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

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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

1 MR. KRENCIK: All right. Well, welcome,  
2 everyone, and thank you for attending today's public  
3 hearing. I'm Jim Krencik. I am the director of  
4 marketing and communications for the Genesee County  
5 Economic Development Center.

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

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

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

25 You may also submit written comments to

1 GCEDC. We're at 99 MedTech Drive, Suite 106, Batavia,  
2 New York 14020 or by email at gcedc@gcedc.com.

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

12 This includes 13.18 million to Genesee  
13 County, 19.38 million to the Town of Elba,  
14 12.92 million to the Town of Oakfield, 16.85 million  
15 to the Elba Central School District and 11.24 million  
16 to the Oakfield-Alabama School District. These  
17 revenues are through a payment in lieu of taxes  
18 agreement and related host community agreements and  
19 are to be paid over 30 years.

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

24 An analysis of the fiscal benefits from the  
25 project are estimated that -- the revenues from this

1 project will generate \$22 in revenue for every \$1 of  
2 existing tax payments generated by the land where the  
3 project will be built.

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

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

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

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

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

20 So certainly you'd be first in line.

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

24 MR. KRENCIK: That's a good question.

25 MR. HYDE: It's a good question. I mean, at

1 least based on what we understand at this point,  
2 really nothing would change. These are going to be  
3 fixed-dollar pilot agreements. So they're not based  
4 on changes in fixed value or that -- they were modeled  
5 off of that, but they would basically just be -- you  
6 know, school shares would be -- would be added  
7 together. And that's what would be their legal  
8 responsibilities.

9 MS. STEMPIN: Thank you.

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

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

19 MS. STEMPIN: Thank you.

20 MR. HYDE: Thank you for your question.

21 MR. KRENCIK: Pleasure.

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

24 MR. HYDE: I mean, generally the local labor  
25 requirement is designed to try to, you know, take

1 advantage of and ensure that the local labor in our  
2 construction trades get suitable effort and  
3 involvement.

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

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

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

21 So they would have to go through that  
22 process and provide the appropriate evidence that they  
23 were unable to source at least 90 percent of the  
24 construction workers from the 15-county region.  
25 Otherwise they would have to, you know, continue to

1 source locally or -- or go back through the waiver  
2 process once again or the project could be at risk for  
3 its benefits to be canceled.

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

12 MS. TORREY: Right. Right.

13 MR. KRENCIK: Kind of name their price.

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

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

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

24 With that said, we received two comments at  
25 today's public hearing. At this time we will close

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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.)

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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*

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HOLLY E. CASTLEMAN, CR,  
Notary Public.