

Tompkins County

Industrial Development Agency

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Enfield I (Delaware River Solar) – Community Benefits Overview

4/13/17

Project Overview

The applicant, Delaware River Solar, is proposing a 2 megawatt (MW) off-site, solar renewable energy generation facility on Podunk Road in the Town of Enfield. On 37 acres of land, of which 14 acres that are currently vacant will be subdivided for the project. Residents and businesses in NYSEG load zone C, which includes Tompkins County will be able to sign up for electricity at a 10% discount for the first year with a 2% increase in cost each year thereafter.

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 as well as a sales tax and mortgage recording tax benefit. Also consistent with the proposed policy, the applicant is requesting a fee equal to 1/2% of project costs.

The project received SEQR approval by the Town of Enfield on 3/1/17. A letter of endorsement for an IDA incentive was received by the Town of Enfield Planning Board.

Cost-Benefit Analysis

- Extent to which project would create and/or retain private sector jobs – The Project will not create any on-site jobs. A local firm will be retained to 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 \$16,000 per year with a 2% escalator will enable the project to move forward.
- Estimate of private sector investment to be generated by the project – \$4,615,649
- Likelihood of completing project in a timely manner – There is a reasonable expectation that the project will move forward in 2017. The developer has received necessary approvals to interconnect to the electrical grid and received an allocation of incentives from NYSERDA. The applicant's affiliate company, Xzerta Energy Group, does have a track record, having developed 50MW of commercial scale renewable energy throughout the US and the Caribbean. Delaware Solar, its New York affiliate is in the process of completing other projects in the State.
- Extent to which project would generate additional sources of revenue for local taxing jurisdictions
The project would generate \$388,000 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.