

**Town of Canton
Regular Board Meeting
Wednesday, July 12, 2023
In Person and Video Conferencing
Minutes**

Present:

Mary Ann Ashley	----	Town Supervisor
Jim Smith	----	Council Member
John Taillon	----	Council Member
Bob Santamoor	----	Council Member
Randy Brown	----	Council Member

Also Present: Town Clerk Heidi L. Smith, Deputy Town Clerk Tasha Streit, Assessor Cindy Brand, Code Officer Michael McQuade, Highway Superintendent Steven Smith, Economic Developer Leigh Rodriguez, Confidential Secretary/Bookkeeper Shelby Bacon (zoom)

Absent: Recreation Director Meghan Richardson, Historian Linda Casserly

Public/Zoom Attendance: Margaret Mauch, Leslie Clark, Cathy Strady, Tracy Sheesley, Andrea Huber, Michael Heaney, Paul Mitchell North Country This Week, Tom Graser Watertown Daily Times, Solar Attorney Bill Buchan (zoom), John Casserly (zoom)

A. Call Meeting to Order/Welcome

Due to technical difficulties Supervisor Ashley called the meeting to order at 6:06 PM. Supervisor Ashley stated there is a change to the agenda. The first three items under new business will be tabled.

B. Public Comment

Leslie Clark - Canton

Leslie reiterated the experience that her family and her neighbors' families have had with nuisance barking noise with No Dogs Left Behind has had a serious negative impact on their lives. Leslie hopes that the Town Board and other boards will not dismiss their comments. Leslie stated the comments that were made after the June 5th meeting serve to discredit and dismiss the ongoing concerns that Leslie and her neighbors have. Leslie hopes that we can be more positive in accepting people's realities.

Margaret Mauch - Janes Rd, Canton

Margaret commented to the board that the audio is very unclear on zoom recordings. It is very difficult to understand what people are saying during meetings. Margaret asked if something can be done about it.

C. County Legislator Representative(s) Update(s)

None

D. Approval of Minutes

A motion was made Council Member Bob Santamoor and seconded by Council Member Randy Brown to approve the Special Meeting 5/2/2023 and Regular Meeting 6/14/2023 minutes.

All in favor. Motion carried.

E. Correspondence

#1-Jefferson County Department of Planning-Re-Authorization for 2024-2026 North County HOME Consortium.

#2-St. Lawrence County Community Development Program, Inc.-requesting support, and funding from the Town of Canton to continue operations of the Canton Neighborhood Center.

#3-St. Lawrence County Board of Legislators-requesting the Town Supervisor to appoint our own local 250th Anniversary committee to put together a series of events and activities while also coordinating with their county-wide effort to observe this once in a lifetime anniversary.

F. Town Finances Reports

Supervisor Ashley reported the board members were given the Town Financials prior to the meeting. Supervisor Ashley reported she returned SolAmerica balance escrow in the amount of \$51,509.40 and returned the TJ Clean Energy escrow in the amount of \$56,374.75. Ashley also reported that a bank account was set up for Solar Phase 2, that is \$15,000 from each company.

Supervisor Ashley reported that the CHIPS/Pave NY/EWR/POP money has been received.

Clerk Smith gave her financial report during her department report.

G. Audit Committee

"A" General Fund	----	\$35,915.50
"B" Town Outside Fund	----	\$7,345.63
"DA" Townwide Highway	----	\$10,314.22
"DB" Town Highway	----	\$26,190.64
"SF" Special Fire	----	\$4,588.83
"SL" Special Lighting	----	\$271.63
"T&A" Trust & Agency	----	\$22,885.73

A motion was made by Council Member Jim Smith and seconded by Council Member John Taillon to approve the June expenditures.

All in favor. Motion carried.

H. Acceptance of Department Report

Recreation

Recreation Director Richardson was unable to attend the monthly meeting. Supervisor Ashley reported that Richardson sent her an email adding to her report that the summer programs have started.

Historian

Historian Casserly was unable to attend the monthly meeting. Supervisor Ashley reported that the Historian's Office will be closed July 24th-28th.

Town Clerk

Clerk Smith reported from the month of June the Clerk's office took in \$4,513.00. Local Shares Remitted were \$2,842.65 and Non-Local Remitted were \$1,670.35. Smith reported she is done collecting Town and County Taxes and has closed out with the County. Smith appointed a new Deputy Town Clerk, Tasha Streit. Tasha started on June 27th and is doing very well navigating the Clerk software. Smith believes Tasha will be an asset to the Town. Smith also reported that the Communication and Technology Committee has met. There is a kickoff meeting with Revize on July 18th at 11:00 a.m. to discuss the new website. The committee is also meeting on July 18th at 10:00 a.m. to meet with someone about an AV system for the courtroom to help with meetings.

Highway Superintendent

Highway Superintendent Smith reported that we have received the first CHIPS reimbursement. Smith thanked Jason Measheaw for all of his work. Jason resigned as HEO effective 7/10/23. Smith is in the process of accepting applications to fill the position. Smith thanked his crew for all of their work.

Council Member Smith asked when paving will start?

Superintendent Smith reported that hopefully by the end of this week he will know.

Economic Development

Economic Developer Rodriguez reported on the Consolidation Funding Application (CFA), DEC Urban Forestry Grant for Tree Maintenance, Faster Charger for electric vehicles in the Village, Willow Island Project, Miner Street Drainage work, New York Main Street Project, NEPA environmental review for the secondary water source for the Village, and the shared Town/Village sand/salt storage facility on Stiles Ave.

Rodriguez also added that the ED department has developed a project page on the website that provides the public with information about ongoing Town and Village projects through the office.

Supervisor Ashley commented that having the information on the website is a good idea.

Rodriguez added that they launched the Small Business Grant for the Village. This is a COVID related program. The applications will be accepted on a rolling basis.

Rodriguez added that Chamber of Commerce Integration vote is coming up. The Town and Village need to think about how they might want to work with the Chamber.

Supervisor Ashley asked if there has been any RBEG Small Business Loans. Rodriguez responded there has been interest shown but no completed applications.

Supervisor Ashley asked does the LWRP application include Willow Island? Rodriguez stated that it is not in the plan at this point. They are trying to go with the stabilization piece. The most important part would be getting it updated.

Council Member John Taillon asked what the Town's portion would be for the LWRP application. Rodriguez reported that the grant request was for \$81,986. The local match would be \$14,469 and that would be split between the Town and the Village.

Code Enforcement

Code Officer McQuade reported that he issued 17 building permits in the month of June with an estimated cost of \$493,00. McQuade attended the tour sponsored by EDF. McQuade stated it was interesting to see a 15-year-old solar project with sheep grazing. McQuade reported he has received three site plans for CR 27, Route 11, and Meade Rd. McQuade also reported that he gave Clerk Smith a check for \$50,000 for a commercial solar permit.

Council Member Smith asked about a potential developer on a property that had already gone through a process that determined there was no grid potential, that the grid was saturated. Smith asked if there is potentially 2, 5-megawatts going in. McQuade responded yes.

Assessor

Assessor Brand included in her report a copy of the sale analysis. This analysis is where she gets the equalization rate. Brand also included a breakdown of the medium value. Brand reported she is busy collecting data. There are 3,977 parcels in Canton. Brand also reported there was a problem with the printed final roll and the county is working on correcting that.

A motion was made by Council Member John Taillon and seconded by Supervisor Mary Ann Ashley to accept department reports.
All in favor. Motion carried.

I. Committee Reports

Sustainability Committee

Bob reported that the Sustainability committee did not meet this month. They are trying to come up with a date for the Waterfront Committee to meet to discuss the LWRP Grant.

Economic Development Committee

Bob reported the committee met on Monday. Discussion was had on the Steering Committee and creating an agenda. They also discussed getting local support for local organizations. Randy added that they wanted the Town to discuss the Chamber merging with the County and if the Town wants to take part in it. The Village already has a copy of the contract. The contract is generic, and it is supposed to be filled out to meet the needs of the different communities that are participating. The ED committee would like to know if the Town and Village would like to work in collaboration on this. With it being budget session, they would like to see if the Town would like to participate in this. The Chamber will be run differently than it was done before.

Economic Developer Leigh Rodriguez added she believes the vote will take place on July 25th. This is for the Canton Chamber membership. If both Canton and County vote is approved, the documentation needs to be submitted to the State for the merger. Leigh added the Village already has this in their budget and will enter into a contract with the Chamber with specific deliverables that they want. Since the Town and Village have a joint committee the ED Committee wants to see how the Town feels about collaborating with the Village with this new model. If so, the Village and Town can work together on the deliverables and make sure everything wanted is covered and done collaboratively.

Mary Ann asked if the Village of Rensselaer Falls has been asked to be included in this as well because they are also part of the Town of Canton.

Leigh responded that she does not believe so. She expects the County may want to contract directly with the Village of Rensselaer Falls.

Highway Committee

Jim reported the committee met to discuss the road projects, future equipment needs and the use of 12 Stiles Ave now that Michels is no longer there. Smith reported that one of the main issues at 12 Stiles Ave is the heating. Steven has been in touch with Liberty to get natural gas. The cost would be \$1,900 through Liberty. Steven will contact two other contractors to look at heating systems.

Complete Streets Committee

Randy reported that the committee met Monday night. A few things to mention are that there are six bike hookups for the meters. The committee is still looking for a site for the covered bike kiosk, which is grant funded. They are doing a Court Street Pop Up which is done by a student organization from Clarkson. Tentative dates will be September 16th and

17th. Alternate dates will be September 23rd and 24th.

Jim asked Toby Irven (Complete Streets Chair) if the motorized bicycle is going to be determined as a bicycle. Toby stated that to his knowledge there has been no State action to put any regulations or licensing on those.

J. Old Business

1. 64 Main Street

The Mayor and Supervisor worked together in creating an RFP for the demolition of the McDonalds building. The draft has been created and will be going out. Once the Supervisor has a copy, she will forward it to the board members. They are looking at the end of August to receive bids.

2. Housing Fund

This item was tabled last month so Council Member Bob Santamoor could do more research on where the money may have come from. Council Member Santamoor asked that this be tabled again until next month. Santamoor received a letter from Jefferson County Planning Department today and would like to follow up with them before making a discussion.

The board is in agreement to table this item until next month to allow Council Member Santamoor to reach out to the Jefferson County Planning.

3. Joint Town/Village Meeting July 26

The Joint Town/Village meeting is scheduled for July 6, 2023, at 6:00 PM. Supervisor asked the board to send an email of anything they want added to the agenda for discussion.

Randy requested that the Chamber of Commerce be added to the joint agenda.

Supervisor Ashley reported that there was a request from Sustainability Chair Cathy Shady to add an Eco Adapt presentation.

The Recreation and Economic Committee requested that the LWPR resubmission Grant be put on the joint agenda

4. St. Lawrence Health Initiative Sun Policy

Supervisor Ashley asked for another board member to work on the draft Sun Policy with her. A lot of work needs to be done on this. Council Member Taillon volunteered to help Supervisor Ashley.

5. 2023 Budget Amendment – Miner Street Road Project - \$355,700- JE Sheehan Contracting, Inc.

Supervisor Ashley will bring this back as a resolution to amend the budget.

6. Resubmission of Joint LWRP Grant Application

It is the recommendation from the Recreation and Economic Development Committee to resubmit the LWRP Grant Application. The board is in agreement to resubmit the LWRP Grant Application. This item will be added to the Joint Town/Village Board Meeting on July 26th.

K. New Business

1. Set Public Hearing for Proposed Local Law Amending Chapter 9, Planning Board of the Town Code

Tabled

2. Set Public Hearing for Proposed Repeal of Chapter 70 Zoning Law

Tabled

3. Set Public Hearing for Proposed Zoning Update Law

Tabled

4. Set Public Hearing for Proposed Anaerobic Digester Law

Eric Gustafson reported that the committee met and considered some of the comments and added those changes to the law and sent it to the board for review.

A public hearing is set for August 9, 2023, at 5:45 PM right before the Regular Monthly Board Meeting for proposed Anaerobic Digester Law.

5. 2023 Budget Amendment-Chips/Pave NY/EWR/POP; Joint Purchase 64 Main Street
A motion was made by Council Member Bob Santamoor and seconded by Council Member Jim Smith to approve a budget amendment for DB-3500-3501-1 PAVENY – add \$76,280.68, DB-3500-3501-2 EWR – add \$66,206.49, DB-3500-3501-3 POP – add \$50,853.79 and DB-3500-3501-0 CHIPS – increase budget line \$39,555.96 for a total of \$232,896.92.

All in favor. Motion carried

See attached resolution.

A motion was made by Council Member John Taillon and seconded by Council Member Randy Brown to pass a resolution to increase Budget Revenue line B-1050-4089.0 by \$32,853.88; and increase Special Items Expense line-B1900-1990-2 64 Main Street by \$7,409.19; to cover the Town's share of the purchase of 64 Main Street. All in favor. Motion carried.

See attached resolution.

6. Acknowledge Resignation of HEO Jason Measheaw effective 7/10/23

Supervisor Ashley acknowledge the resignation of HEO Jason Measheaw effective 7/10/2023. Jason has been with the Town of four years. Ashley thanked Jason for his service.

As per contract the Town needs to do a payout of Jason's accrued time to the total \$3,715.13. This payout will happen in payroll 15. Jason is aware of this.

A motion was made by Council Member Bob Santamoor and seconded by Jim Smith to pay Jason Measheaw his accrued time in the amount of \$3,715.13.
All in favor. Motion carried.

7. NYPA Costs Settlement Agreement \$119,663.49

Highway Superintendent Smith worked with NYPA on the Settlement Agreement. The agreement will be sent to Attorney Gustafson for approval.

A motion was made by Council Member Jim Smith and seconded by Council Member Bob Santamoor pending the approval of the Attorney, that Supervisor Ashley can sign the cost settlement agreement with NYPA.
All in favor. Motion carried.

8. Acknowledge Deputy Town Clerk Appointment Tasha Streit effective 6/27/23

Supervisor Ashley acknowledged and welcomed Tasha Streit as the new Deputy Town Clerk.

9. Host Community Benefit Agreement – US Light Energy Meade Road Project

A motion was made by Council Member John Taillon and seconded by Council Member Randy Brown that the Supervisor is authorized and directed to execute a Host Community Benefit Agreement with NY USLE CANTON MEADE, LLC.
All in favor. Motion carried.

See attached resolution.

10. Pilot Consent Resolution US Light energy -Meade Road Solar Project

A motion was made by Council Member Randy Brown and seconded by Council Member Bob Santamoor for the Town of Canton to enter into a PILOT agreement with US Light Energy-Meade Road Solar Project.
All in favor. Motion carried.

See attached resolution.

11. Pilot Agreement -Grasse River Solar-Cypress CR 27 Solar Project

A motion was made by Council Member Bob Santamoor and seconded by Council Member Randy Brown to enter into a Pilot agreement with Grasse River Solar-Cypress-Creek CR 27 Solar-Project.

All in favor Motion carried.

12. Varley Appraisal Group, Inc. Letter of Engagement-Holiday Inn

A motion was made by Council Member Randy Brown and seconded by Council Member Bob Santamoor to sign off on getting an appraisal of the Holiday Inn Express through Michael Varley Appraisal Group at the cost of \$5,500.

Mary Ann Ashley – Aye, Jim Smith – Aye, Randy Brown – Aye, Bob Santamoor – Aye

Council Member Smith stated in the past when large appraisal had to be done the Town approached the School District and the Village about assisting in the payment and there has been success in this.

Eric stated that this should be discussed in executive session, purposes of pending litigation.

Council Member Taillon asked if other companies were approached on the appraisal or if this was the only company?

Eric stated this should be discussed in executive session and recommends that the motion be tabled.

Council Member Bob Santamoor removed his seconded motion to discuss this item in executive session.

13. Board of Assessment Review Appointment

A motion was made by Supervisor Mary Ann Ashley and seconded by Council Member Bob Santamoor to appoint Julie Parkman for a 5-year term as a Board of Assessment Review member effective 7/12/23-09/30/27.

All in favor. Motion carried.

14. Return of JCAP Grant Funds-\$420.00

A motion was made by Council Member John Taillon and seconded by Council Randy Brown to authorize the return of \$420.00 to the New York State Commissioner of Taxation and Finance.

All in favor. Motion carried.

See attached resolution.

L. Public Comment

Margaret Mauch – Janes Rd, Canton

Margaret addressed Code Officer Mike McQuade with concern that he failed to mention there was a notice of violation sent to No Dogs Left Behind. They started work on March 1st; and they started their use on March 1st. The notice of violation was sent on March 20th. Margaret stated there are multiple errors on the notice. The deadlines on the notice have passed. It stated that an inspection had been done. Margaret stated that in the Town Code it states that it should state in the letter that there are consequences for being in violation. That was not included in the letter. There are penalties in the Code, and nothing has been done. Margaret is wondering what is going on, and there needs to follow up. Margaret also stated that the Code Officer received three Town Code Violations pertaining to kennels and the requirement that the animals be kept inside a totally enclosed building between the hours of 8:00 PM – 7:00 AM. Margaret made those complaints. Margaret feels the type of investment that needs to be done is not being done.

Margaret also asked about the zoning which has been tabled. Margaret asked if it was tabled because the committee didn't meet and are the committee meetings open to the public?

Supervisor Ashley stated they are still working on the zoning law.

Attorney Gustafson stated that committee meetings are not required to be public.

Margaret also asked if comments can be made specific to the draft code. Margaret asked why shelters, rescues, and animal day cares are listed as permitted and not special use. When these have never been part of the code before. What is the explanation for this when there has been no previous experience with these in the Town of Canton and why do they not need Special Use Permits?

Executive Session: Upon a majority vote upon a motion that identifies the subject to be considered, the Council may conduct an executive session to discuss any of the issues identified as proper by Public Officers Law 105(1)

A motion was made by Supervisor Mary Ann Ashley and seconded by Council Member Bob Santamoor to go into executive session for [F] matters pertaining to the employment history of a particular person and [D] discussions regarding proposed litigation at 7:35 PM.

Code Enforcement Officer Mike McQuade was asked to come into executive session.

Code Enforcement Officer Mike McQuade left executive session at 8:00 PM.

A motion was made by Council Member John Taillon and seconded by Supervisor Mary Ann Ashley to come out of executive session at 8:17 PM.

All in favor. Motion carried.

Action was taken out of executive session

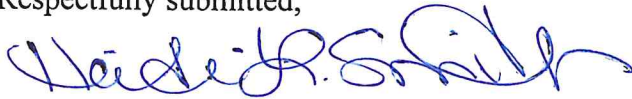
A motion was made by Council Member Randy Brown and seconded by Council Member John Taillon approving Supervisor Ashley to sign the Carley Appraisal Agreement for \$5,500 to appraise Holiday Inn Express.

All in favor. Motion carried.

A motion was made by Council Member Bob Santamoor and seconded by Council Member John Taillon to adjourn the regular meeting at 8:18 PM.

All in favor. Motion carried.

Respectfully submitted,



Heidi L. Smith
Town Clerk

RESOLUTION NO. 22

CHIPS, PAVENY, EWR and POP 2023 Budget Amendment

DATED: July 12, 2023

WHEREAS, the Town of Canton has received the New York State Department of Transportation 20223 funding letter to support the repair, rehabilitation, and modernization of local roads; and

WHEREAS, the Town of Canton 23/24 apportionments are \$328,719.29 in CHIPS funding, \$76,280.68 in PAVENY funding, \$66,206.49 in EWR funding and \$50,853.79 in POP funding for a total of \$522,060.25; and

WHEREAS, the Town of Canton budgeted \$613,895 for Highway Repair in the 2023 Budget; and

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Canton amend the 2023 budget as follows:

REVENUE:	DB-3500-3501-1	PAVENY	-add-\$76,280.68
	DB-3500-3501-2	EWR	-add \$66,206.49
	DB-3500-3501-3	POP	-add \$50,853.79
	DB-3500-3501-0	CHIPS	-Increase budget line \$39,555.96
	Total		\$232,896.92

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Town Board of the Town of Canton may approve additional costs to be covered from the highway fund balance.

7/12/2023
Date

Heidi Smith
Canton Town Clerk

RESOLUTION 23

**Town of Canton
2023 Budget Amendment
Joint Purchase of 64 Main Street with Village of Canton
July 12, 2023**

WHEREAS, the Town and Village of Canton have purchased 64 Main Street property that is located next to the jointly owned Municipal Building Property at 64 Main Street; and

WHEREAS, the Town Board planned to use the Federal ARPA funds for this transaction; and

WHEREAS, a budget amendment with approval of the Town Board is necessary to increase Budget Revenue line B-1050-4089.0 by \$32,853.88; and increase Special Items Expense line B-1900-1990-2 64 Main Street by \$7409.19; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Canton Town Board authorizes to increase Budget Revenue line B-1050-4089.0 by \$32,853.88; and increase Special Items Expense line B-1900-1990-2 64 Main Street by \$7409.19; to cover the Town's share of the purchase of 64 Main Street.

7/12/2023
Date

Wendy Smith
Town of Canton

TOWN OF CANTON

July 12, 2023

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CANTON
AUTHORIZING THE SUPERVISOR TO EXECUTE A HOST COMMUNITY
BENEFIT AGREEMENT WITH

NY USLE CANTON MEADE, LLC

Resolution # 24

Resolution made by John Taillon and
seconded by Randy Brauch.

WHEREAS, The Town of Canton ("Town") passed Local Law # 3 of 2019 regulating development of solar energy facilities within the Town ("Solar Law"), which created a requirement that each developer enter into a Host Community Benefit Agreement (the "Agreement") with the Town; and

WHEREAS, the Town through its legal counsel has negotiated a Host Community Benefit Agreement with NY USLE CANTON MEADE, LLC ("Developer") for a 5.00 MW major solar energy system located at 161 Meade Road in the Town of Canton, New York in accordance with the Solar law; and

WHEREAS, pursuant to the Agreement the Developer has agreed to pay the Town \$1,500/MW per year for 15 years with a 2% annual escalator; and

NOW THEREFORE, IT IS RESOLVED that the Supervisor is authorized and directed to execute a Host Community Benefit Agreement with NY USLE CANTON MEADE, LLC in the same form as is on file with the Town Clerk; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Voting:

Ayes: Mary Ann Ashley, Jim Smith,
Bob Santamora, Randy Brauch, John Taillon

Nays:

I, Heidi L. Smith, Town Clerk of the Town of Canton hereby certify that the above Resolution was adopted by the Town of Canton, July 12, 2023.

Heidi L. Smith Date 7/12/2023

**TOWN OF CANTON
PILOT CONSENT RESOLUTION
(NY USLE Canton Meade LLC Project)**

A regular meeting of the Town Council of the Town of Canton (the "Town") convened on July 12, 2023.

The following resolution was duly offered and seconded, to wit:

Resolution No. 25

RESOLUTION OF THE TOWN OF CANTON CONSENTING TO A PROPOSED PILOT AGREEMENT BY THE ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY NY USLE CANTON MEADE LLC AND AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AND DELIVER A CERTIFICATE IN FURTHERANCE OF SAME

WHEREAS, NY USLE CANTON MEADE LLC, a New York limited liability company (the "Company"), has requested the assistance of the St. Lawrence County Industrial Development Agency (the "Agency") with a certain project (the "Project") consisting of (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York 13617 (the "Land"); (B) the construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (the "Improvements"); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment" and, together with the Land and Improvements, the "Facility"), and (D) the sub sub-lease of the Issuer's interest in the Facility back to the Company pursuant to a leaseback agreement; and

WHEREAS, pursuant to the Application for Financial Assistance (the "Application") submitted by the Company to the Agency, the Project will (i) entail a capital investment of approximately \$14,094,599; (ii) create thirty to fifty (30-50) construction jobs during the first year associated with the construction of the Project; and (iii) create zero (0) part-time jobs; and

WHEREAS, the Agency's Uniform Tax Exemption Policy ("UTEP") provides that sponsors of non-industrial projects and projects whose terms deviate from the standard must secure the consent of local taxing jurisdictions in order to structure the terms of an Agency PILOT Agreement; and

WHEREAS, in connection with the Application, and in furtherance of the Project's positive financial impact within the Town and the County of St. Lawrence, the Company has requested the Town's support and consent in establishing a PILOT Agreement for the Project equivalent to the PILOT structure as outlined below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN AS FOLLOWS:

Section 1. The Town hereby authorizes the Agency and the Company to enter into a PILOT Agreement whereby the schedule of PILOT payments is more particularly described in Schedule A, which is attached to the Certificate, as hereinafter defined.

Section 2. The Town Supervisor is hereby authorized to execute and deliver a consent certificate (the "Certificate"), in the form attached hereto, such Certificate to be delivered to the Agency as evidence of the Town's consent to enter into the within-described PILOT Agreement.

Section 3. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Mary Ann Ashley	[X]	[]	[]	[]
James Smith	[X]	[]	[]	[]
John Taillon	[X]	[]	[]	[]
Bob Santamoor	[X]	[]	[]	[]
Randy Brown	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted at 7:00 p.m.

PILOT CONSENT CERTIFICATE

TOWN OF CANTON, NEW YORK

THIS PILOT CONSENT CERTIFICATE (hereinafter, the "Certificate"), dated as of July 12, 2023, has been executed and delivered by Mary Ann Ashley, Supervisor of the Town of Canton (the "Town") pursuant to authority granted to the undersigned by resolution 25 of the Town, dated July 12, 2023 (the "Resolution").

WHEREAS, NY USLE CANTON MEADE LLC, a New York limited liability company (the "Company"), has requested the assistance of the St. Lawrence County Industrial Development Agency (the "Agency") with a certain project (the "Project") consisting of (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York 13617 (the "Land"); (B) the construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (the "Improvements"); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment" and, together with the Land and Improvements, the "Facility"), and (D) the sub sub-lease of the Issuer's interest in the Facility back to the Company pursuant to a leaseback agreement; and

WHEREAS, pursuant to the Application for Financial Assistance (the "Application") submitted by the Company to the Agency, the Project will (i) entail a capital investment of approximately \$14,094,599; (ii) create thirty to fifty (30-50) construction jobs during the first year associated with the construction of the Project; and (iii) create zero (0) part-time jobs; and

WHEREAS, in recognition of the foregoing, the Town hereby authorizes the Agency and the Company to enter into a PILOT Agreement whereby the schedule of PILOT payments is more particularly described in Schedule A, which is attached hereto.

NOW, THEREFORE, pursuant to the authority vested in the undersigned, this Certificate is executed as of the date first set forth above.

TOWN OF CANTON, NEW YORK

By: Heidi Smith
Heidi Smith, Town Clerk

SCHEDULE A

Table for In-Lieu-of-Taxes Payment:
St. Lawrence County, Town of Canton,
and
Canton Central School District

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing authority based upon the pro rata share for the current tax year.

Taxable Status Date: March 1, 2024

Tax Year Beginning: School District 2024/2025

Town and County 2025

\$5,000 per MW for the first year, resulting in \$25,000 to the School District, Town and County, on a pro rata basis.

The amount would increase by 2% each year for 15.

PILOT term would be 15 years

YEAR	SCHOOL	TOWN/COUNTY	PAYMENT
1	2024/2025	2025	\$25,000.00
2	2025/2026	2026	\$25,500.00
3	2026/2027	2027	\$26,010.00
4	2027/2028	2028	\$26,530.20
5	2028/2029	2029	\$27,060.80
6	2029/2030	2030	\$27,602.02
7	2030/2031	2031	\$28,154.06
8	2031/2032	2032	\$28,717.14
9	2032/2033	2033	\$29,291.48
10	2033/2034	2034	\$29,877.31
11	2034/2035	2035	\$30,474.86
12	2035/2036	2036	\$31,084.36
13	2036/2037	2037	\$31,706.04
14	2037/2038	2038	\$32,340.17
15	2038/2039	2039	\$32,986.97

NY USLE Canton Meade, LLC (161 Meade Road) Property Tax and PILOT Payment Analysis									
30.11 Project Acres									
Tax ID: 89,003-1-59,11/1									
Assumptions	Current Assessment:	27,400	No Improvements						
School Tax per \$1,000	\$	23.23							
County Tax per \$1,000	\$	8.83							
Town Tax per \$1,000	\$	2.87							
Town Chargebacks per \$1,000	\$	0.59							
Special Assessments per \$1,000	\$	1.28							
Total Tax Rate per \$1,000:	\$	36.80							
Project size MW:		5,000							
Per Megawatt:	\$	5,000							
PILOT Payment:	\$	25,000.00							
(increases each year by 2% for years 2-15)									
Pro Rata Share of Tax & PILOT Payments*	Taxing Jurisdiction	Current Taxes	PILOT Billing	Year 1 Taxes + PILOT	Increase from Current:				
0.6539	Canton School	\$ 636	\$ 16,348.13	\$ 16,985	2569%				
0.2487	St. Lawrence County	\$ 242	\$ 6,218.10	\$ 6,460	2569%				
0.0808	Town of Canton	\$ 79	\$ 2,020.77	\$ 2,099	2569%				
0.0165	Town Chargebacks	\$ 16	\$ 413.01	\$ 429	2569%				
1.00	Total:	\$ 973	\$ 25,000.00	\$ 25,973	2569%				

*Does not include Special Assessments which equal 1.28/per \$1,000 of assessed value as PILOT does not exempt special assessment taxes.

Size	per MW	Years
5,000	\$ 5,000	1
	\$	2
	\$	3
	\$	4
	\$	5
	\$	6
	\$	7
	\$	8
	\$	9
	\$	10
	\$	11
	\$	12
	\$	13
	\$	14
	\$	15
	\$	2024
	\$	2025
	\$	2026
	\$	2027
	\$	2028
	\$	2029
	\$	2030
	\$	2031
	\$	2032
	\$	2033
	\$	2034
	\$	2035
	\$	2036
	\$	2037
	\$	2038
	\$	
	\$	432,335.42

RESOLUTION NO. 26

July 12, 2023

JCAP Grant-Return of Funds

WHEREAS, the Canton Town Court was awarded \$3,976.74 in JCAP (Justice Court Assistance Program) grant funds for 2023 and;

WHEREAS, due to unforeseen cost adjustments of chairs, the NYS Court is mandating the return of the difference in funds; and

WHEREAS, a total amount spent was \$3,976.74 leaving an unspent balance of \$420.00 needing to be returned and;

NOW, THEREFORE, BE IT RESOLVED THAT, the Canton Town Board authorizes the return of \$420.00 to New York State Commissioner of Taxation and Finance.

7/12/2023
Date

Wendell Smith
Canton Town Clerk

