p.m.

MEMBERS PRESENT: Chair Sally Herrick, Vice Chair Jim Salmon, Secretary Maria Morris, Treasurer Sam Carabis, Barb Corsale, John Fusco, Jan Sylvester.

ALSO PRESENT: Attorney James Carminucci, Mayor Dennis Baker, Gina Kenyon, Secretary to the Mayor, Marty Vanags, President of Saratoga County Prosperity Partnership.

SECRETARY'S REPORT: Maria noted that at the March 19 regular meeting we had failed to accept the Treasurer's Report. Motion to accept the March 19 Treasurer's Report made by Barb, seconded by John. Vote unanimous, motion carried. Motion to accept the minutes from the March 19 regular meeting made by John, seconded by Jan. Vote unanimous, motion carried. Motion to accept the minutes from the March 22 special meeting made by Sam, seconded by Barb. Vote unanimous, motion carried.

TREASURER'S REPORT: Sam reported that as of May 2 we have \$999.35. We've paid the auditor and the accountant, and have received a check for \$500 for the newest application, for a total now of \$1499.35. We've received \$195,306.42 from DeCrescente for the PILOT, and Sam hand delivered the distributions except to the County, which was mailed. All bills are currently paid, and we are awaiting promised monies from both the Town and the City. Sally reported that the Town had advised they will be sending \$3000, and Mayor Baker reported that the City Council is meeting on Wednesday and will send their money as well. Sam noted that we have not yet received the bill from Ed Galka for preparing our PARIS report. Motion to accept the Treasurer's Report made by Maria, seconded by Jim. Vote unanimous, motion carried.

NEW BUSINESS: Sally announced we've received an application for a new project brought to us through the Prosperity Partnership. The company is Key Capture Energy and the location is in the Tech Park in the Town of Stillwater. SCPP President Vanags spoke briefly and introduced Dan Fitzgerald from Key Capture.

Dan introduced himself and stated he has been involved in renewable energy storage and formed the company a year and a half ago. As this is a new technology, this will be the first significant facility of its kind. It will consist of lithium ion batteries in large shipping containers that will connect by underground cable to the substation pole. This project will make the grid more stable when power levels fluctuate. Jobs will be first through construction and then through operation. The foreseeable community benefits are: resilient power – providing power quality services to maintain a stable voltage in the distribution system and reducing the number of

potential brownouts; better pricing – by storing low-priced energy and feeding back into the distribution system at times of high load, reducing potential peak demand payments; an uninterrupted power supply – serving demand with stored energy when an accident occurs, reducing the severity of associated blackouts; cleaner energy mix – seamlessly integrating renewable energy generation by smoothing out intermittency, enhancing power quality and leveraging generation assets to run closer to capacity; aid to local manufacturing/operation – by increasing equipment longevity and enhancing manufacturing operation through resilient power, reducing manufacturing interruptions and ensuring product quality; and a more desirable generation of energy – with a low noise profile, zero emissions and iterative safety precautions taken in deployment, battery storage is more efficient in solving a community's power issues than traditional power infrastructure. This project is in line with NYS Policy of setting a state energy storage goal by 4Q18.

Barb asked about the project's financing. Dan said he would know by the end of the month, and that it was dependent on the IDA. Jim asked about selling the energy through NYISO. Dan answered that this is an ancillary service, as a standby to pull or dump power. Sam asked about the IDA fee. Jim Carminucci noted that this PILOT request is different as it is longer than ten years. Dan noted that he is working with Stillwater and other local fire agencies. If there is an emergency and no one is on site, KCE will work it out with their vendor. An alarm will be sent to the 911 center and he will be alerted. Dan reported there will be 25 construction jobs that will last for four to six months. The total cost of the project will be \$9m. Operationally there will be 9 jobs. The agreement with NYISO is for the life of the batteries, or approximately 20 years.

Marty Vanags noted that he had reviewed the request. Under General Municipal Law 487, the company could do this project for free. However, their finance people encourage reinvesting in community. There are corrections to be made on the application. Jim Carminucci will send a list of the needed corrections to Marty. Dan reported that LFTC owns the land, and Global Foundries has rights to it, but has released it. LFTC signed an option to lease to KCE for ten years, with an option to extend for an additional ten years.

Motion to accept the application with the noted corrections and to proceed to public hearing made by John, seconded by Jim. Vote unanimous, motion carried. Jim Carminucci noted that we will have to write to the taxing jurisdictions – Town of Stillwater, Stillwater Central School District and the County – to advise as to why we're deviating from the ten year standard. Public hearing tentatively scheduled for July 2 at Stillwater Town Hall at 7 pm.

OTHER BUSINESS: Sam reported we're still being charged a \$2 fee from the bank for check images, and they will only waive that if we are a not for profit. We are not, but we are considered a municipality. Jim Carminucci will write a letter for Sally to present.

Next regularly scheduled meeting is set for September 10. Jan will be unable to attend.

Motion to adjourn at 6:22 made by John, seconded by Barb. Vote unanimous, motion carried.

Respectfully submitted,
Maria Morris, Secretary