

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

**Meeting held at Stillwater Town Hall  
881 Hudson Avenue  
Stillwater, NY 12170**

MEETING MINUTES

September 24, 2019

Meeting called to order by Chairperson Sally Herrick at 7 p.m.

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

ABSENT: None.

ALSO PRESENT: CFO Sal Iavarone, SEDC President Dennis Brobston, Board Attorney Jim Carminucci, Wendy DeWolf, Vice President East Light Partners, applicant, and Zach Seder, applicant's attorney.

SECRETARY'S REPORT: Maria presented the minutes of the June 17, 2019 minutes, and noted that the date on the top of the minutes is incorrect. Motion to accept the minutes, with the corrected date on the top, made by Barb, seconded by John. Vote unanimous, motion carried. Maria also presented the minutes for the August 26, 2019 special meeting, and noted that there had been no motion to accept the Treasurer's Report given on that date. Motion to accept the Treasurer's Report of August 26, 2019 made by Jim, seconded by Jan. Vote unanimous, motion carried. Motion to accept the minutes of the August 26, 2019 meeting made by Barb, seconded by Sam. Vote unanimous, motion carried.

TREASURER'S REPORT: Sam will hold his report until the next meeting.

OTHER/NEW BUSINESS:

A) Proposed Project for Town of Stillwater – Stillwater Solar LLC

Sally spoke of the proposed project, Stillwater Solar, LLC., located in the Town of Stillwater at the intersection of Graves and George Thompson Roads. Sal thanked SEDC President Dennis Brobston, who did a lot of the legwork and helped the applicant with the application process. He also gathered information from other counties where similar projects are proceeding. Sally reported that IDA's in several counties have moved forward on such projects, including Tompkins County, and that there has been no pushback from the State as such projects are in line with the State's renewable energy policy. These other projects have the same number of jobs, and the fee structures in other counties are similar in line with ours. We are the first

project of this kind in Saratoga County, and we feel comfortable with the project based on Dennis Brobsten's work, Vice President Wendy DeWolf's presentations and conversations with Tompkins County. She also noted that there is a community benefit to having such a project. Dennis Brobsten reiterated, saying that in Tompkins County, they have nine areas and eleven projects. They started with smaller projects, and they have gotten the same positive feedback from other counties. NYSERDA involvement also helps. Residents should note that land that is "non-developable", when used for a project like this, provides a tax base for the community.

Jim Salmon noted that he had previously asked about two concerns: job creation; and a 20 year versus a 10 year PILOT. Based on the information provided and the discussions, Jim stated that his concerns have been addressed. Sally stated that some of the other counties have these projects on PILOTs of 20 or more years. Maria asked if there had been any reports of downsides. Dennis responded that education is important, but there are always people who don't want anything.

Jim Carminucci presented a resolution, with a correction on page 1 that the total project cost should be \$34,000,000, not \$34,200,000. The resolution is to grant preliminary approval toward the providing of financial assistance by the City of Mechanicville and Town of Stillwater Industrial Development Agency with respect to a project consisting of the acquisition, construction, and installation of a 20 megawatt solar generation facility to be located at 0 Graves Road, Town of Stillwater, Saratoga County, New York, upon application of ELP Stilwwater SOLLAR LLC at a total project cost of \$34,000,000. Motion to adopt the resolution made by John, seconded by Maria. Roll call vote as follows:

Sally Herrick	Yes
Sam Carabis	Yes
Maria Morris	Yes
Barbara Corsale	Yes
James Salmon	Yes
Jan Sylvester	Yes
John Fusco	Yes

Vote unanimous, resolution adopted.

B) NYS Law to take effective 1/1/20 regarding Livestreaming of IDA Meetings

Sally reported that, effective January 1, 2020, a new state law will require all public meetings, including IDA's, to live stream. We would also have to post the stream within five days, and retain for five years. She noted we would need equipment and a good internet connection. The Town of Stillwater has offered its facility, and to assist with equipment. We would have to adapt our meeting schedule to the facility's availability. There was a discussion regarding the "as practicable" language of the new law, particularly in regard to resources and locations. Our media consultant did a proposal for us, and recommends a laptop with camera and streaming on the YouTube platform. There was further discussion regarding practicality. We will not take any action at this time, and will include costs if need be into our budget.

C) Proposed 2020 Budget: Sam Carabis

Motion to go into executive session to discuss a matter of personnel made by Maria, seconded by Sam. Vote unanimous, motion carried. Motion to exit executive session made by Maria, seconded by Sam. Vote unanimous, motion carried.

Motion to accept the proposed budget, as modified, made by Maria, seconded by John. There were questions regarding how our attorney gets his fees, and Jim Carminucci replied that the fees are paid on the closing of a project. There was discussion regarding the SEDC membership dues, which had been waived for us when we did not have the funds to pay. Motion to amend the budget to pay the \$2000 annual dues to SEDC made by Barb, seconded by John. Vote unanimous, motion passed. Motion on accepting the proposed budget, with the addition of the aforementioned SEDC dues payment, made by Maria, seconded by John. Vote unanimous, motion carried.

D) Other New Business Items

Sam reported that TD Bank is now charging as of October 1 a \$25 monthly fee and a \$3 per month for statements. Discussion regarding changing banks due to changes in fees and minimums. Sam also reported that he is doing his due diligence on getting quotes for liability insurance for the Agency and its members. There was also a discussion regarding our responsibility to monitor our ongoing projects – Key Capture and DeCrescente – for maintaining the manpower level required. A document will be sent to both entities. Jim Salmon requested to have further discussion at a later date regarding a retainer for our attorney. He also asked what the dues for SEDC cover. Sally will get the information for our next meeting.

Next meeting is scheduled for December 2, 2019 at 5:15.

Motion to adjourn made at 8:35 p.m. by Barb, seconded by John. Vote unanimous, motion carried.

Respectfully submitted,  
Maria B. Morris, Secretary