

Agenda of the County of Lewis IDA Governance Committee
May 2, 2024 | 8:15 – 9:45am
Lewis County JCC Education Center
Lowville, New York



Agenda:

- I. **Policies to Review and Re-Adopt**
 - a. Property Disposal Policy
 - b. Property Acquisition Policy
 - c. Investment Policy
 - d. Procurement Policy
 - e. Revised Organizational Chart
 - f. Annual Evaluation of Contracted Staff - Table
- II. **Solar Discussion**
 - a. Current Roles in Solar
 - b. What is the LCIDA role in solar?
 - c. Potential UTEP updates



<i>Board Approval</i> 5/5/2023	<i>Subject:</i> Disposition of Property Guidelines Pursuant to Sections 2896-2897 of the Public Authorities Law
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SECTION 1. DEFINITIONS

A. "Contracting officer" shall mean the officer or employee of the Lewis County Industrial Development Agency (the "Agency") who shall be appointed by resolution to be responsible for the disposition of property.

B. "Dispose" or "disposal" shall mean transfer of title or any other beneficial interest in personal or real property in accordance with section 2897 of the Public Authorities Law.

C. "Property" shall mean personal property in excess of five thousand dollars (\$5,000) in value, and real property, and any inchoate or other interest in such property, to the extent that such interest may be conveyed to another person for any purpose, excluding an interest securing a loan or other financial obligation of another party.

SECTION 2. DUTIES

- A. The Agency shall:
- (i) maintain adequate inventory controls and accountability systems for all property owned by the Agency and under its control;
 - (ii) periodically inventory such property to determine which property shall be disposed of;
 - (iii) produce a written report of such property in accordance with subsection B herein; and
 - (iv) transfer or dispose of such property as promptly and practicably as possible in accordance with Section 3 below.
 - (v) assess the economic and community impact of disposing of such property;

prioritizing disposal of properties with impacts such as business development opportunities, job creation, enhanced tax base and impact on neighborhood

B. Report – The Agency shall:

- (i) publish, not less frequently than annually, a report listing all real property owned in fee by the Agency. Such report shall consist of a list and full description of all real and personal property disposed of during such period. The report shall contain the price received by the Agency and the name of the purchaser for all such property sold by the Agency during such period; and
- (ii) shall deliver copies of such report to the Comptroller of the State of New York, the Director of the Budget of State of New York, the Commissioner of the New York State Office of General Services, and the New York State Legislature (via distribution to the majority leader of the senate and the speaker of the assembly).

SECTION 3. TRANSFER OR DISPOSITION OF PROPERTY

A. Supervision and Direction

Except as otherwise provided herein, the duly appointed contracting officer (the "Contracting Officer") shall have supervision and direction over the disposition and sale of property of the Agency. The Agency shall have the right to dispose of its property for any valid corporate purpose.

B. Custody and Control

The custody and control of Agency property, pending its disposition, and the disposal of such property, shall be performed by the Agency or by the Commissioner of General Services when so authorized under this section.

C. Method of Disposition

Unless otherwise permitted, the Agency shall dispose of property for not less than its fair market value by sale, exchange, or transfer, for cash, credit, or other property, with or without warranty, and upon such other terms and conditions as the Agency and/or contracting officer deems proper. The Agency may execute such documents for the transfer of title or other interest in property and take such other action as it deems necessary or proper to dispose of such property under the provisions of this section. Provided, however, no disposition of real property, any interest in real property shall be made unless an appraisal of the value of such property has been made by an independent appraiser and included in the record of the transaction and provided further, that no disposition of any other property, which because of its unique nature or the unique circumstances of the proposed transaction is not readily valued by reference to

an active market for similar property, shall be made without a similar appraisal.

D. Sales by the Commissioner of General Services (the "Commissioner")

When the Agency shall have deemed that transfer of property by the Commissioner will be advantageous to the State of New York, the Agency may enter into an agreement with the Commissioner pursuant to which the Commissioner may dispose of property of the Agency under terms and conditions agreed to by the Agency and the Commissioner. In disposing of any such property, the Commissioner shall be bound by the terms hereof and references to the contracting officer shall be deemed to refer to such Commissioner.

E. Validity of Deed, Bill of Sale, Lease, or Other Instrument

A deed, bill of sale, lease, or other instrument executed by or on behalf of the Agency, purporting to transfer title or any other interest in property of the Agency in accordance herewith shall be conclusive evidence of compliance with the provisions of these guidelines and all applicable law insofar as concerns title or other interest of any bona fide grantee or transferee who has given valuable consideration for such title or other interest and has not received actual or constructive notice of lack of such compliance prior to the closing.

F. Bids for Disposal; Advertising; Procedure; Disposal by Negotiation; Explanatory Statement.

- (i) Except as permitted by all applicable law, all disposals or contracts for disposal of property made or authorized by the Agency shall be made after publicly advertising for bids except as provided in subsection (iii) of this Section F.
- (ii) Whenever public advertising for bids is required under subsection (i) of this Section F:
 - a. the advertisement for bids shall be made at such time prior to the disposal or contract, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the property proposed for disposition;
 - b. all bids shall be publicly disclosed at the time and place stated in the advertisement; and
 - c. the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the Agency, price and other factors considered; provided, that all bids may be rejected at the Agency's discretion.
- (iii) Disposals and contracts for disposal of property may be negotiated or made by public auction without regard to subsections (i) and (ii) of this

Section F but subject to obtaining such competition as is feasible under the circumstances, if:

- a. the personal property involved has qualities separate from the utilitarian purpose of such property, such as artistic quality, antiquity, historical significance, rarity, or other quality of similar effect, that would tend to increase its value, or if the personal property is to be sold in such quantity that, if it were disposed of under subsections (i) and (ii) of this Section F, would adversely affect the state or local market for such property, and the estimated fair market value of such property and other satisfactory terms of disposal can be obtained by negotiation;
 - b. the fair market value of the property does not exceed fifteen thousand dollars (\$15,000);
 - c. bid prices after advertising therefor are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;
 - d. the disposal will be to the state or any political subdivision or public benefit corporation, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;
 - e. under those circumstances permitted by subsection (v) below; or
 - f. such action is otherwise authorized by law.
- (iv) a. An explanatory statement shall be prepared of the circumstances of each disposal by negotiation of:
- (1) any personal property which has an estimated fair market value in excess of fifteen thousand dollars (\$15,000);
 - (2) any real property that has an estimated fair market value in excess of one hundred thousand dollars (\$100,000), except that any real property disposed of by lease or exchange shall only be subject to clauses (3) and (4) of this subparagraph;
 - (3) any real property disposed of by lease, if the estimated annual rent over the term of the lease is in excess of fifteen thousand dollars (\$15,000); or
 - (4) any real property or real and related personal property disposed of by exchange, regardless of value, or any

property any part of the consideration for which is real property.

- b. Each such statement shall be transmitted to the persons entitled to receive copies of the report required under Section 2(B) above not less than ninety (90) days in advance of such disposal, and a copy thereof shall be preserved in the files of the Agency.
- (v) Disposal of Property for less than Fair Market Value ("FMV")
- a. No assets owned, leased or otherwise in the control of the Agency may be sold, leased, or otherwise alienated for less than its FMV except if:
 - (1) the transferee is a government or public entity and terms of transfer require ownership and use to remain with the government or public entity; or
 - (2) the purpose of transfer is within purpose, mission of the Agency; or
 - (3) the Agency provides written notification to Governor, Speaker, and Temporary President. Such notification is subject to denial. Denial by Governor is in the form of a certification. Denial by legislature is in the form of a resolution. Denial must be made within 60 days of receiving notification during January through June. Provided there is no denial, then the Agency may effectuate a transfer. If legislature receives the notification in July through December, then legislature may take 60 days from January 1 of the following year.
 - b. If the Agency proposes to make a transfer below FMV, the following information is required to be provided to the Agency's Board and the public:
 - (1) a full description of the asset;
 - (2) an appraisal of the FMV of the asset;
 - (3) a description of purpose of transfer, the kind and amount of the benefit to the public resulting from the transfer such as jobs and wages created or preserved;
 - (4) a statement of the value to be received compared to FMV;
 - (5) the names of any private parties participating in the transfer, and, if different than the information required by paragraph 4 immediately above, a statement of the value to

the private party;

- (6) the names of other private parties that have made an offer for the asset being transferred, the value offered, and the purpose for which the asset would have been used.
- c. The Board of the Agency must make a written determination that there is no reasonable alternative to the proposed below-market transfer that would achieve the same purpose of such transfer.

The Guidelines are subject to modification and amendment at the discretion of the Corporation board and shall be filed annually with the NYS Comptroller on or before the 31st of March. At the time of filing these guidelines with the NYS Comptroller, the Corporation shall post such guidelines on the Corporation's internet website, which shall be maintained on such website until the guidelines for the following year are posted.

The designated Contracting Officer for the Agency is the Executive Director.



<i>Board Approval</i> 2/4/2021	<i>Subject:</i> Investment Policy
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LEWIS COUNTY INDUSTRIAL DEVELOPMENT AGENCY INVESTMENT POLICY

Section One: Purpose and Authority

Pursuant to Section 2925 of the Public Authorities Law requires the Lewis County Industrial Development Agency and its affiliates to adopt by resolution comprehensive investment guidelines which detail operative policy and instructions to officers and staff regarding the investing, monitoring and reporting of funds of the Agency.

In addition to the requirements set forth in Section 2925 of the Public Authorities Law, the Agency is subject to the deposit and investment restrictions contained in Sections 10 and 11 of the General Municipal Law, which govern the deposit and investment of funds for the Agency’s own use and account.

The provisions of this Policy shall not apply to funds derived from the sale of bonds, notes or other obligations issues to fund a particular project for the benefit of a particular applicant, or any other funds of the Agency which are not Agency funds.

Section Two: Deposits of Agency Funds

- a. Designation of Depositories: The Agency shall by resolution or resolutions of the members of the Agency designate one or more bank or trust companies for the deposit of Agency funds received by the Treasurer or any other officer of the Agency authorized by law or the by-laws of the Agency to make deposits. Such resolution or resolutions shall specify the maximum amount that may be kept on deposit at any time in each depository. Such designations and amounts may be changed at any time by a further resolution of the members of the Agency.
- b. Security: All Agency funds in excess of the amount insured under the provisions of the Federal Deposit Insurance Act as now or hereinafter amended shall be secured in accordance with provisions of Section 10(3) of the General Municipal Law. Generally, Section 10(3) of the General Municipal Law provides that Agency funds may be secured by a pledge of eligible securities or an eligible surety bond.

Section Three: Investments of Agency Funds

- a. Investment Policy: it is the general policy of the Agency that Agency funds not required for immediate expenditure shall be invested as described in subsection below. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of the principal as well as the probable income to be derived.
- b. Designation of Investment Officers: The Treasurer and any other officer or employee of the Agency so authorized by the by-laws of the Agency or by resolution of the members of the Agency are authorized to temporarily invest Agency funds not required for immediate expenditure. Any designation of an investment officer made by resolution of the members of the Agency may be changed at any time by a further resolution of the members of the Agency.
- c. Types of Investments: Except as otherwise provided by resolution of the members of the Agency, an investment officer may invest Agency funds in any obligation described in Section 11(2) and Section 11 (3) of the General Municipal Law. Generally, these sections permit the following type of investments:
 - i. Special time deposits in or certificates of deposits issued by, any bank or trust company located and authorized to do business in the State of New York, provided that such deposit account or certificate of deposit is secured in the same manner as is provided for securing deposits of Agency funds by Section 10(3) of the General Municipal Law.
 - ii. Obligations of, or obligations where the payment of principal and interest are guaranteed by, the United States of America
 - iii. Obligation of the State of New York
 - iv. With the approval of the State Comptroller, tax anticipation notes and revenue anticipation notes issued by any municipality or school district or district corporation organized under the laws of the State of New York
- d. Custodians: The Agency may, by resolution of the members of the Agency, authorize the investment officers to turn over the physical safekeeping and evidences of the investments made pursuant to subsection above to any entity authorized pursuant to Section 11(4) of the General Municipal Law to act as a custodian of the Agency investments, but only upon compliance with the requirements of Section 11(4) of the General Municipal Law. Generally, Section 11(4) of the General Municipal Law allows the following types of entities to act as custodians of Agency investments:
 - i. Any bank or trust company incorporated in the State of New York
 - ii. Any national bank located in the State of New York
 - iii. Any private banker duly authorized by the New York State Superintendent of Banks to engage in business in New York State which maintains a permanent capital not less than one million dollars in New York State
- e. Commingling: Any Agency funds invested pursuant to this Section may be commingled for investment purposes upon compliance with the requirements of Section 11(6) of the General Municipal Law. Generally, Section 11(6) of the General Municipal Law allows commingling of Agency investments so long as

such investment is payable or redeemable at the option of the Agency within such time as the proceeds are needed by the Agency, the separate identity of such funds are maintained at all times, and income received on such commingled monies is credited on a pro rata basis to the fund or account from which the monies were received.

- f. Proper Records: The Treasurer of the Agency shall maintain a proper record of all books, notes, securities or other evidences of indebtedness held by or for the Agency for purposes of investment. Such record shall at least identify the security, the fund for which held, the place where kept, the date of sale or other disposition, and the amount received from such sale or other disposition.

Section Four: Internal Controls

- a. Periodic Reviews: The Executive Director of the Agency shall prepare and submit to the members of the Agency at a minimum quarterly at a meeting of the Finance committee, a summary showing the amount of Agency funds on deposit in each depository and the general nature of the investment of such Agency funds.
- b. Annual Reports: Within thirty (30) days of the end of the fiscal year, the Executive Director of the Agency shall prepare and submit to the members of the Agency an annual investment report showing the deposits and investments of Agency funds as of the beginning of such fiscal year, a summary of the changes in such amounts during the fiscal year, a summary of the earnings thereon during fiscal year and the balance thereof as of the end of the fiscal year.
- c. Annual Audit: The annual investment report shall be audited by the Agency's independent certified public accountant as part of the Agency's general audit required pursuant to Section 859 of the Act.
- d. Annual Review: The members of the Agency shall review the annual investment report and the annual audit and shall make any amendments to it necessary to achieve the purposes.



<i>Board Approval</i> 2/4/2021	<i>Subject:</i> LCIDA PROCUREMENT POLICY
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LEWIS COUNTY INDUSTRIAL DEVELOPMENT AGENCY PROCUREMENT
POLICY

A. Introduction

1. Applicability - This Procurement Policy (“Policy”) shall apply to the Lewis County Industrial Development Agency (“Agency”).
2. Scope – In accordance with Article 18-A of the General Municipal Law (the “GML”), Section 104-b of the GML, and the Public Authorities Accountability Act of 2005, the Agency is required to adopt procurement policies which will apply to the procurement of goods and services paid for by the Agency for its own use and account.
3. Purpose – Pursuant to Section 104-b of the GML, the primary objectives of this Policy are to assure the prudent and economical use of public monies in the best interests of the taxpayers of the County of Lewis, to facilitate the acquisition of goods and services of maximum quality at the lowest possible cost under the circumstances and to guard against favoritism, improvidence, extravagance, fraud and corruption.

B. Procedures

1. Solicitation Procedures for the Purchase of Commodities, Equipment, Goods or Services.
 - a. Up to \$5,000 per instance – The discretion of the Chairperson or chief executive officer of the Agency or authorized designee.
 - b. Greater than \$5,000 to \$20,000 per instance – Documented verbal quotations or written/fax/email quotations from at least three vendors.
 - c. Greater than \$20,000 per instance – Written Request for Proposal.
 - d. Notwithstanding the foregoing, should cumulative procurements pursuant to paragraphs a or b above exceed \$50,000 per calendar year for a single vendor, the Agency shall be required to prepare a Written Request for Proposal for such procurements.

2. Exceptions. Alternative proposals or quotations shall not be required for procurements made through or with respect to:
 - a. New York State or Lewis County Contracts – when the Agency is able to procure commodities, equipment, goods or services through New York State or Lewis County contracts, it is unnecessary to obtain quotations or bids. This situation also pertains if the Agency can obtain goods or services via Lewis County or one of its municipalities for example for snow plowing, information technology, etc and these goods or services might be at a cost that is lower or comparable to the fair market value;
 - b. State Finance Law Section 175-b (from agencies for the blind or severely handicapped);
 - c. Correction Law Section 186 (articles manufactured in correctional institutions);
 - d. Emergency Procurements – an emergency exists if the delay caused by soliciting quotes would endanger health, welfare, property or an economic development opportunity. Approval of the Chief Executive Officer is necessary, which shall be documented and shall also include a description of the facts giving rise to the emergency.
 - e. Sole Source Procurements – A “sole source” means a situation where (i) there is only one possible source from which to produce goods and/or services available in the marketplace, (ii) no other goods and/or services provide substantially equivalent or similar benefits, and (iii) considering the benefits, the cost to the Agency is reasonable.
 - f. Utilities and Affiliate Transactions – The purchase of utilities and inter-affiliate transactions are excepted from alternative proposal/quotation requirements.
 - g. Unavailability of three (3) vendors who are able or willing to provide a quote.
 - h. Professional Services & Insurance – As defined in section D & E below, these items are not required to comply with Procurement Process.

3. Basis for the Award of Contracts

Contracts will be awarded to the lowest responsible dollar offeror who meets the specifications therefor, except in circumstances that the Agency determines justify an award to other than the lowest responsible dollar offeror. In making any such determination, the Agency shall consider relevant factors including, without limitation:

- a. Delivery requirements
- b. Quality requirements
- c. Quantity requirements
- d. Past vendor performance and/or experience
- e. The unavailability of three or more vendors who are able or willing to quote on a procurement.
- f. It may be in the best interests of the Agency to consider only one vendor who has previous expertise with respect to a particular procurement.
- g. Any procurement excepted from the alternative proposal/quotation requirements as set forth in subdivision 2 of this Section B, and the procurement of professional services in Section D of this Policy.

4. Documentation

- a. A record of all solicitations for alternative proposals or quotations, the response (if applicable), and any determinations pursuant thereto shall be maintained in the procurement file.
- b. For each procurement by the Agency the chief executive officer of the Agency or authorized designee shall set forth in writing the category of procurement that is being made and what method of procurement is specified.
- c. Whenever an award is made to other than the lowest responsible dollar offeror the reasons for doing so shall be set forth in writing and maintained in the procurement file.
- d. Whenever the specified number of quotations cannot or will not be secured, the reasons for this shall be indicated in writing and maintained in the procurement file.

C. Effect on Other Procurement Requirements

Where the procurement of a specific good or service is to be accomplished using funds other than the funds of the Agency and such funding sources specify different or more restrictive procurement requirements than are provided for in this Policy, the procurement requirements of the funding source will supersede the requirements of this Policy.

D. Professional Services

Contracts for professional services involve the application of specialized expertise, the use of professional judgment, or a high degree of creativity. Professional services include services which require special education and/or training, license to practice or are creative in nature. Examples are: lawyers, doctors, accountants, and engineers. Furthermore, professional service contracts often involve a relationship of personal trust and confidence.

E. Procurement of Insurance.

Procurement of Insurance Brokerage services is subject to this Policy as a professional service. Notwithstanding the foregoing actual insurance policies procured are not subject to requirements of this Policy.

F. Procurement Lobbying Law

In accordance with Chapter 1 of the Laws of 2005, generally referred to as the “Procurement Lobbying Law”, the Agency shall implement the provision of such Procurement Lobbying Law for any contract or other agreement for an article of procurement involving an estimated annualized expenditure in excess of \$15,000.

G. Unintentional Failure to Comply

The unintentional failure to comply with the provisions of Section 104-b of the GML shall not be grounds to void action taken or give rise to a cause of action against the Agency or any officer thereof.

H. Annual Review

This procurement policy and the procedures herein adopted shall be reviewed annually by the County of Lewis Industrial Development Agency, and comments concerning the policies and procedures shall be solicited from the Executive Director and the Administrative Assistant who are involved in the procurement process.



Board Approval
2/4/2021

Subject:
**Real Property Acquisition
Guidelines**

The Lewis County Industrial Development Agency (the “LCIDA”), a New York public benefit corporation, in compliance with Section 2824(1)(e) of the New York State Public Authorities Law, hereby adopts the following Real Property Acquisition Guidelines (these “Guidelines”) as of February 6, 2020.

These Guidelines shall apply to the acquisition of real property until such time as the Agency adopts new or revised Guidelines. The Board of Directors shall review and approve these Guidelines, with any necessary modifications and revisions, on an annual basis, or more frequently as the Board may determine.

ARTICLE I

Designation of Contracting Officer

The Agency hereby designates the Executive Director of the Agency as the Agency’s Contracting Officer in compliance with the provisions of New York State Public Authorities Law. The Contracting Officer shall hold this position until the Members of the Agency designate a new Contracting Officer.

The Contracting Officer shall be responsible for the administration and implementation of these Guidelines. The Contracting Officer shall cause these Guidelines to be posted on the Agency’s website so that they are available to the general public.

ARTICLE II

Application of Guidelines

The procedures outlined in these Guidelines shall apply to the LCIDA’s acquisition of all interests in real property except for acquisitions of interests in real property where the LCIDA is involved for the benefit of a third party. As used in these Guidelines, “property” shall include all interests in real property. The LCIDA shall acquire real property in a prudent manner and in accordance with the requirements of Section 902-A of the New York General Municipal Law.

ARTICLE III

Purpose

The LCIDA has adopted these Guidelines (i) to comply with the provisions of Section 2824(1)(e) of the New York State Public Authorities Law and (ii) to protect the LCIDA's interests when acquiring real property for its own benefit.

ARTICLE IV

Property Acquisition Requirements

A. *Acquisition for Fair Market Value.* The LCIDA shall endeavor not to pay more than fair market value for any property being acquired. Where the property is such that it is required for LCIDA purposes and other property will not suffice, the LCIDA may under such circumstances pay such reasonable amount in excess of what an independent qualified professional has determined to be fair market value in order to purchase the property. In such case the LCIDA shall document the reasons why it is necessary to acquire such property and pay more than what was determined to be fair market value.

B. *Determination of Fair Market Value.* Prior to acquiring any parcel of real property, excepting property being gifted to the LCIDA, the Contracting Officer shall take reasonable measures to determine the fair market value of the property to be acquired and shall negotiate the purchase price after determination of the fair market value. The fair market value of all real property shall be established by an appraisal conducted by an independent qualified professional. Fair market value of property that is unique in nature and therefore not subject to fair market value pricing shall be determined through an appraisal by an independent qualified professional. In the case of real property gifted to the LCIDA, an appraisal shall not be required.

C. *Environmental Review.* Prior to the acquisition of any interest in real property covered by these Guidelines, the LCIDA shall take necessary steps to determine whether there are any environmental concerns. The LCIDA shall order a Phase I Environmental Report and, if warranted by the results of the Phase I Environmental Report, the LCIDA shall order a Phase II Environmental Report. The LCIDA shall comply with the New York State Environmental Quality Review Act (SEQRA) in any property purchase.

D. *Title Review.* The LCIDA shall have LCIDA General Counsel review the title documents supplied in connection with the acquisition and shall require fee title insurance unless LCIDA Counsel determines that title insurance is not required.

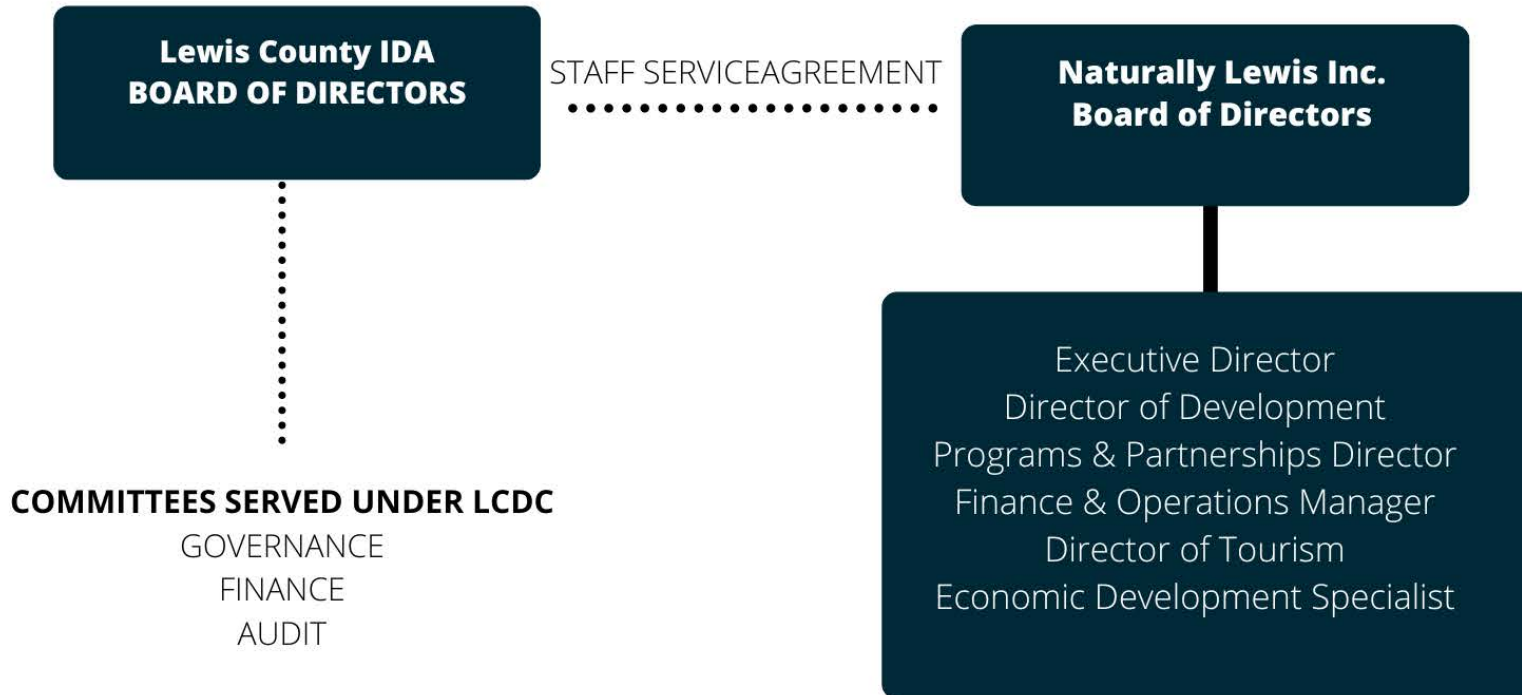
E. *Execution of Property Acquisition.* LCIDA General Counsel shall handle the purchase of property on behalf of the LCIDA and the LCIDA shall pay such reasonable fees as are required in connection with such purchase.

ARTICLE V
Yearly Property Report

Each year the Contracting Officer shall publish a report listing all real property acquired by the LCIDA during the previous twelve-month period. The report shall contain a full description of each parcel of real property purchased, the price paid by the LCIDA and the name of the individual(s) or entity that sold the property. The Contracting Officer shall publish the report on the LCIDA's website and shall deliver the report to the Comptroller, the Director of the Budget, the Commissioner of General Services, the New York State Legislature c/o the Speaker of the House, the Senate Majority Leader and the Authorities Budget Office.

Lewis County Industrial Development Agency

ORGANIZATIONAL CHART



STEPS THE DEVELOPER TAKES

1

UTILITY

- Infrastructure
- Capacity
- Proximity of Connection

2

LANDOWNER

- Negotiate lease with solar company
- Hopefully working with attorney on leases

3

MUNICIPALITY

- Site plan review
- Zoning Law
- Balance land owner rights
- Assessment (NYS-led)

4

LC PLANNING

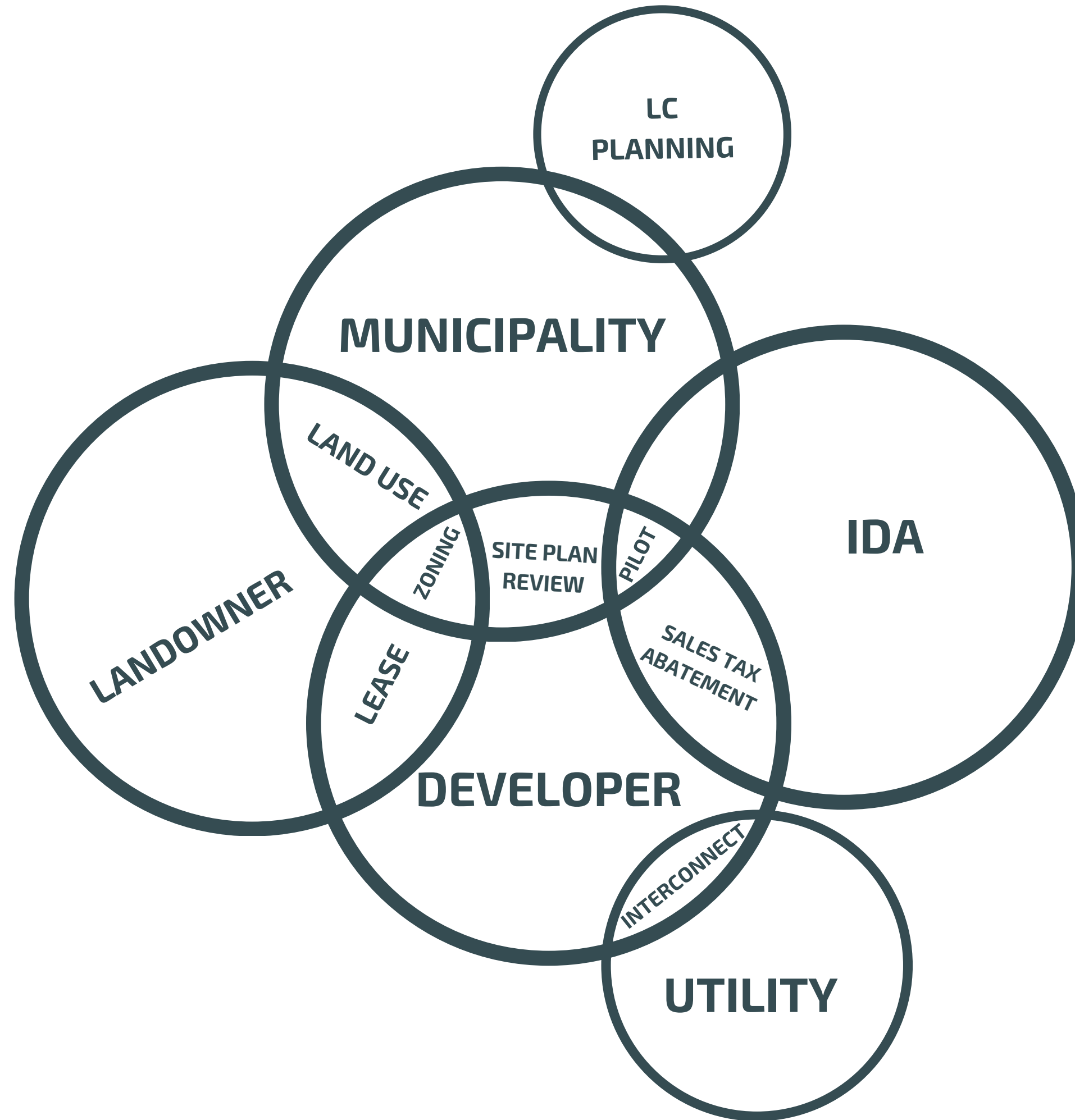
- Support municipalities
- Site plan review/oversight
- Land use
- Zoning Law assistance with ATJs

5

LCIDA

- Developer tax incentives
- Lead negotiator between developer and ATJs





LCIDA ROLE IN SOLAR



What is the role of the LCIDA in solar development, outside of the PILOT and UTEP, if any?



Who's role is it to educate landowners?



What are next steps relating to UTEP?

- Evaluate per MW \$\$
- Evaluate how to incorporate aesthetics into the formula