

# TICONDEROGA CENTRAL SCHOOL DISTRICT

5 CALKINS PLACE  
TICONDEROGA, NEW YORK 12883

**Frederick J. LaVallie**  
*President, Board of Education*

**Erin E. Hamel**  
*Clerk, Board of Education*



**John C. McDonald, Jr., Ed.D.**  
*Superintendent of Schools*  
Office - (518) 585-7400 Ext. 1135  
Fax - (518) 585-2682  
[jmcdonald@ticonderogak12.org](mailto:jmcdonald@ticonderogak12.org)

"SENTINELS FOR EXCELLENCE"

Dear Ticonderoga Central School District Community Members:

On Tuesday, March 29th, the Ticonderoga Central School District is holding a referendum to purchase property to create a solar farm as a means to curb energy costs and reduce our carbon footprint on the environment. Voting hours will be from 12:00 p.m. to 8:00 p.m. at the Ticonderoga High School lobby and Hague Community Center. In preparation for this vote, we have compiled an information packet to help you understand the scope and costs associated with this project.

## Project History

The District began exploring the use of solar energy in preparation for the recent building project to replace the roof at the Elementary/Middle School. With the installation of a new roof, the timing seemed appropriate to investigate any cost savings that could come from placing solar panels on top of the new roof. After review of the data, it was determined that the District could save between \$8,000 and \$10,000 with a rooftop solar panel system; and the Board of Education was concerned that this saving may not cover any costs associated with removing the panels, should the roof need repairing. It was discovered, however, that a ground-mounted system would provide considerable savings at no cost to the District.

To meet the needs of the District, a 6-8 acre parcel of land would be required for a ground-mounted system; and unfortunately, the District does not own enough contiguous property to meet this requirement. At this point, the District investigated potential properties within the community that could meet this need and also provided the best site for a solar energy system.

## How does the system work?

This project is part of the New York State K-Solar program, which is designed to reduce energy cost to schools. K-Solar, a joint program of the New York Power Authority (NYPA) and New York State Energy Research and Development Authority (NYSERDA), will provide NYS school districts with the tools and expertise to bring solar energy to their facilities and reduce their energy costs. SolarCity was awarded the K-Solar contract for New York State. For more information about the program, please refer to the following link: [solar@nypa.gov](mailto:solar@nypa.gov).

If the referendum is passed, SolarCity will install the solar panel system at no cost to the District. In exchange, the District will enter into a power purchase agreement with Solar City agreeing to purchase electricity from this vendor for the next 18 years. An estimated savings table is included in this packet.

As part of the agreement, SolarCity guarantees that should the savings estimates change due to market fluctuation in energy costs, they will either provide energy at a rate lower than the grid or the District will receive credit for the savings beyond the estimates.

### **What is in this Packet?**

This packet is intended to provide information to community members in order to help them make an informed decision on March 29th. The first two pages describe the location of the property, as well as a conceptual drawing of the system.

The third page is a copy of the 2015-16 tax bill for the property, including the amount of taxes paid. From this document you can see that by purchasing this property it would remove the assessed value of \$37,400 from the taxable assessed property. The impact for this year would be a redistribution of \$386.70 among all other taxpayers.

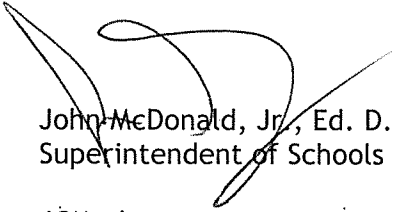
The District offered \$70,000 to the landowner and that offer was accepted. At the February Board of Education meeting, a resolution was passed to purchase this parcel, contingent on approval from the District's taxpayers. The fourth and fifth pages of this packet are fair market assessments from two independent realtors, valuing the property at \$75,000 and \$74,235 respectively.

The final two pages are cost savings estimates from by the solar vendor, SolarCity, which estimates a first year energy savings of approximately \$56,471 and an eighteen-year savings of \$1,156,046. In addition, the District receives a one time incentive payment of \$20,000 as part of the K-Solar program sponsored by New York State.

### **Summary**

The Ticonderoga Central School District is proposing to create a solar farm facility to take decrease our energy costs and reduce our carbon footprint. We are seeking approval to purchase 6.88 acres for \$70,000 to hold this facility, and anticipate a \$50,000 per year energy savings over the next 18 years. There will be a Public Hearing Tuesday, March 22, 2016 at the Ticonderoga High School Cafeteria to discuss this project.

Sincerely,



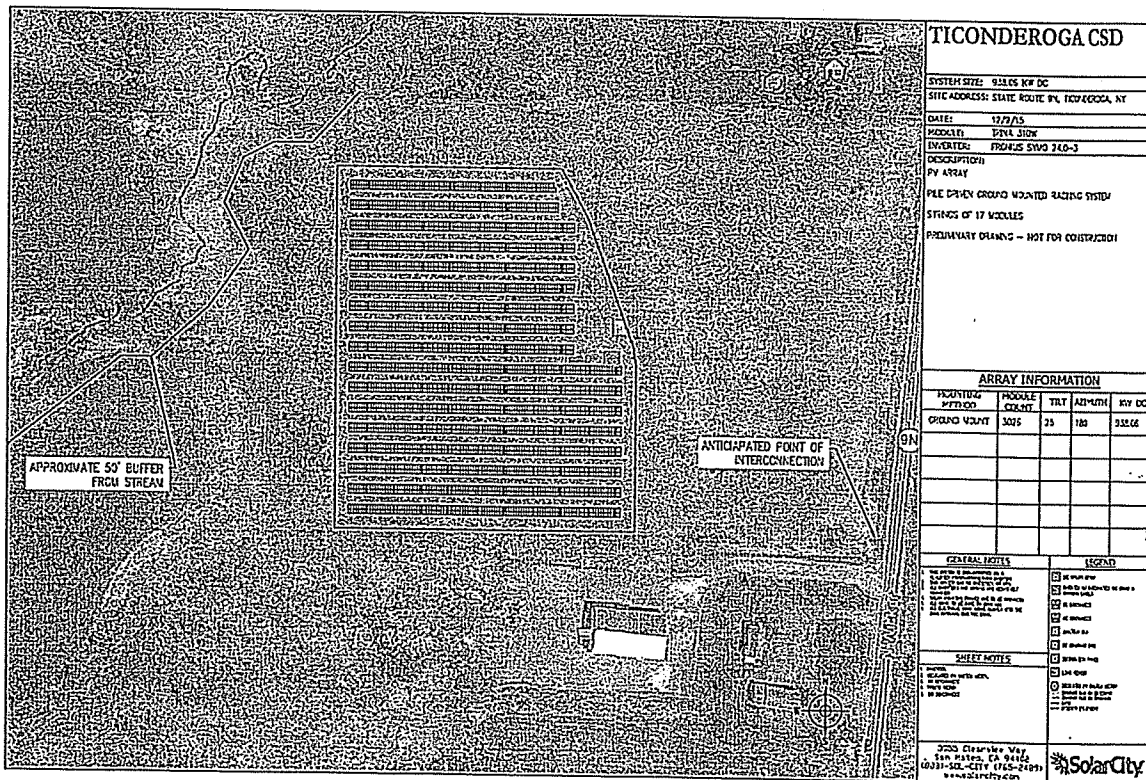
John McDonald, Jr., Ed. D.  
Superintendent of Schools

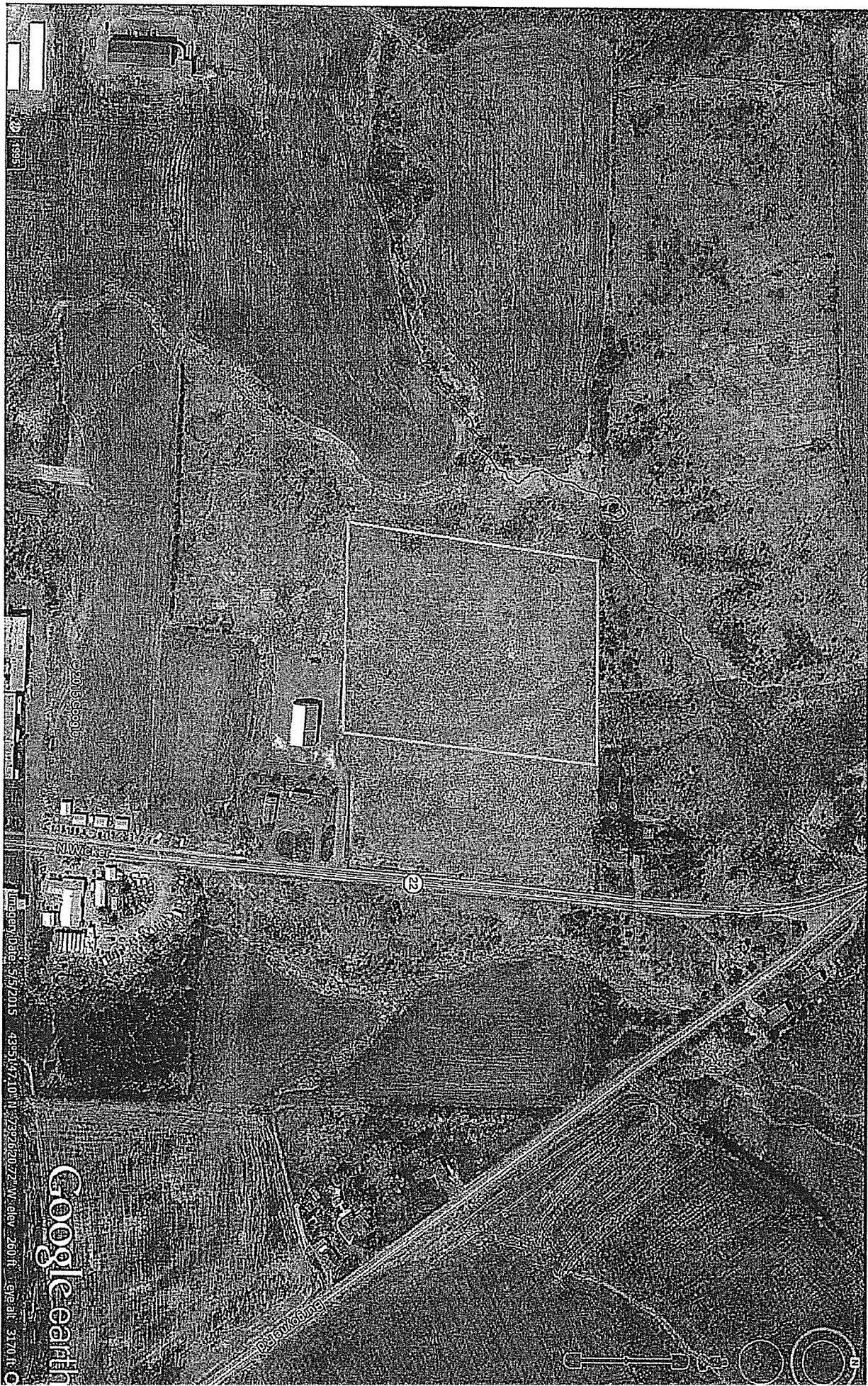
JCM:eh

Enclosures

**Exhibit 2**  
**Attachment A:**  
Facility and System Layout

An Aerial Photograph of the Facility	See below
Conceptual Drawing of the System	See below
Delivery Point	[written description of Delivery Point, also indicate below]
Access Points	[written description of access points needed to install and service System, also indicate below]





1995

Imagery Date: 5/5/2015

43°51'47.10" N 72°26'20.72" W Elev: 260 ft Speed: 3170 ft/s

Google Earth

# TICONDEROGA CENTRAL SCHOOL

\* For Fiscal Year 07/01/2015 to 06/30/2016

\* Warrant Date 09/01/2015

Bill No. 002699  
Sequence No. 2173  
Page No. 1 of 1

## MAKE CHECKS PAYABLE TO:

CARRIE REALE  
SCHOOL TAX COLLECTOR  
TICONDEROGA CSD  
5 CALKINS PLACE  
TICONDEROGA NY 12883

VanWert Chattie  
PO Box 107  
Ticonderoga, NY 12883

## TO PAY IN PERSON

HOURS: 9AM-12PM & 12:30-3PM  
ON MTW & 4:30PM TH & F SEPT 1  
TO NOV 4, 2015; EXCLUDING  
SAT SUN HOLIDAYS; LOCATION:  
GFNB 123 MONTCALM ST

## SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

**154800 139.4-4-4.000**  
Address: NYS Route 9N  
Town of: Ticonderoga  
School: Ticonderoga  
NYS Tax & Finance School District Code: 636  
330 - Vacant comm Roll Sect. 1  
Parcel Acreage: 6.88  
Account No. 715J112603  
Bank Code

## PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

37,400

The Uniform Percentage of Value used to establish assessments in your municipality was:

100.00

The assessor estimates the Full Market Value of this property as of July 1, 2014 was:

37,400

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "What To Do If You Disagree With Your Assessment" is available at the assessor's office and on-line: [www.orps.state.ny.us](http://www.orps.state.ny.us). Please note that the period for filing complaints on the above assessment has passed.

Estimated State Aid: SCHL 7,128,425

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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## PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
Town Of Ticonderoga					
School Tax	11,143,122	2.0	37,400.00	10.339677	386.70

Property description(s): R Kellet Patent

PENALTY SCHEDULE	Penalty/Interest	Amount	Total Due
Due By: 09/30/2015	0.00	386.70	386.70
10/31/2015	7.73	386.70	394.43
11/04/2015	11.60	386.70	398.30

**TOTAL TAXES DUE** SEP 30 2015 **\$386.70**

Apply For Third Party Notification By: 07/01/2016

Taxes paid by Chattie VanWert CA CH 2085

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [ ] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

## TICONDEROGA CENTRAL SCHOOL RECEIVER'S STUB

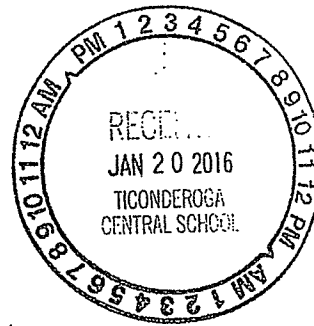
Town of: Ticonderoga  
School: Ticonderoga  
Property Address: NYS Route 9N

Bill No. 002699  
**154800 139.4-4-4.000**  
Bank Code

VanWert Chattie  
PO Box 107  
Ticonderoga, NY 12883

Pay By: 09/30/2015	0.00	386.70	386.70
10/31/2015	7.73	386.70	394.43
11/04/2015	11.60	386.70	398.30

**TOTAL TAXES DUE**  
**\$386.70**



January 20, 2016

Re: NYS Route 9N  
Ticonderoga, NY 12883

To Whom This May Concern;

To do a market evaluation we try to find similar properties recently sold and listing there are very few in this area.

The prospective property is tax map # 139.4-4-4.000 lot size 6.88 acres with assessed value of \$37,400. This lot used to be attached with another lot that is now known as the Car Wash. Tax map # for car wash's 139.4-1-52.121 lot size 4.56 acres assessed value of land only \$143,550 in 2015. The most recent land sold is tax map 150.2-2.3.210 lot size .46 acres assessed value \$67,000 property sold 10/31/13 for \$73,000.

The following are assessed values of property surrounding the prospective property.

- 1.) 139.4-1-42.000 lot size 5.00 acres assessed value of \$144,000 in 2015
- 2.) 150.2-2-4.200 lot size 0.78 acres assessed value of \$158,400 in 2015

I feel that the offering price of \$75,000 for 6.88 acres is a fair value. The tax maps for you to review are attached. Please do not hesitate to call with any questions.

Angela Brown

NYS Licensed Broker/Owner

Century 21 Adirondacks

[amsammis@aol.com](mailto:amsammis@aol.com)

518-585-2233

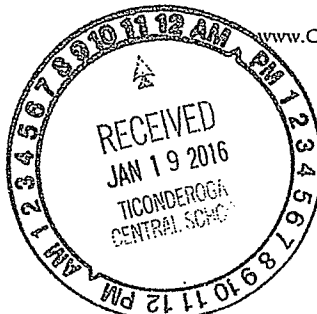
518-339-7973



KING GEORGE  
REALTY

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BOLTON LANDING, NY 12814

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kinggcorgerealty@coldwellbanker.com  
www.CBKGR.com www.LoveLakeGeorge.com



To: Mr. John McDonald  
Superintendent of Schools  
Ticonderoga, NY 12883

1/19/2016

From: Thomas J Morhouse  
Sales Associate Coldwell Banker King George Realty  
Bolton Landing, NY 12836

Dear John:

The following is an estimate of value for the property owned by Chattie VanWert. The tax map number for this property was previously designated as 139.4-1-52.111. That number has changed and the current tax map number is 139.4-4-4.0. Refer to the current Essex County property record, the revised tax map, the Adirondack Park Agency Permit Application/Jurisdictional Determination, survey and picture of the sewer Lines.

The first determination for the best use of this property was made from commercial properties that have sold in Ticonderoga. Using the assessors "total value" and "land value" a ratio was established. This ratio was applied to the sale price to determine that land value of a particular sold property.

The second determination of value was from residential properties that are currently for sale.

From this data a lot value could be determined and with adjustments for location and lack of water service a price was determined.

Refer to the numerical analysis of 3 commercial properties that sold and 3 residential properties that are for sale.

This property can still be divided into three lots. The average price is \$24,745 per lot. It is for this reason that I would value the total 6.88 acres of Tax Map 139.4-4-4.0 at \$74,235.00.

Yours truly,

Thomas J Morhouse  
Sales Agent Coldwell Banker King George Realty



# Ticonderoga Central School District - Ground Mount - SolarCity PPA Savings Cash Flow Table

SolarCity

Ticonderoga Central School District		Results Summary		Model Assumptions	
Ground Mount		Year 1 Savings:	\$ 56,471	Monetary Credit (\$/kWh)	\$ 0.132
116 Alexandria Ave, Ticonderoga NY, 12883		Total Savings:	\$ 1,156,046	Annual PV Degradation	0.50%
System Size: 938.06 kW DC				PPA Rate	\$ 0.082
National Grid (Niagara Mohawk)				PPA Escalation Rate	2.00%
				PPA Term	18
				Utility Escalation Rate	2.00%

YEAR	SOLAR PRODUCTION (kWh)	MONETARY CREDIT VALUE (\$/kWh)	SOLAR CREDIT ACCRUAL	SOLAR CREDIT PPA RATE (\$/kWh)	ANNUAL SOLAR CREDIT COST FOR SOLAR (kWh)	TOTAL SAVINGS	CUMULATIVE TERM CASH FLOW
1	1,129,424	\$ 0.132	\$ 149,084	\$ 0.082	\$ 92,613	\$ 56,471	\$ 56,471
2	1,123,777	\$ 0.135	\$ 151,305	\$ 0.084	\$ 93,993	\$ 57,313	\$ 113,784
3	1,118,158	\$ 0.137	\$ 153,560	\$ 0.085	\$ 95,393	\$ 58,167	\$ 171,950
4	1,112,567	\$ 0.140	\$ 155,848	\$ 0.087	\$ 96,815	\$ 59,033	\$ 230,984
5	1,107,005	\$ 0.143	\$ 158,170	\$ 0.089	\$ 98,257	\$ 59,913	\$ 290,897
6	1,101,470	\$ 0.146	\$ 160,527	\$ 0.091	\$ 99,721	\$ 60,806	\$ 351,702
7	1,095,962	\$ 0.149	\$ 162,919	\$ 0.092	\$ 101,207	\$ 61,712	\$ 413,414
8	1,090,482	\$ 0.152	\$ 165,346	\$ 0.094	\$ 102,715	\$ 62,631	\$ 476,045
9	1,085,030	\$ 0.155	\$ 167,810	\$ 0.096	\$ 104,245	\$ 63,564	\$ 539,609
10	1,079,605	\$ 0.158	\$ 170,310	\$ 0.098	\$ 105,799	\$ 64,511	\$ 604,120
11	1,074,207	\$ 0.161	\$ 172,848	\$ 0.100	\$ 107,375	\$ 65,473	\$ 669,593
12	1,068,836	\$ 0.164	\$ 175,423	\$ 0.102	\$ 108,975	\$ 66,448	\$ 736,041
13	1,063,492	\$ 0.167	\$ 178,037	\$ 0.104	\$ 110,599	\$ 67,438	\$ 803,479
14	1,058,174	\$ 0.171	\$ 180,690	\$ 0.106	\$ 112,247	\$ 68,443	\$ 871,923
15	1,052,883	\$ 0.174	\$ 183,382	\$ 0.108	\$ 113,919	\$ 69,463	\$ 941,385
16	1,047,619	\$ 0.178	\$ 186,114	\$ 0.110	\$ 115,616	\$ 70,498	\$ 1,011,883
17	1,042,381	\$ 0.181	\$ 188,887	\$ 0.113	\$ 117,339	\$ 71,548	\$ 1,083,431
18	1,037,169	\$ 0.185	\$ 191,702	\$ 0.115	\$ 119,088	\$ 72,614	\$ 1,156,046
							\$ 1,156,046

\* These values are estimates and have been mutually defined by the customer and SolarCity. The customer may request any changes to more closely model their specific situation. SolarCity has used good faith efforts to represent the savings from this project before state and federal income tax. Please consult your tax advisor regarding your specific tax situation. Buyout values and renewal rates will depend on FMV

Price valid until 10/06/2015



# Ticonderoga Central School District - Ground Mount - SolarCity PPA Savings Summary

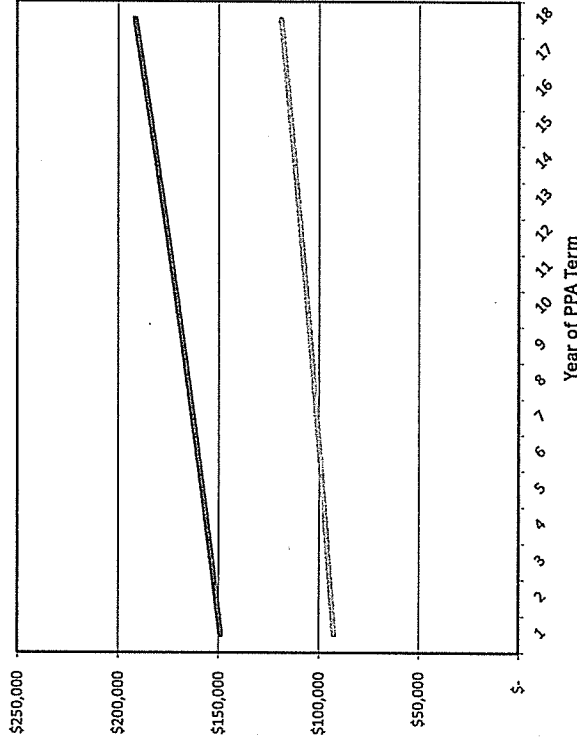


Ticonderoga Central School District  
Ground Mount  
116 Alexandria Ave, Ticonderoga NY, 12883  
System Size: 938.06 kW DC  
National Grid (Niagara Mohawk)

SolarCity/PPA Structure Summary	
Project Type	Ground Mount
System Size (kW <sub>DC</sub> )	938.06
System Yield (kWh/kW)	1,204
1st Year Production (kWh)	1,129,424
Annual System Degradation (%)	0.50%

SolarCity/PPA Structure Summary	
PPA Rate (\$/kWh)	\$ 0.082
Annual PPA Rate Escalation	2.00%
PPA Term (years)	18

## Annual Savings Estimates



— Annual Utility Bill for Same kWh      - - - - - Annual Bill with SolarCity PPA

### Model Assumptions

Monetary Credit Value (\$/kWh)*	\$ 0.132
Annual Reduction in Production	0.50%
Utility Escalation Rate	2.00%

### PPA Financial Results Summary

Estimated 1st Year Savings	\$ 56,471
Savings Over 18 Years	\$ 1,156,046

### SolarCity PPA Information

Performance Guarantee	Included
Payback	Immediate
Operations & Maintenance	Included

\* These values are estimates and have been mutually defined by the customer and SolarCity. The customer may request any changes to more closely model their specific situation.

SolarCity has used good faith efforts to represent the savings from this project before state and federal income tax.

Please consult your tax advisor regarding your specific tax situation.

Buyout values and renewal rates will depend on FMY

Price valid until 10/06/2015