

COUNTY OF OSWEGO
INDUSTRIAL DEVELOPMENT AGENCY

SOLAR PROJECTS PILOT DEVIATION POLICY
(Under the County of Oswego's Uniform Tax Exemption Policy)

Adopted April 28, 2020

PURPOSE:

With the influx of solar projects being considered for development throughout Oswego County, with multiple developers seeking PILOT Agreements through the County of Oswego Industrial Development Agency (the "Agency"), and the need for consistency in the approach to each of these projects in order to maximize the economic benefits to each affected tax jurisdiction in which these projects are located, the Agency has prepared this standard policy when considering a PILOT Agreement.

CRITERIA:

While a solar project developer seeking a PILOT Agreement is free to propose terms to the Agency for a PILOT Agreement issued pursuant to NYS Real Property Tax Law (RPTL) §412-a, the Agency has determined that it is in the best interest of the taxpayers of Oswego County that the following criteria be utilized when considering the terms of a requested PILOT Agreement:

1. Payment in lieu of taxes shall be established at \$5,000 per Megawatt.
2. Each year of the payment schedule will include a two percent (2%) escalator on the prior year's payment. The escalator calculation will compound annually.
3. The term of the payment shall be no more than twenty (20) years in length.
4. The PILOT Agreement shall only apply to the acreage developed into a solar farm; the balance of the land not used for the solar farm will be classified as taxable (the Agency will accept proof of subdivision or an administrative split of the property by the local assessor).
5. The developer must provide the Agency with proof that it has entered into a decommissioning fund or bond with the local municipality sufficient to remove the solar arrays at the end of the project without cost to the local municipality.

DEVIATION:

Since this policy constitutes a deviation from the Uniform Tax Exempt Policy, it is understood that the final terms of a PILOT payment shall be subject to the provisions contained in NYS General Municipal Law §GML §874[4][b].

END OF POLICY