

**Town of Cohocton**  
P.O. Box 327  
15 South Main Street  
Cohocton, NY 14826

Supervisor, Jack Zigenfus

Board Members:  
Jeff Wise, Deputy Supervisor  
Wayne Hunt  
Milton LeVesque  
Joe Dyckman

Town Clerk: Sandra Riley  
Highway Supt. Tom Simons  
Assessors: Joanne Damboise  
David Domm  
Mark Densmore  
Justices: Ronald Snyder  
Hal Graham

August 15, 2007

Dear Citizens of Cohocton:

Over the past few years there has been much discussion about the possibility of wind power projects being constructed in the Town of Cohocton. The Town Board is pleased to announce that the final agreements have been signed to allow for the first Wind Power Project in the Southern Tier of New York State. There will be approximately 50 wind turbines generating 2.5 Megawatts each of clean renewable energy in the Town of Cohocton. We are proud of this accomplishment and all that it will do for our community. We are also proud of the contribution our town will make in the fight to reduce the production of electricity made from fossil fuels.

Over the past few years the Town Board and the Joint Town and Village Planning Board have been working with professional consultants to analyze the impact that wind farms would have on our Town. We hired Whiteman, Osterman and Hanna, LLC, a law firm in Albany that has attorneys who specialize in working with Municipalities and assisting them in the contractual matters with large scale development. Their main job for the Town was to negotiate the best financial deal it could yet at the same time make sure that the Town was fully protected. Environmental and Engineering firms were also hired to assist the Planning Board with its responsibilities in relation to environmental impacts, issuances of special use permits, and site plan reviews.

The final financial and security agreements between the Town of Cohocton and UPC Wind Management were accepted by the Town Board on August 1, 2007. The site plans and special use permits were approved by the Joint Town and Village Planning Board on August 2, 2007.



Now that the Town of Cohocton will see wind development and the corresponding significant increase in revenue, we will be working with our financial consultant, St. John and Baldwin, with respect to the best ways to maximize the income to the town from this development. As you will see from the enclosed schedule of annual payments the Town will receive an average of around one half of a million dollars a year from this project. We are considering many options of how to prudently use the money the Town is going to receive from the wind project. Some of these options are, but not limited to:

### **Paying Off Debt**

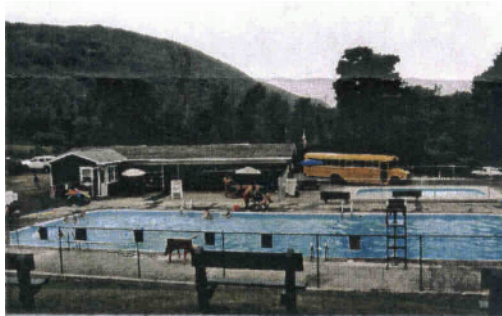
Our Town, like many others, has financial debt. Most of this debt comes from the purchases of new highway equipment. Equipment purchases of this type are financed over a five year period, and we have several pieces of equipment that are currently in our debt schedule. We currently have over \$250,000 in debt.

### **Reducing Taxes**

Everyone, of course, would like to see their tax bill decrease. The Town Board will begin to look at ways we can use this money to decrease your tax burden.

### **Providing Better Services**

The Town can also use this additional revenue to improve the public services provided to Cohocton's residents. Some service improvements may include: the upgrade of highway equipment, the improvement of roads and sidewalks, or the renovation of parks and play grounds.



Lawrence Parks Recreation Area

### **Restoring and Preserving the Historic Larrowe House and Village Greens**

UPC Wind Management's agreements with the State Historic Preservation Office include \$150,000 for the restoration and preservation of the historic Larrowe House and the Village Greens. The Village Board, Town Board, and the Cohocton Historical Society have been working diligently on ways to see this project accomplished.



Larrowe House (Cohocton Municipal Building)

## **Promoting Economic Development**

As we all know, wind development is a major boost to the Town of Cohocton's economic situation. This new revenue may be used to attract additional business and economic opportunities to our town.

## **Adequately Maintaining Reserve Funds**

With any of our plans we will need to keep an eye on our future. The appropriate funding of the Town's reserve funds is a very viable and important option for the additional revenue we will receive.

## **What's Next?**

Construction will begin soon. There is no getting around the fact that any construction project has its inconveniences. This will be especially true with projects of this size.

There will be digging and trucks on the roads with all of the associated dust and noise. The impact of construction on those of us that live in the Town of Cohocton has been addressed throughout the State Environmental Quality Review (SEQRA) process. The Town will continue to be vigilant during the construction phase to ensure that T.JPC lives up to its commitments and that the inconveniences of construction are kept to a minimum. To this end, the Town has hired a professional consultant to assist the Code Enforcement officer.

## **Down The Road**

Once construction is completed, Cohocton will continue to benefit from being involved in the renewable energy industry, which is one of the fastest growing industries in the world today. Our landowners who have agreed to lease their land for the placement of wind turbines or to allow transmission lines across their properties will receive lease payments, while the School District will receive the PILOT payments mentioned above and the Town receives payments from both the PILOT agreement and the HCA (Host Community Agreement).

In short, hosting a renewable energy project will help the Town of Cohocton.

## **Thank You**

We would also like to take this opportunity to thank all of the elected and appointed officials of the Town of Cohocton and the legal, environmental and engineering consultants that have been hired by the Town for all of the hard work that they have put in up to this point in considering the Cohocton Wind and Dutch Hill wind power projects. The Town of Cohocton is embarking on an exciting future and it has only been through their hard work and their commitment to serving the citizens of Cohocton that has allowed the Town of Cohocton the opportunity to consider those benefits.

**In Your Service,**

**Town Board  
Town of Cohocton**

**Host Community Agreement**  
**Schedule of Annual Payments for 2009-2028**

Year = PILOT (Payment in Lieu of Taxes) Year as defined in the Host Community Agreement

This schedule of payments does not include PILOT payments to the County of Steuben or the Wayland-Cohocton School District.

<b>Year</b>	<b>UPC's Annual Payment to the Town of Cohocton</b>	<b>Cohocton's Share of IDA</b>	<b>Total Revenue Paid to Cohocton</b>
Upfront Payment January 2nd, 2008	\$725,000	--	<b>\$725,000</b>
1	\$937,500	\$12,500	<b>\$950,000</b>
2	\$837,500	\$32,500	<b>\$870,000</b>
3	\$675,000	\$65,000	<b>\$740,000</b>
4	\$500,000	\$100,000	<b>\$600,000</b>
5	\$337,500	\$132,500	<b>\$470,000</b>
6	\$317,625	\$136,475	<b>\$454,100</b>
7	\$317,154	\$140,569	<b>\$457,723</b>
8	\$316,468	\$144,786	<b>\$461,255</b>
9	\$315,558	\$149,130	<b>\$464,688</b>
10	\$314,413	\$153,604	<b>\$468,017</b>
11	\$313,021	\$158,212	<b>\$471,233</b>
12	\$311,371	\$162,958	<b>\$474,329</b>
13	\$309,450	\$167,847	<b>\$477,298</b>
14	\$307,247	\$172,882	<b>\$480,130</b>
15	\$304,748	\$178,069	<b>\$482,817</b>
16	\$301,939	\$183,411	<b>\$485,350</b>
17	\$298,808	\$188,913	<b>\$487,721</b>
18	\$295,338	\$194,581	<b>\$489,919</b>
19	\$291,516	\$200,418	<b>\$491,934</b>
20	\$287,325	\$206,431	<b>\$493,756</b>
<b>Total:</b>	<b>\$8,614,483</b>	<b>\$2,880,787</b>	<b>\$11,495,270</b>