



# County of Albany

Harold L. Joyce  
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Building  
112 State Street - Albany,  
NY 12207

## Legislation Text

File #: TMP-5809, Version: 1

### REQUEST FOR LEGISLATIVE ACTION

**Description (e.g., Contract Authorization for Information Services):**

REQUESTING AUTHORIZATION TO ENTER INTO A PILOT AGREEMENT WITH HOF SOLAR, LLC

Date: 08/21/2024  
Department: Real Property Tax Service Agency  
Attending Meeting: Michael McGuire  
Submitted By: Michael McGuire  
Title: Director  
Phone: 518-487-5292

Purpose of Request: Other (State if not Listed) Seeking authorization to enter into PILOT pursuant to NYS RPTL §487

### CONTRACT TERMS/CONDITIONS:

Party Names and Addresses:  
HOF Solar, LLC, 333 Broadway Ste 460, Troy, NY 12180

Term: (Start/end date or duration) 1/1/2026 - 12/31/41 - 15yrs  
Amount/Raise Schedule/Fee: \$4,500 year with annual 2% escalator for 15 years

### BUDGET INFORMATION:

Is there a Fiscal Impact: Yes  No   
Anticipated in Budget: Yes  No   
Spreadsheet attached: Yes  No

### Source of Funding - (Percentages)

Federal: Enter text. County: 100%  
State: Enter text. Local: Enter text.

### County Budget Accounts:

Revenue Account and Line: A11310-01081  
Revenue Amount: \$4,500.00  
Appropriation Account and Line: Enter text.  
Appropriation Amount: Enter text.

### ADDITIONAL INFORMATION:

Mandated Program/Service: Yes  No   
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt: Yes  No

# of Response(s): Enter text.

# of MWBE: Enter text.

# of Veteran Business: Enter text.

Bond Resolution No.: Enter text.

Apprenticeship Program Yes  No

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

**DESCRIPTION OF REQUEST:** (state briefly why legislative action is requested)

The Real Property Tax Service Agency respectfully requests authorization to enter into a Payment in Lieu of Taxes (PILOT) agreement with HOF Solar, LLC. The owner is proposing to develop a 5 Megawatt AC solar energy system on a parcel of land located within the Town of Bethlehem at 196 Jericho Rd, Tax Map ID # 121.00-1-8.

Real Property Tax Law (RPTL) § 487 exempts the value of a solar energy system from local property taxes. Under the law, any increase in the property value attributable to the addition of the solar energy system is exempt from property taxes for fifteen years. Pursuant to §487, a taxing jurisdiction can require a solar developer to pay an annual fee or “payment in lieu of taxes” as a replacement for the taxes it would have otherwise collected. Under the law, PILOT amounts cannot exceed what the tax amount would have been without the §487 exemption.

The developer proposed an annual PILOT payment of \$900 per Megawatt AC of Capacity with a two percent annual escalator. This amount falls within the NYSERDA PILOT rate guidance for National Grid territory. Based on the size of this project the first year PILOT payment will be \$4,500.00. The 15-year term shall commence on January 1<sup>st</sup> of the year immediately following the date when the Project is recognized as exemption from taxation on the municipal assessment roll, which will result in an initial PILOT payment in January of 2026.