

GCEDC Governance & Nominating Committee Meeting
Thursday, March 4, 2021
Location: Electronically
3:00 p.m.

MINUTES

ATTENDANCE

Committee Members: P. Zelif, C. Yunker, M. Gray, T. Bender
Staff: S. Hyde, L. Farrell, M. Masse, P. Kennett, L. Casey, J. Krencik, C. Suozzi
Guests: S. Noble-Moag (GGLDC Board Member), D. Cunningham (GGLDC Board Member),
R. Crossen (Town of Alabama Supervisor)
Absent:

1. CALL TO ORDER / ENTER PUBLIC SESSION

C. Yunker called the meeting to order at 3:02 p.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

1a. Executive Session: Nothing at this time.

2. CHAIRMAN'S REPORT & ACTIVITIES

2a. Agenda Additions / Deletions / Other Business – Nothing at this time.

2b. Minutes: February 4, 2021

P. Zelif made a motion to approve the February 4, 2021 meeting minutes as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Zelif -	Yes
M. Gray-	Yes
C. Yunker -	Yes
T. Bender -	Yes

The item was approved as presented.

3. DISCUSSIONS / OFFICIAL RECOMMENDATIONS TO THE BOARD

3a. GGLDC Board Member – Term End Date (x2) – The terms for M. Wiater and G. Torrey end as of 6/30/21. The Committee seeks to have another co-terminous member of the GCEDC on the GGLDC Board as well as an independent Board member. At this time, A. Vanderhoof is the only GCEDC Board member that does not have a conflict to serve on the GGLDC Board. All other GCEDC Board Members that are *not* already serving on the GGLDC Board have a conflict. The Committee discussed possibly asking M. Wiater and/or G. Torrey if they would be interest in another term on the GGLDC Board if

allowed. The Committee will bring forward names for consideration at the next Committee meeting in May.

3b. Board Member Evaluations – Evaluations have been completed and received by the Board Chair. The evaluations will be discussed in executive session at the May Board Meeting. C. Yunker requested that Board attendance for the GCEDC & GGLDC is provided at that time as well.

3c. Local Labor Policy – Facilities construction of more than \$5 million in capital investment is subject to the GCEDC’s Local Labor Policy. Staff has discussed whether “facilities” is applicable to solar projects. There is a wide range of capital investment for varying sized solar projects. Staff recommends that solar projects should not fall under the \$5 million facilities description. Rather, solar projects that are greater than 5 MW (AC) would be subject to the Local Labor Policy. Most of the community solar projects are between 2-5 MW (AC). The Local Labor Policy will also include language that states “The GCEDC may require an outside consultant of their choosing be hired by the Project to assist in reviewing any waiver requests that may be submitted.”

P. Zeliff made a motion to recommend to the full Board the approval of the revised Local Labor Policy as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

- P. Zeliff - Yes
- M. Gray- Yes
- C. Yunker - Yes
- T. Bender - Yes

The item was approved as presented.

3d. Adjustment to the Standard Pilot Structure – In the past we have called our “Traditional” PILOT Program an average 60% abatement that ramped up over 10 years beginning at 0% for the first two years, then ramping 20% every two years. This traditional PILOT was used in non-competitive situations. Considering COVID-19 and the pressure our local municipalities are financially undergoing, we thought a new model, which was included with the Committee packet, would assist our local partners and still be effective from a business development standpoint. There is no policy change required.

Year	Current Traditional PILOT		Proposed Traditional PILOT	
	Abated	Non-Abated	Abated	Non-Abated
1	100%	0%	80%	20%
2	100%	0%	80%	20%
3	80%	20%	80%	20%
4	80%	20%	70%	30%
5	60%	40%	70%	30%
6	60%	40%	70%	30%
7	40%	60%	50%	50%
8	40%	60%	50%	50%
9	20%	80%	30%	70%
10	20%	80%	20%	80%
11 & Onward	0%	100%	0%	100%
Average Abatement All Years	60%		60%	
Average Abatement Years 1-6	80%		75%	
Average Abatement Years 7-10	30%		38%	

P. Zeliff made a motion to approve the new Traditional PILOT Program Model; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Zeliff -	Yes
M. Gray-	Yes
C. Yunker -	Yes
T. Bender -	Yes

The item was approved as presented.

4. ADJOURNMENT

As there was no further business, T. Bender made a motion to adjourn at 3:22 p.m., seconded by P. Zeliff, and passed unanimously.