Mecklenburg Solar, LLC is proposing a 1.8 megawatt (MW) community solar array in the Town of Enfield. Mecklenburg Solar is a subsidiary of Renovus Energy, a local company that has been designing and installing solar arrays in the region since 2003. The Project will generate clean, renewable energy for subscribers in NYSEG load zone C at a rate 10% below current electricity prices. The project is located on 13 acres of vacant land that is currently contributing approximately $1,200 a year in property taxes.

The applicant is seeking a PILOT agreement consistent with the proposed IDA solar policy equal to $8,000 per megawatt with a 2% annual increase. Also consistent with the proposed policy, the applicant is requesting a fee equal to 1/2% of project costs. The applicant is NOT requesting a sales tax or mortgage recording tax incentive.

The Town of Enfield Planning Board submitted a letter endorsing the IDA delivering a PILOT for this project. The SEQR has been completed for this project.

Cost-Benefit Analysis

- Extent to which project would create and/or retain private sector jobs - The Project will not create any on-site jobs. Renovus, an established local firm, will provide ongoing maintenance.

- Estimated value of tax exemption - The project is financially unfeasible if a reduction in property taxes is not granted. At full estimated valuation, the Project would pay approximately $47,000 per year in property taxes. The proposed PILOT of $14,400 per year ($8,000 per MW @ 1.8 MW) with a 2% escalator will enable the Project to move forward.

- Estimate of private sector investment to be generated by the project - $3,450,000

- Likelihood of completing project in a timely manner – The project has municipal approvals and a building permit. The IDA incentive structure will enable construction to begin in May.

- Extent to which project would generate additional sources of revenue for local taxing jurisdictions – The project will generate $350,000 in new property tax revenue over 20 years.

- Other benefits that might result from the project – The project will reduce carbon emissions by providing renewable energy generation to power approximately 200-300 homes. The project supports NYS renewable energy goals and the County’s carbon emission reduction goals.