

**Attachment A**  
**TO**  
**The Tompkins County IDA**  
**Application for Incentives**

**III. Application Information**

**Justification**

Because community solar farms are relatively new developments in NY's energy landscape, there is little to no established market information or assessment methodology to inform what would be owed in property taxes. The proposed Project has an operational life of at least 25 years.

Lack of market precedent and state guidelines have led us to seek a 20-year PILOT in order to make the Project financeable by establishing financial insight and certainty.

**Attachment B  
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**IV. Project Description and Details**

**If yes, describe the reasons why the agency's financial assistance is necessary and the effect the project will have on the applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc.:**

Under RPTL 487, local taxing jurisdictions have the right to opt out of the property tax exemption. This project will be subject to some full tax rates due to opt out statuses under the exemption. Without insight into what will be owed at the fully assessed level, it would be impossible to obtain financing for the project. Renovus is seeking a PILOT to secure financial insight for the project while ensuring that fair payments in lieu of taxes are made.

**Attachment C  
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**V. Project Description and Details**

**If the applicant is unable to obtain financial assistance for the Project what will be the impact on the County/City/Town/Village?**

The currently vacant tax parcel is assessed at \$40,000 and pays an estimated \$1,123 per year in property taxes. The taxes paid in the first year after project completion will increase to \$14,400 with an annual increase of 2%.

Without the certainty provided by an IDA PILOT, the project will likely not be financeable and hence would not be built in the county which would deprive the local Town/County/School District of renewable energy as well as the economic benefit of the proposed PILOT payments. The project represents an opportunity to contribute under the State of New York's mandate that 50% of New York's electricity to come from renewable sources by 2030.

**Attachment D  
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**VI. Project Description and Details**

**Describe what Green Building Practices you plan to use:**

The Project will give access to renewable energy to local residents and businesses. The project will use Tier-1 panels that contain no dangerous toxins or chemicals and will overall bring value to an underutilized scrub lot that is subprime for agricultural purposes. This solar farm will be installed without concrete and the system will be easily removed and the land restored to its original state after 25+ years of operation and decommissioned materials will be recycled. In an effort to maximize the health of the land and soil, the focus will be on enhancing biodiversity with native grasses, rotational grazing of sheep if/where possible and a strict avoidance of any chemicals and weed control agents. This project will have very little impact to the land and will not generate pollution, noise or lighting. The project area does not include any wetlands or other environmentally sensitive areas or waterways, is not located in a flood prone area and is not a site of designated historical or cultural significance. The project will not create runoff or change water management on-site.