

SPECIAL TOWN BOARD MEETING
November 18, 2025

The Special Meeting of the Burke Town Board was held on Tuesday, November 18, 2025 at the Burke Town Court House.

Supervisor Bill Wood declared the meeting to order at 6:00 P.M.

Roll Call:

Town Supervisor:	Bill Wood
Councilman:	Tim Crippen - Absent
	Jim Otis
	Paddy Wheeler
	Eric Ashlaw
Supt. of Highways:	Larry LaPlante
Town Clerk:	Judy Tavernier
Bookkeeper:	Debbie Kemp
Code Officer:	Jim Dumont - Absent
Guests:	Jeremy Evans, IDA

This Meeting is being voice recorded by the Burke Town Clerk.

The Pledge of Allegiance to the Flag was said.

There were no public comments at this time.

Minutes from the last meeting were deferred to the next meeting on a motion by Jim Otis and seconded by Paddy Wheeler.

Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Abstain, Bill - Aye.

New Business:

1. Jeremy Evans, CEO of the IDA, explained what the PILOT pertains to and the amount that the Town of Burke would receive. After a detailed explanation and discussion, Jim Otis made the motion to accept the PILOT as presented as RESOLUTION 14 - 2025. Eric Ashlaw seconded the motion.
Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Aye, Bill - Abstain. The IDA will be holding a public hearing on December 4, 2025 at 6:00 p.m. at the Burke Town Courthouse. It was further noted that a resolution will be needed for the Host Community. This will be tabled until our regular December 9th meeting.
2. Next regular board meeting will be December 9th. End of Year meeting was scheduled for December 30th at 6:00 p.m.
3. Meeting dates for January and February were changed. January Board meeting will be held January 20th at 6:00 p.m. and February meeting will be February 17th.

Old Business:

1. A draft letter regarding the survey and other information for the Thayers Corner Water District was reviewed. A meeting was set for January 20th at 6:00 p.m. It was decided to send these letters as certified - return receipt to ensure all users of the water district are informed.
2. Information regarding the proposed highway sign was received and will be further researched by Jim Otis.
3. Jim Otis made the motion to approve the request for more funding for the Terra-Gen escrow account. Paddy Wheeler seconded the motion.
Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Aye, Bill - Aye.

Financial Reports were reviewed. Eric Ashlaw made the motion to accept the Financial Reports. Jim Otis seconded.

Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Aye, Bill - Aye.

Bank Reconciliation – Paddy Wheeler made the motion to accept the bank reconciliation report. Eric Ashlaw seconded the motion.

Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Aye, Bill - Aye.

Bills were paid.

A motion to adjourn at 8:05 P.M. was made by Paddy Wheeler and seconded by Jim Otis.

Roll Call: Tim - Absent, Jim - Aye, Paddy - Aye, Eric - Aye, Bill - Aye.

Respectfully submitted,



Judy Tavernier, Town Clerk

Attachment:

Resolution # 14 – 2025 – Brookside Solar PILOT Agreement

PILOT CONSENT RESOLUTION

(County of Franklin IDA with Brookside Solar, LLC Project)

A regular meeting of the Town Board of the Town of Burke (the "Town") convened on November 18, 2025 at 6:00 p.m.

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

Resolution No. 2025 - 14

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BURKE
CONSENTING TO A PROPOSED PILOT AGREEMENT TO BE PROVIDED
BY THE COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT
AGENCY (THE "AGENCY") IN CONNECTION WITH A CERTAIN
PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY
BROOKSIDE SOLAR, LLC

WHEREAS, **BROOKSIDE SOLAR, LLC**, for itself and/or on behalf of an entity or entities to be formed (collectively, the "Company"), has submitted an application (the "Application") to the County of Franklin Industrial Development Agency (the "Agency") requesting the Agency's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Agency of a leasehold interest in an approximately 1,460 acres of real property located in the Towns of Burke and Chateaugay, New York (the "Land", being more particularly described as all or portions of the tax parcels as listed within the Application); (ii) the planning, design, construction and operation of a 100MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, in connection with the Application, and in accordance with the Agency's Uniform Tax Exemption Policy ("UTEPP") for renewable energy facilities with a rated capacity in excess of 25 megawatts, the Agency and Company have negotiated a proposed Payment-in-lieu-of-Tax Agreement ("PILOT Agreement") with the Affected Tax Jurisdictions, which include the County of Franklin (the "County"), the Town, the Town of Chateaugay, and the Chateaugay Central School District (the "School", along with the County, Town, and Town of Chateaugay, the "Affected Tax Jurisdictions"); and

WHEREAS, the Agency, Company and Affected Tax Jurisdictions have negotiated a PILOT Agreement for the Project that will (i) require payment of full taxes on the Land as a

Base Payment per the UTEP; (ii) require an additional fixed dollar amount per MWAC with a Two Percent (2.0%) annual escalator for the Improvements and Equipment; and carry an abatement term of twenty-five (25) years (the "PILOT Terms", details of which are set forth within **Exhibit A**, attached hereto); and

WHEREAS, in furtherance of the Project, and in accordance with the UTEP, the Agency and Company have requested the Town's approval of the proposed PILOT Terms, which include the Agency's collection of a blend of formulaic ("Base Payment") and fixed PILOT Payments for the Improvements and Equipment ("Improvement Payment") from the Company, with annual distribution thereof by the Agency as follows: (i) for the Base Payment, distributed in accordance with Section 858(15) of the General Municipal Law, whereby PILOT Payments shall be allocated among the Affected Tax Jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each Affected Tax Jurisdiction had the Project not been tax exempt due to the status of the Agency's involvement in the Project, and (ii) for the Improvement Payment, the Agency shall distribute fixed payments to each Affected Tax Jurisdiction as delineated within **Exhibit A**, hereto; and

WHEREAS, in connection with the Project, and in consideration of the Town's approval of the proposed PILOT Terms, the Agency has agreed to pay or cause the Company to pay to the Town a one-time community impact fee in the amount of \$119,156.00 (the "Impact Fee"), which shall be paid to the Town commensurate with the execution of the PILOT Agreement by the Agency and Company; and

WHEREAS, in furtherance of the Project, and in accordance with the UTEP, the Agency and Company have requested the Town's approval of the proposed PILOT Terms; and

WHEREAS, the Town desires to approve the proposed PILOT Terms, subject to the Agency and/or Company's delivery of the Impact Fee to the Town at the time of execution of the PILOT Agreement.

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

Section 1. The Town hereby authorizes and consents to the proposed PILOT Terms, as more particularly outlined within **Exhibit A**, hereto, subject to Agency and/or Company's delivery of the Impact Fee to the Town at the time of execution of the PILOT Agreement.

Section 2. 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>
Tim Crippen	[]	[]	[Absent]	[]
Jim Otis	[Yea]	[]	[]	[]
Eric Ashlaw	[Yea]	[]	[]	[]
Paddy Wheeler	[Yea]	[]	[]	[]

The Resolutions were thereupon duly adopted.

I, JUDY TAVERNIER, TOWN CLERK OF BURKE, COUNTY OF FRANKLIN, STATE OF NEW YORK, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE BURKE TOWN BOARD ON THE 18TH DAY OF NOVEMBER 2025, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN MY OFFICE AND OF THE WHOLE THEREOF.

IN WITNESS WHEREOF, I
HAVE SET MY HAND AND
SEAL THIS 18TH DAY OF
NOVEMBER 2025.

A handwritten signature in cursive script that reads "Judy Tavernier".

JUDY TAVERNIER
BURKE TOWN CLERK

EXHIBIT A

AGENCY COST BENEFIT ANALYSIS AND PROPOSED PILOT TERMS

Renewable Energy PILOT Worksheet
 Project Name: AES Brookside Solar
 Project Address: Towns of Burke and Chateaugay
 Town of Burke Summary

10/10/2025



2025 Assessed Value (Base Value)	\$1,419,800
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$1,419,800
2025 Tax Rate	21.663813
Projected Valuation	\$19,560,000
Finished Value (Added Value + Base Value)	\$21,079,800
Initial Estimated Base Value (BV) Payment	\$31,377
Nameplate Megawatt Capacity	41.5
PILOT Payment per MW, T. Burke	\$975
PILOT Payment per MW, Franklin County	\$350
PILOT Payment per MW, Chateaugay CSD	\$1,350
Combined PILOT Payment per Megawatt	\$2,675
Total Improvement Value (IV) Payment	\$111,013
Improvement Value PILOT Payment Escalator	2%

Town of Burke 2025 Roll	Tax Rate	% of Total
General - Townwide	3.086964	14.16%
General - Outside	0.147764	0.68%
Highway - Outside	1.837664	8.48%
Highway - Townwide	1.600056	7.39%
BOE - Townwide	0.113116	0.52%
Town Subtotal	6.765664	31.23%
County General 2025 Roll	3.289311	15.18%
Chateaugay CSD 2025-2026 Roll	11.608938	53.59%
Total	21.663813	100.00%

PILOT Year	Calendar Year	Town of Burke			Franklin County			Chateaugay CSD			Total Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Year 1	2028	\$9,799	\$40,463	\$50,261	\$4,764	\$14,535	\$19,299	\$16,814	\$56,025	\$72,839	\$142,389	\$431,709	\$289,320
Year 2	2029	\$9,897	\$41,272	\$51,169	\$4,812	\$14,816	\$19,627	\$16,982	\$57,146	\$74,127	\$144,923	\$425,907	\$280,984
Year 3	2030	\$9,996	\$42,087	\$52,083	\$4,860	\$15,112	\$19,972	\$17,152	\$58,288	\$75,440	\$147,505	\$425,812	\$279,308
Year 4	2031	\$10,096	\$42,939	\$53,035	\$4,908	\$15,414	\$20,322	\$17,323	\$59,454	\$76,777	\$150,135	\$427,190	\$277,085
Year 5	2032	\$10,197	\$43,798	\$53,995	\$4,957	\$15,722	\$20,680	\$17,486	\$60,643	\$78,140	\$152,814	\$426,700	\$273,886
Year 6	2033	\$10,299	\$44,674	\$54,973	\$5,007	\$16,037	\$21,044	\$17,651	\$61,856	\$79,527	\$155,544	\$425,248	\$269,704
Year 7	2034	\$10,402	\$45,567	\$55,969	\$5,057	\$16,358	\$21,415	\$17,848	\$63,093	\$80,941	\$158,325	\$422,642	\$264,317
Year 8	2035	\$10,506	\$46,479	\$56,984	\$5,108	\$16,685	\$21,792	\$18,027	\$64,355	\$82,382	\$161,158	\$419,217	\$258,059
Year 9	2036	\$10,611	\$47,408	\$58,019	\$5,159	\$17,018	\$22,177	\$18,207	\$65,642	\$83,849	\$164,045	\$414,542	\$250,487
Year 10	2037	\$10,717	\$48,356	\$59,073	\$5,210	\$17,359	\$22,569	\$18,389	\$66,955	\$85,344	\$166,986	\$408,627	\$241,641
Year 11	2038	\$10,824	\$49,324	\$60,148	\$5,262	\$17,706	\$22,968	\$18,573	\$68,294	\$86,867	\$169,983	\$400,349	\$230,366
Year 12	2039	\$10,932	\$50,310	\$61,242	\$5,315	\$18,060	\$23,375	\$18,768	\$69,660	\$88,419	\$173,036	\$390,451	\$220,114
Year 13	2040	\$11,042	\$51,316	\$62,358	\$5,368	\$18,421	\$23,789	\$18,946	\$71,053	\$89,989	\$176,147	\$378,260	\$202,114
Year 14	2041	\$11,152	\$52,343	\$63,495	\$5,422	\$18,790	\$24,212	\$19,136	\$72,474	\$91,610	\$179,316	\$363,660	\$184,344
Year 15	2042	\$11,263	\$53,389	\$64,653	\$5,476	\$19,165	\$24,642	\$19,327	\$73,924	\$93,281	\$182,545	\$346,760	\$164,215
Year 16	2043	\$11,376	\$54,457	\$65,833	\$5,531	\$19,549	\$25,080	\$19,520	\$75,402	\$94,922	\$185,835	\$328,790	\$202,955
Year 17	2044	\$11,490	\$55,546	\$67,036	\$5,586	\$19,940	\$25,526	\$19,715	\$76,910	\$96,626	\$189,188	\$313,236	\$184,048
Year 18	2045	\$11,605	\$56,657	\$68,262	\$5,642	\$20,339	\$26,061	\$19,912	\$78,449	\$98,381	\$192,604	\$304,062	\$161,458
Year 19	2046	\$11,721	\$57,790	\$69,511	\$5,698	\$20,745	\$26,614	\$20,112	\$80,017	\$100,129	\$196,084	\$291,632	\$133,652
Year 20	2047	\$11,838	\$58,946	\$70,784	\$5,755	\$21,160	\$27,166	\$20,316	\$81,618	\$101,931	\$199,631	\$281,262	\$101,632
Year 21	2048	\$11,956	\$60,125	\$72,082	\$5,813	\$21,593	\$27,736	\$20,516	\$83,250	\$103,766	\$203,244	\$267,757	\$64,513
Year 22	2049	\$12,076	\$61,328	\$73,404	\$5,871	\$22,045	\$28,386	\$20,728	\$84,915	\$105,636	\$206,926	\$252,566	\$25,640
Year 23	2050	\$12,197	\$62,554	\$74,751	\$5,930	\$22,455	\$29,055	\$20,928	\$86,614	\$107,542	\$210,678	\$188,462	-\$22,216
Year 24	2051	\$12,319	\$63,805	\$76,124	\$5,989	\$22,904	\$29,894	\$21,138	\$88,346	\$109,483	\$214,501	\$135,338	-\$79,163
Year 25	2052	\$12,442	\$65,081	\$77,523	\$6,049	\$23,363	\$30,812	\$21,349	\$90,113	\$111,462	\$218,396	\$68,057	-\$150,340
Totals		\$276,750	\$1,296,026	\$1,572,776	\$134,592	\$465,240	\$599,792	\$474,872	\$1,794,498	\$2,269,369	\$4,441,937	\$8,747,252	\$4,557,033

- Notes:
- During the interim years regular taxes are paid.
 - Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
 - Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
 - Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.

Renewable Energy PILOT Worksheet

Project Name: AES Brookside Solar
 Project Address: Towns of Burke and Chateaugay
 Town of Chateaugay Summary

10/10/2025



2025 Assessed Value (Base Value)	\$3,819,900
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$3,819,900
2025 Tax Rate	15.572017
Projected Valuation	\$19,660,000
Finished Value (Added Value + Base Value)	\$23,479,900
Initial Estimated Base Value (BV) Payment	\$80,679
Nameplate Megawatt Capacity	58.5
PILOT Payment per MW T. Chateaugay	\$350
PILOT Payment per MW, Franklin County	\$450
Combined PILOT Payment per MW Chateaugay CSD	\$1,700
Total Improvement Value (IV) Payment	\$2,500
Total Improvement Value PILOT Payment Escalator	\$146,250
	2%

Town of Chateaugay 2025 Roll	Tax Rate	% of Total
General - Townwide	0	0.0%
General - Outside	0	0.0%
Highway - Outside	0.649992	4.2%
Highway - Townwide	0.989992	6.4%
BOE - Townwide	0.082255	0.5%
Town Subtotal 2025 Roll	1.722239	11.1%
County General 2025 Roll	3.288026	21.1%
Chateaugay CSD 2025-2026 Roll	10.561752	67.8%
Total	15.572017	100.0%

PILOT Year	Calendar Year	Town of Chateaugay			Franklin County			Chateaugay CSD			Total Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Year 1	2028	\$6,711	\$20,475	\$27,186	\$12,812	\$26,325	\$39,137	\$41,166	\$99,450	\$140,606	\$206,929	\$299,229	\$92,300
Year 2	2029	\$6,778	\$20,885	\$27,663	\$12,941	\$26,882	\$39,823	\$41,587	\$101,439	\$143,006	\$210,461	\$298,598	\$98,137
Year 3	2030	\$6,846	\$21,302	\$28,148	\$13,070	\$27,389	\$40,458	\$41,983	\$103,668	\$145,491	\$214,057	\$298,777	\$94,719
Year 4	2031	\$6,914	\$21,728	\$28,643	\$13,201	\$27,936	\$41,137	\$42,403	\$105,537	\$147,940	\$217,719	\$298,594	\$80,875
Year 5	2032	\$6,984	\$22,163	\$29,146	\$13,333	\$28,495	\$41,828	\$42,827	\$107,648	\$150,475	\$221,449	\$297,785	\$76,336
Year 6	2033	\$7,053	\$22,606	\$29,659	\$13,466	\$29,055	\$42,531	\$43,255	\$109,801	\$153,056	\$225,246	\$296,285	\$71,039
Year 7	2034	\$7,124	\$23,058	\$30,182	\$13,601	\$29,646	\$43,247	\$43,688	\$111,997	\$155,685	\$229,113	\$293,955	\$64,842
Year 8	2035	\$7,195	\$23,519	\$30,714	\$13,737	\$30,239	\$44,178	\$44,125	\$114,237	\$158,361	\$233,052	\$291,080	\$58,029
Year 9	2036	\$7,267	\$23,990	\$31,257	\$13,874	\$30,844	\$44,718	\$44,566	\$116,522	\$161,087	\$237,062	\$287,332	\$50,270
Year 10	2037	\$7,340	\$24,470	\$31,809	\$14,013	\$31,461	\$45,474	\$45,011	\$118,852	\$163,863	\$241,146	\$282,740	\$41,594
Year 11	2038	\$7,413	\$24,959	\$32,372	\$14,153	\$32,090	\$46,243	\$45,462	\$121,229	\$166,691	\$245,305	\$276,449	\$31,143
Year 12	2039	\$7,487	\$25,458	\$32,935	\$14,294	\$32,732	\$47,026	\$45,916	\$123,654	\$169,570	\$249,541	\$269,066	\$19,525
Year 13	2040	\$7,562	\$25,967	\$33,529	\$14,437	\$33,386	\$47,824	\$46,375	\$126,127	\$172,502	\$253,855	\$263,101	\$6,246
Year 14	2041	\$7,638	\$26,487	\$34,124	\$14,582	\$34,054	\$48,636	\$46,839	\$128,649	\$175,488	\$258,249	\$249,499	\$8,750
Year 15	2042	\$7,714	\$27,016	\$34,730	\$14,728	\$34,735	\$49,463	\$47,307	\$131,222	\$178,530	\$262,723	\$237,379	\$25,344
Year 16	2043	\$7,791	\$27,557	\$35,348	\$14,875	\$35,430	\$50,305	\$47,811	\$133,847	\$181,627	\$267,290	\$255,721	\$-374
Year 17	2044	\$7,869	\$28,108	\$35,977	\$15,024	\$36,139	\$51,162	\$48,258	\$136,524	\$184,782	\$271,921	\$255,721	\$-16,200
Year 18	2045	\$7,948	\$28,670	\$36,618	\$15,174	\$36,861	\$52,035	\$48,741	\$139,254	\$187,995	\$276,648	\$224,066	\$-34,582
Year 19	2046	\$8,027	\$29,243	\$37,271	\$15,326	\$37,599	\$52,924	\$49,228	\$142,039	\$191,287	\$281,462	\$224,787	\$-56,675
Year 20	2047	\$8,108	\$29,828	\$37,936	\$15,479	\$38,351	\$53,829	\$49,721	\$144,880	\$194,601	\$286,366	\$204,891	\$-81,475
Year 21	2048	\$8,189	\$30,425	\$38,613	\$15,634	\$39,118	\$54,790	\$50,218	\$147,777	\$197,995	\$291,360	\$181,592	\$-109,768
Year 22	2049	\$8,271	\$31,033	\$39,304	\$15,790	\$39,900	\$55,690	\$50,720	\$150,733	\$201,453	\$296,447	\$157,458	\$-138,988
Year 23	2050	\$8,353	\$31,654	\$40,007	\$15,948	\$40,698	\$56,646	\$51,227	\$153,748	\$204,975	\$301,628	\$127,311	\$-174,317
Year 24	2051	\$8,437	\$32,287	\$40,724	\$16,107	\$41,512	\$57,619	\$51,740	\$156,823	\$208,562	\$306,905	\$91,185	\$-215,720
Year 25	2052	\$8,521	\$32,933	\$41,454	\$16,268	\$42,342	\$58,560	\$52,257	\$159,959	\$212,216	\$312,280	\$45,629	\$-256,751
Totals		\$189,541	\$655,820	\$845,361	\$61,863	\$843,198	\$1,205,660	\$1,162,371	\$3,185,413	\$4,347,784	\$6,398,205	\$6,034,316	\$765,055

Notes:

1. During the interim years regular taxes are paid.
2. Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
3. Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
4. Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.