GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A
GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER
PUBLIC HEARING
ELBA FIREMAN'S RECREATION HALL

November 28, 2022
At approximately 5 p.m.
Elba Fireman's Recreation Hall
7143 Oak Orchard Road
Elba, New York 14058

PRESENT:
JIM KRENCIK
Director of Marketing and Communications

STEVEN HYDE
President and Chief Executive Officer

LAUREN CASEY
Financial Assistant

REPORTED BY: HOLLY E. CASTLEMAN, Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, NY 14020

FORBES COURT REPORTING SERVICES, LLC
(585) 343-8612
MR. KRENCIK: All right. Well, welcome, everyone, and thank you for attending today's public hearing. I'm Jim Krencik. I am the director of marketing and communications for the Genesee County Economic Development Center.

Before we get going I'll just run through a brief description of the project and what the purpose of today's public hearing is. So today's public hearing is to gather comments related to the proposed financial incentives for Hecate Energy Cider Solar LLC, so that the GCEDC, which is the Genesee County Economic Development Center, and our board of directors have good information as we consider project agreements.

Please note that this is not a debate between neighbors. And we kindly ask that you respect other speakers and limit your comments to proposed financial incentives.

If you wish to speak, please sign in on the attendance sheet. I believe as of right now no one has signed up. But certainly we ask you to limit your comments if you do to three minutes and begin by stating your first and last name and your place of address.

You may also submit written comments to
GCEDC. We're at 99 MedTech Drive, Suite 106, Batavia, New York 14020 or by email at gcedc@gcedc.com.

So Hecate Energy Cider Solar LLC, is a 500 megawatt utility-scale solar project that would be located on 2,455 acres in the Towns of Elba and Oakfield. The project plans to invest $550 million to construct a solar energy facility and generate scheduled revenues totaling 73.5 million to the Town of Elba, the Elba School District, the Town of Oakfield, the Oakfield-Alabama School District and Genesee County.

This includes 13.18 million to Genesee County, 19.38 million to the Town of Elba, 12.92 million to the Town of Oakfield, 16.85 million to the Elba Central School District and 11.24 million to the Oakfield-Alabama School District. These revenues are through a payment in lieu of taxes agreement and related host community agreements and are to be paid over 30 years.

The proposed financial incentives for Hecate Energy Cider Solar LLC are as follows: 92.09 million in property tax savings; 44 million in sales tax savings and 5.5 million in mortgage tax savings.

An analysis of the fiscal benefits from the project are estimated that -- the revenues from this
project will generate $22 in revenue for every $1 of
existing tax payments generated by the land where the
project will be built.

At this time we would begin with comments in
order of signups. If no one has signed up, Lauren, I
believe we keep the public hearing open for at least
ten minutes. Let's just assume people might come in a
little late.

And for now, thank you all for attending.
And if you do wish to speak, please kindly sign up or
just stand up.

MS. STEMPIN: If we want to speak, would
that include questions?

MR. KRENCIK: While it's not designed to be
a straight question and answer, any comments that
could be offered to help our board, even if it was a
question, would be helpful.

I believe the signup form -- did we bring
that up to the -- I apologize. It's right here.

So certainly you'd be first in line.

MS. STEMPIN: I'm curious what happens in
the future if the school districts merge, what happens
with the funding, the money?

MR. KRENCIK: That's a good question.

MR. HYDE: It's a good question. I mean, at
least based on what we understand at this point, really nothing would change. These are going to be fixed-dollar pilot agreements. So they're not based on changes in fixed value or that -- they were modeled off of that, but they would basically just be -- you know, school shares would be -- would be added together. And that's what would be their legal responsibilities.

MS. STEMPIN: Thank you.

MR. KRENCIK: And just by way of explanation too, right now the project that's proposed, 60 percent of it is in the Town of Elba and 40 percent is in the Town of Oakfield. So like for Genesee County, of course, that includes a hundred percent of the project.

As we see the entirety of the project is in those two school districts. In that event, it probably would be considered.

MS. STEMPIN: Thank you.

MR. HYDE: Thank you for your question.

MR. KRENCIK: Pleasure.

MS. TORREY: I just have a question. What if the local labor is not met, the certification of --

MR. HYDE: I mean, generally the local labor requirement is designed to try to, you know, take
advantage of and ensure that the local labor in our
coruction trades get suitable effort and
involvement.

You know, there is a labor shortage right
now. And so they're having trouble. I think it's
going to be a challenge to meet the local labor
requirements.

So we have a consultant that they'll have
to -- basically if they can't source all the labor
from the local construction companies -- that's within
a 15-county region. If they're unable to get all the
necessary laborers to build their project and they
need to bring labor in from outside, they have to
apply with a formal waiver to the EDC board.

And we have a really experienced
construction management company that monitors all of
our projects, a company called Loewke Brill. And they
have a specific expertise on monitoring projects and
compliance and also evaluating waiver requests as to
their accuracy, thoroughness and the like.

So they would have to go through that
process and provide the appropriate evidence that they
were unable to source at least 90 percent of the
construction workers from the 15-county region.
Otherwise they would have to, you know, continue to
source locally or -- or go back through the waiver process once again or the project could be at risk for its benefits to be canceled.

MR. KRENCIK: Maureen, that's why there's been such a good collaboration with GLOW to get young folks in all of our high schools, whether it's for a year -- honestly from the lakeshore all the way down to the bottom of Wyoming County, to get all these kids energized about the construction careers. They'd certainly have the pick of the litter of all the projects that we work on.

MS. TORREY: Right. Right.

MR. KRENCIK: Kind of name their price.

MR. HYDE: Especially over the next several years with all the construction that's going to be going on either at STAMP or with these projects.

MR. KRENCIK: So we've gone the required amount of time?

With that said, I'll thank you again. If there's any other questions, if you want to bring them up to us afterwards or, you know, by email, we'd be here to answer anything, even if the project's underway.

With that said, we received two comments at today's public hearing. At this time we will close.
the hearing. And we plan to be in Oakfield in just
over an hour for the same process. Thank you.

MR. HYDE: Yup.

(Public hearing closed at 5:16 p.m.)

*   *   *
REPORTER CERTIFICATE

I, Holly E. Castleman, do hereby certify that I did report the foregoing proceeding, which was taken down by me in a verbatim manner by means of machine shorthand.

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 28th day of November, 2022 at Elba, New York.

HOLLY E. CASTLEMAN, CR,
Notary Public.