

# Tompkins County Industrial Development Agency

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Administration provided by  **TCAD**

## **Mecklenburg Solar, LLC – Community Benefits Overview**

4/13/17

### **Project Overview**

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.