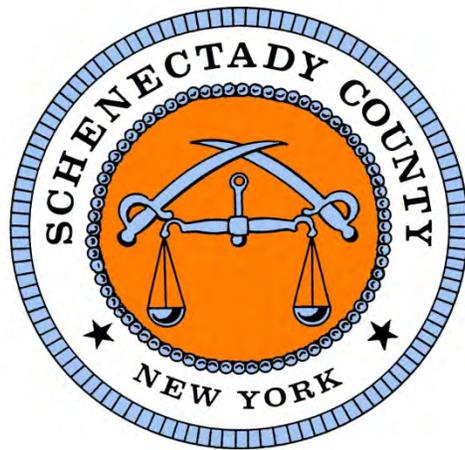


Schenectady County

County-wide Shared Services Property Tax Savings Plan

August 22, 2017



**County of Schenectady
County-wide Shared Services
Property Tax Savings Plan**

County-wide Shared Services Panel

Gary R. McCarthy, Mayor of the City of Schenectady

Joe Landry, Niskayuna Town Supervisor

Christopher Koetzle, Glenville Town Supervisor

Roger Tidball, Duanesburg Town Supervisor

Louis Esposito, Princetown Town Supervisor

Steven Tommasone, Rotterdam Town Supervisor

Kris Kastberg, Scotia Village Mayor

Gayle Gifford, Delanson Village Mayor

Kathleen Rooney, County Manager

County of Schenectady County-wide Shared Service Plan

Executive Summary

The municipalities within Schenectady County have a long and strong history in collaboration and shared services for the process outlined in the Part BBB Chapter 59 of the Laws of 2017, the County of Schenectady convened the County-wide Shared Services Panel to develop additional collaborations and shared services that will reduce municipal costs and result in property taxpayer savings.

Three public hearings we held and the County-wide Shared Services Panel met four times to investigate ideas and develop the County-wide Shared Services Plan. The process was informed by members of the public, represented labor and the business community. The 2017 Shared Services Plan Timetable is included as Attachment A.

Once fully implemented, the County-wide Shared Services initiatives included in the Plan are anticipated to save \$1,544,470 on an annualized basis. The County has also submitted on behalf of the Shared Services Panel a grant application through the Municipal Restructuring Fund which, if received, will leverage additional upfront funding, resulting in greater annualized savings.

Plan Initiative	2018	2019	Full Implementation
Solar Energy Consortium	\$126,000	\$456,750	\$525,000
LED Municipal Lighting Fund	\$ 27,235	\$ 54,470	\$ 54,470
LED Street Lighting Initiative	\$ 39,270	\$119,000	\$119,000
MEGA Energy Procurement	\$ 8,000	\$ 8,000	\$ 8,000
Municipal Healthcare Consortium	\$ 0	\$476,000	\$766,000
Purchasing Cooperative	\$ 38,000	\$ 38,000	\$ 38,000
Shared Fueling Station	\$ 34,000	\$ 34,000	\$ 34,000
	\$272,505	\$1,186,220	\$1,544,470

In addition to the above initiatives, additional opportunities for property tax savings are under review. The most noteworthy initiative currently under analysis is the potential for the County, the City, the Towns, Villages and all fire districts to collaborate with the Capital District Transportation Authority (CDTA) on the development of shared services CDTA 800 MHz/ County-wide Public Safety Radio System. This project, currently under analysis, has the potential to save \$4-6 million in avoided equipment purchase costs and additional ongoing maintenance charges.

Existing County of Schenectady Inter-Municipal Shared Services Successes

The County of Schenectady and all the municipalities located within Schenectady County have a long and successful history of consolidation, shared services and inter-municipal cooperation.

- *Schenectady County Unified Communications Center*

The most recent shared services success was the creation of a single county –wide public safety call answering and dispatch center. This initiative, implemented in 2014, has saved the participating municipalities more than \$600,000 per year and \$2,500,000 to date.

- *County Operated and Funded County-wide Library System*

The Schenectady County Public Library is one of only a few county operated and funded county-wide library systems. The library system serves the City of Schenectady, five towns and two villages. The County-wide library system model has proven to be extremely efficient as demonstrated by the following chart:

AREA LIBRARY COMPARISON – 2016

Library Name	Total Operating Fund Receipts Per Capita
Albany Public Library	\$86.48
Bethlehem Public Library	\$140.13
Clifton Park-Halfmoon Library	\$75.72
Crandall Public Library	\$74.67
Guilderland Public Library	\$97.75
Saratoga Springs Public Library	\$109.67
Schenectady County Public Library	\$31.20

Source: New York State Education Department – Public Library Statistics – Bibliostat Connect -

- *Public Works and Highway Shared Services*

Current public works and highway shared services are robust and have proven to be very successful. Examples include:

- The City of Schenectady provides waste removal and leaf pick up services for the Village of Scotia.
- County of Schenectady provides snow plowing and removal for the Town of Princetown and New York State Department of Transportation.
- Town of Duanesburg provides snow plowing for the Village of Delanson.
- The City of Schenectady provides water to the Towns of Niskayuna and Rotterdam.
- The County of Schenectady provides vehicle maintenance services for the City and Village of Scotia.

- The County of Schenectady and the Town of Glenville swap snow plowing routes for purposes of efficiency.
 - The City of Schenectady and County of Schenectady share a salt shed that enabled the County to eliminate a snow plowing run and a large truck from its fleet.
 - The County of Schenectady Leaf and Brush Composting Facility is provided to the municipalities for their use.
 - The County of Schenectady maintains Veterans Park for the City of Schenectady.
 - Joint and piggy back bidding for the procurement of highway surface treatments and materials.
- Examples of other shared services include:
 - County-wide Hazardous Materials Team
 - County-wide Civil Service Administration
 - County-wide Traffic Prosecution
 - County provides labor contract negotiations for the City of Schenectady
 - Geographic Information Services

2018-2019 County-wide Shared Service Plan Overview

The Schenectady County Shared Services Panel considered a variety of shared service initiatives that would meet the timetable established by New York State for a plan submission by September 15, 2017. The County-wide Share Services Plan contains the following new property tax savings initiatives:

- Energy Savings and Cost Initiatives
 - Solar Energy Consortium
 - Municipal Lighting Fund
 - LED Street Lighting Initiative
 - Municipal Electric and Gas Alliance- Energy Procurement
- Municipal Health Care Consortium
- County-wide Purchasing Cooperative
- Shared Fueling Station

Inter-Municipal Energy Savings Initiative

The first proposal is to transform Schenectady County government and all participating governmental units, to produce 100% of their electricity from solar energy by December 31, 2021. Electricity costs are a significant component of every municipality's costs and are a burden on the property tax payers. To address this issue, Schenectady County and a number of its

municipalities have been municipal leaders in solar energy development. The first component of the energy savings initiative is the construction of 15+ mW of solar farms to provide all electricity to participating governmental units through solar. The additional components of our Inter-Municipal Energy Savings Initiative include LED Street Lighting Initiatives, the establishment of the Municipal Lighting Fund for facility lighting and the expansion of participation in the Municipal Electric and Gas Alliance (MEGA).

Solar Energy Consortium

Currently, Schenectady County has built or has under development approximately 3mW of solar capacity at 7 locations including a 600 kW solar farm on Hetcheltown Road in Glenville and one at Commerce Park in Niskayuna. These seven projects are a public-private partnership with Monolith Solar, LLC, and legislation authorization has been granted to proceed with an additional 1.2 mW of capacity in Niskayuna and Rotterdam.

The City of Schenectady currently has a 700 + kW solar farm in Niskayuna, and both the Town of Niskayuna and the Town of Princetown have smaller solar arrays. The County of Schenectady has 20 year Purchase Power Agreements (PPA) with Monolith Solar. The Town of Niskayuna also partners with Monolith Solar with a 20 year PPA; the City of Schenectady has a 20 year PPA with Solar City; while the Town of Princetown has a 20 year PPA with New York Light Energy on a 35kW solar array and the Town of Glenville also has a PPA. Accordingly, there is a solid foundation for continued solar expansion.

The Schenectady County Solar Energy Consortium is a joint venture of the County of Schenectady, the City of Schenectady, the five towns in Schenectady County: Duanesburg, Glenville, Niskayuna, Rotterdam and Princetown and the two villages: Delanson and Scotia. The Consortium has prepared a Request for Proposal (Attachment B) for the development of approximately 15mW of solar farms.

The Consortium has assembled an array of potential sites for the location of the solar farms and is encouraging responders to submit sites for solar farms independently. Under the proposed inter-municipal agreement, if any member of this Consortium has an excess of land available for solar projects and wishes to assist another municipality which needs a site, the land-owning municipality will receive 50% of the electric savings on an annualized basis and the municipality needing solar credits will receive 50% of the savings or the savings will be shared as otherwise negotiated between the two municipalities.

Based on the current electricity rates, the savings from 15mW is estimated to be \$525,000 annually. This is based on the current experience of the County of Schenectady using its current Purchase Power Agreements. For the County's solar farm located on Hetcheltown Road, \$.0384/kWh of savings is currently generated. Using \$.035/kWh of net savings, the initiative is anticipated to generate the following savings results:

2018: 7.2mW assumed at 50% of year	\$126,000
2019: 7.2mW assumed at 100% of year	\$252,000
7.8mW assumed at 75% of year	<u>\$204,750</u>
	\$456,750
15.0mW Full Implementation	\$525,000

Participating Municipalities: County of Schenectady, City of Schenectady, Towns of Glenville, Rotterdam, Niskayuna, Princetown, Duanesburg and Villages of Scotia and Delanson.

LED Lighting Initiatives

Many of the municipalities in Schenectady County have been converting lighting to LED lights. LED lighting can dramatically reduce electrical consumption. Although there are other large municipal electrical consumption drivers- computers and servers; water pumps and pump stations; cooling and heating systems; the largest driver of electrical usage is lighting. According to the U.S. Department of Energy, LED lights are up to 80% more efficient than conventional incandescent lights, and can last up to 25 times longer. Accordingly, a transition to LED lights could reduce energy consumption by 50% to 65%. Furthermore, the LED transition will reduce the needed size of solar expansion. The less we consume the less solar power we will need to generate.

Municipal Lighting Fund for Facility LED Lighting

The County of Schenectady will establish a Municipal Lighting Fund to assist itself and municipalities co-fund LED lighting installation at each of their facilities. The Municipal Lighting Fund will support \$279,000 of County facility lighting and \$125,000 incentive fund for the participating municipalities using grant funding.

Based on an inventory by municipality, it is estimated that there are as many as 18,000 fixtures county-wide yet to be converted. This project will enable the municipalities collectively to convert approximately twenty-five percent (25%) of the fixtures. To access the Fund, municipalities will be required to take advantage of all National Grid and other rebate programs available. The County, on behalf of the Lighting Fund will continue to identify and apply for grant funding to expand the fund and the conversions.

Based on the current size of the LED Lighting Fund, a conservative estimate of savings on an annualized basis is \$54,470.

Participating Municipalities: County of Schenectady, City of Schenectady, Towns of Glenville, Rotterdam, Niskayuna, Princetown, Duanesburg and Villages of Scotia and Delanson.

LED Street Lighting Initiative

In addition to the conversion of municipal interior lighting, we are proposing to convert the street lights in each municipality to LED. The City of Schenectady is not included in this section of the initiative as it has separate plans for the conversion of its street lights under its Smart City initiative.

Currently, all of the street lights in Schenectady County are utility owned. There are multiple mechanisms for conversion to LED street lights. Municipalities can either convert lighting under a utility owned model or they may opt to either undertake a utility-owned conversion. In this model, the municipality may opt to either pay the utility for the stranded costs of the remaining useful life of the existing lighting or opt to have the utility charge the municipality overtime for the stranded cost with interest.

The second model is for the municipalities to choose to buy the fixtures and undertake a municipality owned model. In this model the municipality owns and maintains the fixtures itself.

Decision making on the optimal cost savings model for municipalities requires an in-depth cost-benefit analysis. In order to undertake this analysis, municipalities must first follow the Public Service Commission process to negotiate with the utility for the buyout. Once these costs are known, the cost benefit of a utility owned or municipally owned model can be developed.

This initiative will support the necessary analysis needed for municipalities to evaluate options and optimize savings including coordinating the PSC outlined process for negotiation of fixture buy-out costs with the utility. Should the cost-benefit analysis indicate that the municipal-owned model is more cost effective, the municipalities would entertain establishing one county-wide system for the maintenance program for the street lights.

The PSC required process extended beyond the timeframe of the submission of this Plan. As such, the savings presented in the County-wide Shared Savings Plan is based on the utility-owned model and is a conservative estimate. The potential for greater savings may be possible under the municipal owned model. An aggregated inventory of each municipality's street lights by number and type of fixture has been developed.

Based on this inventory, and the estimated kWh savings, we have determined that LED lighting conversion could minimally save \$119,000 collectively on an annual basis. This savings is net of the required payment to the utility for stranded fixture costs. Under this initiative the County is offering an interest free financing mechanism for the payment to the utility for stranded costs under the utility owned model.

Participating Municipalities: County of Schenectady, Towns of Glenville, Rotterdam, Niskayuna, Princetown, Duanesburg and Villages of Scotia and Delanson.

Municipal Electric and Gas Alliance (MEGA)

The County of Schenectady, City of Schenectady, Schenectady County Community College, and Towns of Niskayuna and Rotterdam are all participants of the Municipal Electric and Gas Alliance (MEGA). MEGA offers municipalities across NYS the ability to purchase electric and gas through a much larger energy consortium, helping to reduce municipal utility costs.

The estimated savings total \$8,000 for the Towns of Glenville, Princetown and Duanesburg and the Villages of Scotia and Delanson in reduced utility costs if they choose to join MEGA.

Municipal Health Care Consortium

As background, the City of Schenectady has an agreement with the County of Schenectady (the 2012-2020 Sales Tax Agreement) through which the County provides legal representation for collective bargaining to the City.

The thought behind this collaboration was that the County had saved about \$15 million each year in healthcare expenses through aggressive reforms which including our incentivized Canadian mail order prescription drug plan; an incentivized U.S. mail order prescription drug program; and adoption of Medicare Advantage Plans (MAPs) for Medicare-eligible retirees and other reforms. Thus far, over \$3 million in annual savings had accrued to the City through adoption of these reforms. Both the City and the County have benefited by putting out an RFP (Request for Proposals) for a new PBM (Pharmacy Benefit Manager). First the City and now the County is saving significant dollars annually. The County's savings alone are estimated to total more than \$700,000 annually.

The County engaged Locey and Cahill, LLC, health care consultants with extensive experience in municipal health care consortiums in New York State, to assist in the analysis of opportunities for savings related to the development and participation of the municipalities in a health care consortium. The consultants evaluated the opportunity for savings under the options currently available pursuant to New York State law. Specifically, the models evaluated included: a self-insured plan under Article 47 of the New York State Insurance Law, an Employee Trust Fund under Article 44 of the New York State Insurance Law and an Insured Minimum Premium Plan.

Locey and Cahill, LLC reviewed demographic and health cost claims data, the health care plans, labor contract language and premium/premium equivalent rates from the majority of the municipalities. Based on this analysis and based on their experience with a number of other health care consortiums in New York State, Locey and Cahill, LLC estimate the savings from the

establishment of a health care consortium when fully implemented to total approximately \$766,000 (See Attachment C).

Under the consortium model, the majority of the savings initially would accrue to the smaller municipalities that cannot independently capitalize on the savings of a self-insured plan. Based on New York State Insurance law, the smaller municipalities are prohibited from independently being self-insured. The small number of health contracts and the potential volatility of a small pool of contracts present too much risk. Both the County and City are already in self-insured models. By aggregating all the municipalities into one self-insured consortium – one pool - the smaller municipalities can now participate and gain the savings. The County, the City and the all the other participating municipalities would also benefit from savings related to increased buying power and efficiencies.

The lead time is assumed to be approximately sixteen months before the Consortium is operational. The development steps include: development of and authorization by each municipality of the inter-municipal agreement, the establishment of Consortium Board and their by-laws; the development of the plan offerings, the establishment of premium equivalents and the negotiations with labor. Savings are not anticipated until 2019.

The participating municipalities include: the County of Schenectady, the City of Schenectady, the Towns of Duaneburg, Glenville, Niskayuna, Princetown and Rotterdam and the Village of Scotia. The Village of Delanson does not provide any employee health benefits.

County-wide Purchasing Cooperative

The municipalities agree that a formalized purchasing collaboration would result in annualized savings. Given changes in the New York State contract process and the opportunities afforded localities from piggybacking on and/or joining Federal, other municipal and other consortium contracts, the municipal procurement process has become more time consuming, yet presents more opportunity for procurement savings.

The County Purchasing Collaborative would be led by the County Purchasing Bureau of the Department of Finance. The Cooperative would convene regularly scheduled meetings and establish communication systems designed to share information and collaboratively find the most cost effective means to purchase goods and services.

Municipalities have agreed to assign a municipal designee to participate in the process. Regularly scheduled meetings will be held to coordinate purchasing. The initial streamlining will include 1) an evaluation of commodities/services purchased to define opportunities and 2) evaluation and adjustment of procurement and bid time tables in order to align cycles for joint bidding. Based on historical joint bidding opportunities, a modest 2% savings assumption on

office supplies, large equipment/vehicle purchases and services such as waste removal, etc. is estimated to save approximately \$38,000 per year.

Participating Municipalities: County of Schenectady, City of Schenectady, Towns of Glenville, Rotterdam, Niskayuna, Princetown, Duanesburg and Villages of Scotia and Delanson.

Shared Fueling Station

The County of Schenectady and the Town of Rotterdam both have diesel and unleaded fueling stations in need of replacement. The County fueling station is located in the Town of Rotterdam and is also in close proximity to the Town of Princetown. This initiative proposes to replace only one fueling station to be operated by the County but used by the County, Rotterdam and Princetown and a fire district located in the Town of Rotterdam.

The estimated savings totals \$250,000 in avoided purchase and installation costs with an annualized savings of \$34,000 in avoided debt service, fueling tank inspection/maintenance charges and annual tracking system charges.

Participating municipalities include the County and the Towns of Rotterdam and Princetown.

Other Shared Services Currently Under Investigation or Recommended for Investigation

In addition to the items included in the Plan, the Panel discussed a number of potential collaborative projects for future review. Examples included the development of an Inter-municipal Workers Compensation Consortium, shared animal services and shared employee training. The most noteworthy initiative currently under analysis is the potential for the County, the City, the Towns, Villages and all fire districts to collaborate with the Capital District Transportation Authority (CDTA) on the development of shared services CDTA 800 MHz/ County-wide Public Safety Radio System. This project, currently under analysis, has the potential to save \$4-6 million in avoided equipment purchase costs and additional ongoing maintenance charges.

Acknowledgements

The members of the Panel attended numerous meetings and public hearings over the past three months. Panel members and the staff provided significant input and effort into the collection of data and development of the plan document.

Summary

The Schenectady County County-wide Shared Services planning process accelerated a number of collaborative initiatives that were already under investigation. The savings produced by the recommendations will directly benefit the property taxpayers in Schenectady. These collaborations will continue the excellent track record of collaboration between and among the municipalities in Schenectady County.

ATTACHMENT A

(2017 Shared Services Plan Timetable)

**Attachment A
County of Schenectady
2017 Shared Services Plan Timetable**

May 16	Tues	5 pm	Panel Meeting	Central Library, McChesney Room, 99 Clinton St., Schenectady
May 30	Tues	5 pm	Panel Meeting	Central Library, Swanker Rm, 99 Clinton St., Schenectady
June 15	Thur	5 pm	Panel Meeting	County Office Building, 6 th Floor Chambers, 620 State St, Schenectady
July 18	Tues	5 pm	Panel Meeting	County Office Building, 6 th Floor Chambers, 620 State St, Schenectady

June 6	Tues	7 pm	Public Hearing	Central Library, McChesney Room, 99 Clinton St., Schenectady
June 22	Thur	7 pm	Public Hearing	Central Library, McChesney Room, 99 Clinton St., Schenectady
July 13	Thur	5 pm	Public Hearing	Central Library, McChesney Room, 99 Clinton St., Schenectady

By Aug 1	Plan Submitted to the Schenectady County Legislature			
----------	--	--	--	--

Aug 24	Thur	5pm	Panel Meeting	County Office Building, 6 th Floor Chambers, 620 State St, Schenectady
--------	------	-----	---------------	---

By Sept 15	Plan Filed with NYS DOB			
------------	-------------------------	--	--	--

Oct 2	Mon	7pm	Plan Presentation	County Office Building, 6 th Floor Chambers, 620 State St, Schenectady
-------	-----	-----	-------------------	---

ATTACHMENT B

(Request for Proposals: Solar Voltaic Systems)

D R A F T [8/21/17]

REQUEST FOR PROPOSALS:

SOLAR VOLTAIC SYSTEMS

for the

**SCHENECTADY COUNTY
SOLAR ENERGY CONSORTIUM**

**COUNTY OF SCHENECTADY
CITY OF SCHENECTADY
TOWN OF DUANESBURG
TOWN OF GLENVILLE
TOWN OF NISKAYUNA
TOWN OF PRINCETOWN
TOWN OF ROTTERDAM
VILLAGE OF DELANSON
VILLAGE OF SCOTIA**

OVERVIEW

The Schenectady County Solar Energy Consortium is a joint-venture of the County of Schenectady, the City of Schenectady, the five towns in Schenectady County: Duanesburg, Glenville, Niskayuna, Rotterdam and Princetown; and the two villages in Schenectady County: Delanson and Scotia. Applicants are encouraged to address the possible use of battery technology in their proposal

The goal of the members of the Consortium is to each become 100% solar-powered by the end of 2021 after appropriate conservation measures are adopted such as LED lighting.

In order to accomplish this ambitious goal, it is estimated that 13 to 20 mW of new solar electricity must be developed and generated in addition to current solar electric installations.

CURRENT SOLAR INSTALLATIONS

County of Schenectady Solar Projects

<u>Status</u>	<u>Name</u>	<u>Size</u>
Operational	Commerce Park (Niskayuna)	624,000 watts
Operational	Hetcheltown Road (Glenville)	592,920 watts
Operational	Ice Rink (Glenville)	51,700 watts
Operational	Ice Rink Expansion (Glenville)	143,000 watts
Operational	Phyllis Bornt Library (Schenectady)	16,470 watts
Operational	Rotterdam Library (Schenectady)	50,400 watts
Operational	Highway Department (Rotterdam)	56,870 watts
Operational	Business Incubator (Schenectady)	75,600 watts
Operational - 8	Total Operational – Schenectady County	1,610,960 watts
In Development	Burdeck Street (Rotterdam)	600,000 watts
In Development	Wedgewood Heights (Rotterdam)	600,000 watts
In Development - 2	Total Operational and In Development (10)	2,810,960 watts

SOLAR SITES

Solar Consortium members have several potential solar farm sites. Schenectady County has two existing solar farms which may be suitable for expansion. Additionally, Schenectady County has several potential solar sites which are in tax foreclosure and which, if unredeemed, will become County properties. Additionally, Schenectady County has taken title to the L&M Motel property through tax foreclosure. Tax foreclosures are performed annually and there is a potential of new properties to be added which may also be suitable for solar every year. Rotterdam, Duanesburg and Glenville each have landfill sites which should be evaluated for possible solar farms. The City of Schenectady has one site which it owns on Anthony Street which may be suitable for solar. Further the City, Towns and Villages own other properties which may be suitable for solar farms.

Additionally, the Consortium urges applicants to obtain sites for solar farms independently of the Consortium for use in projects.

CONTRACTING PARTY

Under this RFP, the municipal owner of each parcel will be the municipal contractor for the solar project on that site, when the electricity is for its own use.

Under the proposed Consortium inter-municipal agreement, if any member of this Consortium has an excess of land available for solar projects and wishes to assist another municipality which needs a site, the land-owning municipality will receive 50% of the electric savings on an annual basis, as determined by the Consortium, unless a different percentage is negotiated by the parties.

These guidelines are flexible and may be adapted in order to maximize NYSERDA incentives or bond borrowing rates.

EXTENSION OF PRICES

It is the intent of this RFP that all members of the Consortium will have a master contract/purchase power agreement which applies, based upon the contract negotiated by Schenectady County. The municipality which owns any site has the final say as to whether that site will be developed for solar.

Variations in pricing may be permitted based on the condition of the land – whether it is shovel ready, requires clearing, is a landfill, and other relevant categories. Pricing should be specified for all potential conditions.

Pricing methodology and projected savings should be fully explained, and easily understood. Pricing is one of the most important factors.

PROCUREMENT PROCESS

This procurement is being issued by Schenectady County. Schenectady County and each member of the Consortium will enter into Program Agreement(s) with such Preferred Provider. In the event that the procurement, resulting Program Agreement or any power purchase agreement is determined not to comply with law by a court of competent jurisdiction or other appropriate authority having jurisdiction, Schenectady County will have no further obligation (including financial obligation) to the preferred provider.

Schenectady County and the Consortium are willing to consider a range of technology and financing options in order to make progress toward the following goals: 1) meeting governmental commitments and regulatory requirements to reduce the environmental impact of energy consumption and generation, 2) stabilizing or reducing the cost of energy consumed by municipal facilities, and 3) applying market-based municipal financing, whether taxable or tax-exempt, grant funding and other methods to encourage the establishment of renewable energy generation. Emphasis should be made in obtaining the maximum incentives from NYSERDA.

For purposes of this RFP, renewable electric generation shall include solar sources as defined in Article 1-103.12 of the New York State Energy Law.

Marketing. The Preferred Provider will be required to develop a marketing plan to be implemented in cooperation with Schenectady County and the Consortium. Elements of the plan must include means for allowing participants to identify and estimate environmental, economic and/or energy benefits from the program and provide for extending the program to eligible participants that enroll after the beginning of the Agreement.

PROPOSER QUALIFICATIONS

Proposers to this solicitation must be qualified by experience and capability to design, construct and install, operate and maintain renewable energy technology, make all financial and ownership arrangements that may be beneficial to the municipal customer, obtain all applicable permits and approvals, and coordinate and assist with applications for any grants, loans or other benefits available through state or federal sources.

A proposer must also demonstrate knowledge of energy markets in New York State, familiarity with New York Independent System Operator requirements interconnection rules and regulations, especially regarding NYSPSL Section 66-j and applicable tariffs.

A proposer must also be capable of participating in programs administered by the New York State Energy Research and Development Authority, and must demonstrate capability to apply for and secure NYSERDA funding for eligible elements of the program included in the proposal. The proposer must also be able to provide customer service, staffing, billing, communications, marketing and administrative support. Proposer should explain exactly what federal and state incentives which it is depending on or expects to depend upon as part of its submission, preferably from a location within New York State.

PROPOSER'S INSTRUCTIONS

1. Schenectady County will accept proposals until _____.
Proposals received after the deadline will not be considered. Email or fax responses will not be accepted.
2. Proposers shall submit five (5) copies of the proposal in a seal envelope marked with the name of the proposer on the outside. The envelope should be addressed:

Schenectady County
Office of the County Manager
620 State Street
Schenectady, New York 12305

The proposal must contain the following:

Documentation of the proposer's qualifications and consistent with the evaluation factors listed within this RFP, and any additional capabilities and experience, including but not limited to details of prior projects, customer references and resumes of principals that the proposer may consider relevant to the requirements and goals of this RFP

Due to the fact that Schenectady County anticipates that qualified financial, engineering, energy services and other firms may combine their capabilities into a coordinated submittal, the qualifications of any financial, engineering, energy services or other firms associated with the proposer and likely to be involved in executing any Agreements reached through this procurement must also be included.

An outline of the proposer's plan to supply the Schenectady County Solar Energy Consortium with renewable energy. The plan should contain a description of applicable

technology and financial arrangements and what would be required of a municipal customer to implement the plan. A term sheet indicating the proposer's proposed ownership and/or leasing approach, and a draft power purchase agreement or other key terms must be included. Proposers are invited to include battery technology and explain how this technology improves the plan.

PROPOSERS' QUESTIONS MAY BE SUBMITTED IN WRITING AND FAXED ON YOUR COMPANY LETTERHEAD TO: RYAN GREGOIRE, ASSISTANT TO THE COUNTY MANAGER, AT 518-_____ **BY CLOSE OF BUSINESS** _____ . ANY QUESTIONS REGARDING BIDDING REQUIREMENTS AND/OR SPECIFICATIONS RECEIVED AFTER THIS DATE AND TIME WILL NOT BE CONSIDERED FOR RESPONSE. THE RESPONSES TO ANY QUESTIONS RECEIVED WILL BE FAXED IN ADDENDUM FORMAT **BY** _____ .

By responding to this RFP, the Provider accepts all terms and conditions set forth in this RFP.

The County reserves the right to amend this RFP. The County reserves the right to reject any and all of the proposals or any part thereof, submitted in response to this RFP, and reserves the right to waive any informalities, if such action is deemed to be in the best interest of the County. The County reserves the right to request additional information from any respondent.

This RFP is not intended and shall not be construed to commit the County to pay any costs incurred in connection with any response or to procure or contract with any firm.

Schenectady County reserves the right to seek additional information and clarifications from proposers or not to choose any proposer(s).

Proposers are solely responsible for all costs incurred in preparing their proposals as well as for any and all subsequent efforts related to this procurement.

AGREEMENTS, SPECIFICATIONS AND REQUIREMENTS

Any one or more successful proposers will enter into a Program Agreement with Schenectady County under which it will become a Preferred Provider(s) for the Schenectady County Solar Energy Consortium for renewable energy systems. The Program Agreement will include the model energy contracts, leases and Power Purchase Agreements by which governmental bodies may enter into agreements with the proposer to procure renewable energy supplies or systems, or other services for their properties, which such model energy contracts, site leases and Power Purchase Agreements shall be those in a form agreed to by Schenectady County and the proposer, and otherwise in customary and industry-standard form for transactions of this type.

The successful proposers will be entitled to enter into energy contracts with Schenectady County and all members of the Consortium. Such contracts may provide for the production of energy from renewable energy technology on property owned or leased or to be owned or leased by a

municipality, with the electricity delivered or credited to the customer's facility in conformance with State Law (including but not limited to Article 66-j of the Public Service Law), rules of the NYS Public Service Commission and applicable utility tariffs.

In connection with the production of energy from renewable technology, such agreement may include a Power Purchase Agreement (PPA), Site Lease Agreement or Energy Services Agreement (ESA) by which the customer agrees to purchase the commodity and/or service at prices for a period up to 25 years, or as provided in the NYS Energy Law, provided that the duration of any such PPA or ESA shall not exceed the reasonably expected useful life of the energy generation facilities or equipment subject to such PPA or ESA.

In connection with any agreement entered into by a Preferred Provider and customer as a result of this procurement, such agreement shall contain the following clause, as required by NYS Energy Law Article 9: "This contract shall be deemed Executory only to the extent of the monies appropriated and available for the purpose of the contract, and no liability on account therefore shall be incurred beyond the amount of such monies. It is understood that neither this contract nor any representation by any public employer or officer creates any legal or moral obligation to request, appropriate or make available monies for the purpose of the contract."

REQUIRED PROPOSAL ELEMENTS

The purpose of this RFP is to obtain proposals from renewable energy companies capable of planning, financing, developing, constructing and maintaining renewable solar electricity generation systems. The required elements are as follows.

Qualifications: Proposals must show clearly the experience and capabilities commensurate with the above (Proposer Qualifications).

Pricing: Proposals must have a clear and concise explanation of pricing and estimate savings for one year and over a 20-year period.

Implementation: Proposals must have a clear and concise explanation of time-table to build out to 15 to 20 mW of new solar electric, its plan for land use for solar farm sites up to 2 mW to achieve this goal, with all construction completed prior to December 31, 2021.

Considerations: Under New York State Labor Law, this project would be considered a prevailing wage project. Proposer is required to comply with all state and federal wetlands laws, and in appropriate circumstances develop a Storm Water Pollution Prevention Plan (SWPPP). Proposer shall be responsible for maintenance and upkeep of the solar farm including mowing, trimming of trees and providing appropriate fencing.

COUNTY OF SCHENECTADY

INSURANCE REQUIREMENTS

One (1) set of insurance certificates shall be sent to the Schenectady County Attorney's Office, County Office Building, 620 State Street, Schenectady, New York 12305 and one (1) set of insurance certificates shall be sent to the _____
_____. For additional questions regarding insurance requirements please call _____

SITE SPECIFICATIONS

Proposers may propose specific sites suitable for accounts of the Schenectady County Solar Energy Consortium. Sites proposed must be under control of the proposer or County, i.e. owned, leased or otherwise. All permits and regulatory approvals necessary to complete the proposed project must be listed, along with detailed timelines showing regulatory approvals necessary to complete the proposed project and potential hurdles. Proposals should specify utility territory and NYISO loan zone for any and all proposed sites.

Power Purchase Agreements and site leases:

The Proposer shall provide a draft PPA or ESA and any Site Lease Agreement for each proposed site, by which the Proposer will provide for the development, operation and maintenance of any installed energy systems and provide the generated electricity to the county, for a period up to 35 years or as provided by NYS Energy Law. The PPA will show the Proposer's proposed price of electricity per kilowatt hour (\$/kwh) during that period for any proposed site. The Site Lease Agreements must also provide a detailed plan and budget for the disposition of the project at the end of the PPA term. If the Proposer should anticipate on applying for incentive funding from New York State (such as from New York State Energy Research and Development Authority), the proposal should clearly state the assumptions as to how such incentives might be applied to the proposed project(s), and the sensitivity of the price of electricity to the customer, based on the amount of such incentives.

The PPA must estimate total electric generating capacity to be provided, and the financial terms proposed. Schenectady County and members of the Consortium may have the ability to enter into long-term lease or PPAs or ESAs (up to 35 years, or as provided by NYS Energy Law) with a Proposer for the purchase of electricity generated from the renewable energy systems, subject to annual appropriations. Pursuant to such Agreement, the Proposer must:

Provide that all relevant approvals and permits associated with the projects, sites and generating units have been acquired or are under the control of the Proposer. These may include specific

building permits, zoning variances, environmental reviews, interconnection agreements with the local utility, or other project-specific agreements. The cost of and responsibility for obtaining such permits and approvals shall be the Proposer's;

Provide that financing for the development, design and construction of the renewable energy systems on the designated sites has been acquired;

Provide that all labor and materials for the development, design, construction and maintenance of the renewable energy systems on the designated date is available;

Provide all operation and maintenance equipment, labor and materials associated with addressing typical wear and tear for the renewable energy systems during the initial term and any subsequent extension periods;

Provide education and public outreach relating to the projects to Schenectady County before, during and after project implementation;

Prepare an annual status report for the project suitable for presentation to elected officials and the general public.

OTHER REQUIREMENTS

Price proposals and all other terms must be irrevocable for a period of 180 days from the submitted date in response to the Final RFP. Price proposals may be indexed or made subject to changes in market or regulatory conditions, so long as the effects of such changes are detailed in the proposal. Proposers, therefore, should consider how any proposed energy pricing should adjust to market and regulatory conditions.

EVALUATION PROCESS

An evaluation committee will be appointed by Schenectady County. On the recommendation of the Energy Evaluation Committee, the committee will make the selection(s) recommendation to Schenectady County.

PROPOSAL EVALUATION CRITERIA

Proposed will be evaluated and scored on the basis of the following criteria, which will be accorded the relative weight indicated in parentheses. The information subject to evaluation should be clearly shown within the submitted proposal format:

Evaluation Points

Proposals will be evaluated using the factors and sub-factors specified below. Pricing and Economic Risk (35 points), Technical (25 points), and Management (20 points) and Project-Specific Performance Risk (20 points). The sub-factors contained under each factor are of equal importance.

Pricing and Economic Risk Consideration (35 Points)

The pricing and economic risk-assessment considers the Proposer's past and present performance, including those of key personnel, as related to the probability of successfully accomplishing the proposed effort. The company's financial soundness and strength, the price of energy proposed, the Proposer's ability to assure the price offered, achieve guaranteed energy and operational savings, local and national track record of successful energy projects, industry expertise, customer satisfaction and quality standards for performance are to be considered in this section.

Sub-factor: The degree to which the proposal demonstrates an understanding of, and benefits, general economic conditions in the community.

Technical Factor (25 Points):

Information considered in evaluation of this factor and sub-factors includes:

Sub-factor 1: The degree to which the proposal demonstrates the technical feasibility, suitability, reasonableness, comprehensiveness, and acceptability of the proposed projects, and proposed selected equipment for the projects.

Sub-factor 2: The degree to which the proposal demonstrates sound engineering principles, and the reasonableness of the proposed energy costs.

Sub-factor 3: The degree to which the Proposer demonstrated prior experience in the installation of projects (i.e., remote net metering projects) comparable in size or complexity to the largest and most complex of the installation(s) proposed.

Sub-factor 4: The degree to which the Proposer can provide a detailed quality assurance plan demonstrating ability to specify top quality renewable energy equipment, and to ensure that the installation will be completed in accordance with industry standards and practices.

Management Factor (30 Points):

The management factor considers the degree to which the proposed management and implementation approach provide for effective organization, management, and control to accomplish the proposed projects. Information considered in evaluation of this factor and sub-factors includes the proposed management organization, roles and responsibilities, qualifications and experience of key personnel, proposed selection and quality control for subcontractor's work, installation and implementation schedule, and impact on facilities and operations.

Sub-factor 1: The degree to which the proposal demonstrates the adequacy of the proposed organization to manage and accomplish the proposed project.

Sub-factor 2: The degree to which the proposal demonstrates the qualifications and experience of key personnel to meet the technical requirements of the proposed project.

Sub-factor 3: The degree to which the proposal demonstrates the ability to provide a turnkey project, engineering, project management, measurement & verification, and financing.

Project-Specific Performance Risk (20 Points):

Information considered in evaluation of this factor and sub-factors includes:

Sub-factor 1: The degree to which the proposed project finance is contingent on capital sources outside Proposer’s immediate control and the allocation of development funds of this project.

Sub-factor 2: The degree to which the proposed project is contingent on successfully acquiring regulatory approvals for construction.

Sub-factor 3: The degree to which the proposal quantifies the local positive and negative impacts, including social, environmental (including farmland utilization impacts), recreational, aesthetic, historic , cultural, employment and economic impacts (including the taxable status of any proposed site, whether a site is located within the municipality’s jurisdiction, and whether eligible municipal property for a proposed site has been considered.

Sub-factor 4: The degree to which the Proposer explains any and all applicable risks and how those risks would be mitigated.

Schenectady County reserves the right to assign representatives to verify the qualifications submitted. In addition, Schenectady County reserves the right to visit locations now serviced by the Proposer.

AGREEMENT NEGOTIATION

Upon award, the selected Proposer(s) and Schenectady County will proceed to negotiate a Program Agreement providing basic terms and conditions of the Proposer’s services including but not limited to the terminal values provided for projects.

PROCUREMENT SCHEDULE

The following is the anticipated procurement schedule:

- _____ - FINAL RFP issued
- _____ - Proposer question period
- _____ - Response to question(s) in addendum format
- _____ - Responses due to Schenectady County Offices
- _____ - Selection of short list of Proposers for further negotiation
- _____ - Proposed Selection of Preferred Provider(s)

POSSIBLE SOLAR SITES

1. **Town of Duanesburg**

384 Park Road
Duanesburg, New York
Tax ID: 55.00-4-9
Owned by Town of Duanesburg
(Landfill) 12.40 acres

2. **Town of Rotterdam**

Pattersonville-Rynex Corners Road
Rotterdam, New York
Tax ID: 12.-3-20.1
Owned by Town of Rotterdam
(Closed Landfill) 142.85 acres

3. **Town of Glenville**

156 Barhydt Road
Glenville, New York
Tax ID: 21.-1-17.1
(Closed Landfill) 73.40 acres

4. **City of Schenectady**

Anthony Street
Schenectady, New York
Tax ID: 30.68-1-2
Owned by City of Schenectady
Total Parcel: 27 acres – Unused residual 7 acres

5. **Town of Niskayuna** - **COUNTY TAX FORECLOSURE**

360 Anthony Street
Niskayuna, New York
Tax ID: 31.-1-1
Tax Foreclosed Site – Vacant Industrial Site 11.0 acres

6. **Town of Princetown** - **COUNTY TAX FORECLOSURE**

281 Sterling Road
Princetown, New York
Tax ID: 18.-1-3.11
Tax Foreclosed Site – 25.84 acres

7. **Town of Rotterdam**

L&M Motel
2 Rice Road
Rotterdam, New York
Tax ID: 38.-3-10.1
Tax Foreclosed Site – County has Title – 4.34 acres

8. **Town of Rotterdam**

1220 Main Street
(Autobody)
Tax ID: 20.5-5-7
0.52 acres

9. **Town of Rotterdam**

1214 Main Street
Water Supply (Pumping Station)
Tax ID: 20.5-5-9
4.35 acres

10. **Town of Duanesburg**

381 Main Street
(Water Supply)
Tax ID: 66.00-2-28.1
16.75 acres

11. **Town of Duanesburg**

2559 Duanesburg Churches Road
(Water Supply)
Tax ID: 44.00-2-1

12. **Town of Duanesburg**

Western Turnpike
Tax ID: 66.00-2-1
8.30 acres

13. **Town of Duanesburg**

N. Knight Road
(Reservoir and Vacant Land)
Tax ID: 43.00-2-13
85.20 acres

14. **City of Schenectady**

Cheltingham Avenue
(Landfill)
Tax ID: 49.69-2-22.11
27.50 acres

15. **Town of Rotterdam**

River Road
(Pumping Station and Wells)
Tax ID: 38.-3-19
9.38 acres

16. **Town of Rotterdam**

Burdeck Street
Tax ID: 48.-1-1.1
3.26 acres

17. **Town of Rotterdam**

Altamont Avenue
(Sewage)
Tax ID: 59.6-2-19.11
3.20 acres

18. **Town of Niskayuna**

1054 WTRY Road
(Highway Garage)
Tax ID: 61.-3-7
4.36 acres

19. **Town of Niskayuna**

1034 WTRY Road
(Highway Garage)
Tax ID: 61.12-1-1
6.85 acres

20. **Town of Glenville**

1086 Church Road
(Water Supply)
Tax ID: 14.-2-15.14
2.95 acres

21. **Town of Glenville**

Van Buren Lane
Tax ID: 28.8-2-1.7
5.84 acres

22. **Town of Glenville**

1725 Vley Road Extension
Tax ID: 29.-2-1.2
11.64 acres

23. **Town of Niskayuna**

Commerce Park Drive
(Solar Farm)
Tax ID: 31.-1-73.13
30 acres – about 5 acres developed

24. **Town of Glenville**

29 Hetcheltown Road
(Solar Farm)
Tax ID No: 23.-1-2.11
139 acres of which 5 are solar.

NOTE: County tax foreclosure sites are possible sites, and the tax foreclosure may be ended by the owner paying back taxes.

1. **Town of Duanesburg**

384 Park Road

Duanesburg, New York

Tax ID: 55.00-4-9

Owned by Town of Duanesburg

(Landfill) 12.40 acres

Municipality of Duanesburg				
SWIS:	422089	Tax ID:	55.00-4-9	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	384 Park Rd			
Property Class:	852 - Landfill	Site Property Class:	323 - Vacant rural	
Ownership Code:				
Site:	Res 1	In Ag. District:	No	
Zoning Code:	02 - R-2	Bldg. Style:	0	
Neighborhood:	00002 -	School District:	Duanesburg	
Legal Property Description:	Town Landfill-Closed			
Total Acreage/Size:	12.40	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$15,900	Total Assessment:	2016 - \$15,900	
Full Market Value:	2016 - \$46,087			
Deed Book:	817	Deed Page:	144	
Grid East:	593618	Grid North:	1434981	
Special Districts for 2016				
Description	Units	Percent	Type	Value
FD002-Fire 2	0	0%		0
Land Types				
Type			Size	
Wasteland			12.40 acres	

Old Duanesburg Landfill

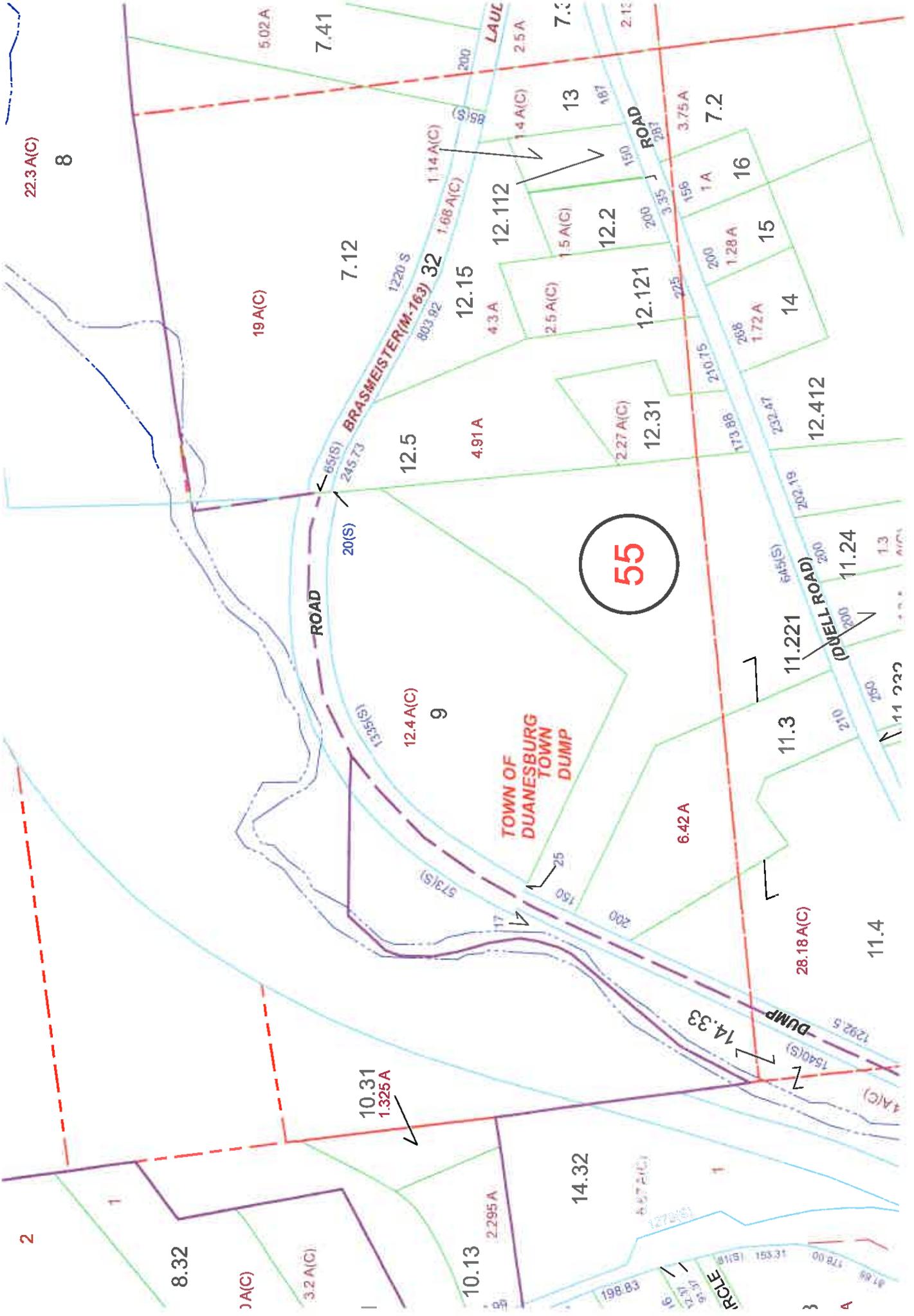


June 12, 2017

- County Contours
- Parcels
- Parcel Labels

1.2848
0 0.0225 0.045 0.075 0.09 mi
0 0.0375 0.075 0.15 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied.
No Author



55

22.3 A(C)
8

19 A(C)

7.12

7.41

5.02 A

200

114 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.15

4.3 A

2.5 A(C)

1.5 A(G)

12.2

12.121

225

200

173.88

232.47

14

1.72 A

14

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

1.3

11.4

28.18 A(C)

11.4

14.33

1292.5

1540(S)

2

1

8.32

3 A(C)

3.2 A(C)

10.13

2.295 A

14.32

6.57 A(C)

1273(S)

198.83

16

17.31

1533

178.00

1518

3

4

ROLE

12.5

4.91 A

12.5

12.4 A(C)

9

135(S)

20(S)

65(S)

245.73

803.82

1220 S

32

1.14 A(C)

1.66 A(C)

22.3 A(C)

8

19 A(C)

7.12

7.41

5.02 A

200

114 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

11.4

28.18 A(C)

11.4

14.33

1292.5

1540(S)

16

17.31

1533

178.00

1518

3

4

ROLE

12.5

4.91 A

12.5

12.4 A(C)

9

135(S)

20(S)

65(S)

245.73

803.82

1220 S

32

1.14 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

1.3

11.4

28.18 A(C)

11.4

14.33

1292.5

1540(S)

16

17.31

1533

178.00

1518

3

4

ROLE

12.5

4.91 A

12.5

12.4 A(C)

9

135(S)

20(S)

65(S)

245.73

803.82

1220 S

32

1.14 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

1.3

11.4

28.18 A(C)

11.4

14.33

1292.5

1540(S)

16

17.31

1533

178.00

1518

3

4

ROLE

12.5

4.91 A

12.5

12.4 A(C)

9

135(S)

20(S)

65(S)

245.73

803.82

1220 S

32

1.14 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

1.3

11.4

28.18 A(C)

11.4

14.33

1292.5

1540(S)

16

17.31

1533

178.00

1518

3

4

ROLE

12.5

4.91 A

12.5

12.4 A(C)

9

135(S)

20(S)

65(S)

245.73

803.82

1220 S

32

1.14 A(C)

1.66 A(C)

2.5 A

7.3

2.13

13

187

150

200

3.35

156

1 A

16

7.2

3.75 A

200

1.28 A

15

12.412

200

202.19

11.3

11.221

6.45(S)

200

11.24

13

1.3

11.4

28.18 A(C)

2. **Town of Rotterdam**

Pattersonville-Rynex Corners Road
Rotterdam, New York
Tax ID: 12.-3-20.1
Owned by Town of Rotterdam
(Closed Landfill) 142.85 acres

Municipality of Rotterdam

SWIS:	422800	Tax ID:	12.-3-20.1
-------	--------	---------	------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	Pattersonville-Rynex Corners Rd		
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	A1,I2,B1&2 -	Bldg. Style:	Not Applicable
Neighborhood:	00007 -	School District:	Schalmont
Legal Property Description:	Water tank, shed Formly Dickershaid & Kruk 8.-592-4		
Total Acreage/Size:	143.85	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$124,800	Total Assessment:	2016 - \$124,800
Full Market Value:	2016 - \$124,800		
Deed Book:	1042	Deed Page:	798
Grid East:	606107	Grid North:	1474349

Special Districts for 2016

Description	Units	Percent	Type	Value
FD400-Fire dist 4	0	0%		0

Land Types

Type	Size
Primary	1.00 acres
Residual	142.85 acres

Rotterdam Landfill



June 12, 2017

County Contours

Parcels

Parcel Labels

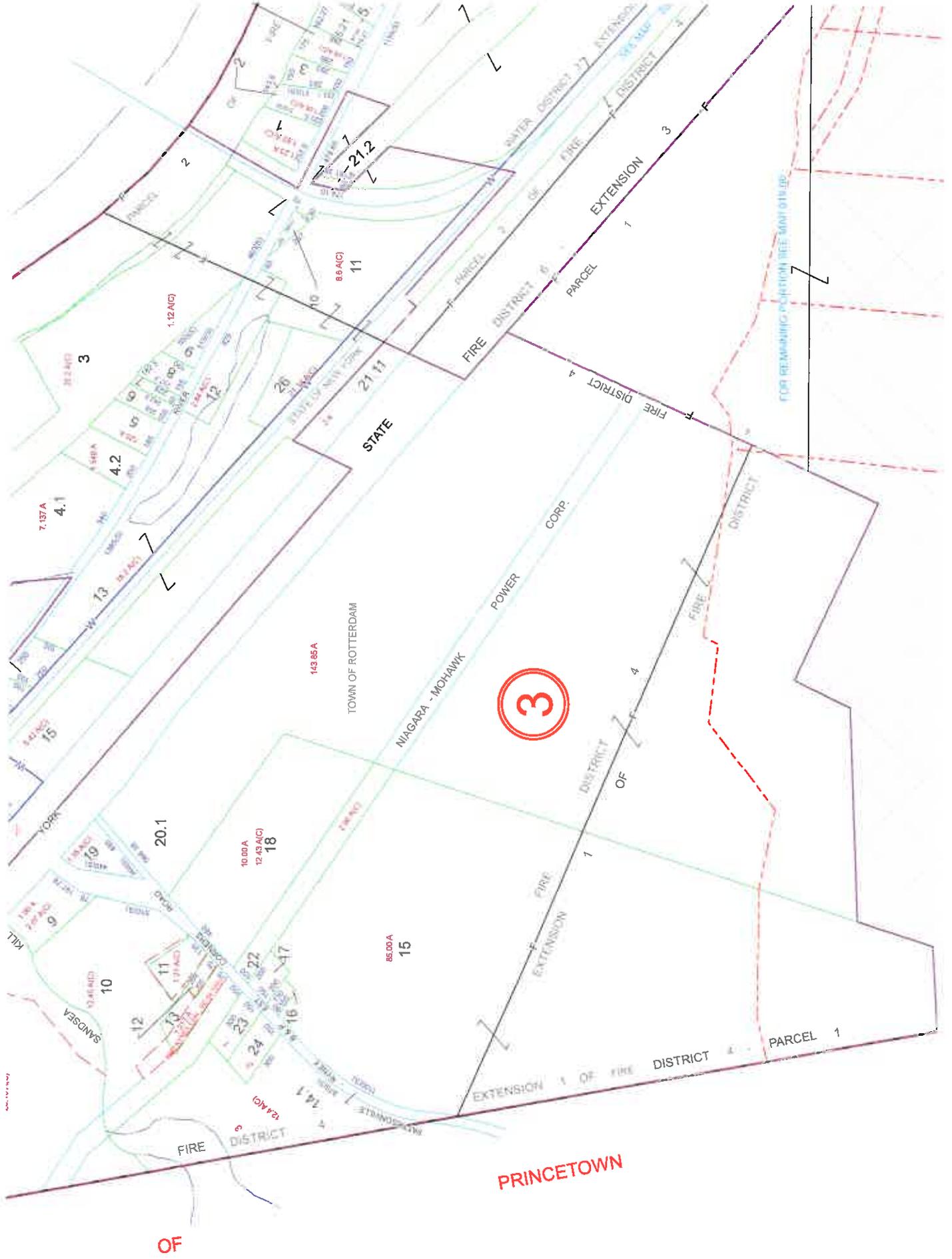
1:5,695

0 0.0475 0.095 0.15 0.19 mi

0 0.075 0.15 0.3 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



3

PRINCETOWN

OF

FOR REMAINING PORTION SEE MAP 018 08

STATE

TOWN OF ROTTERDAM

NIAGARA - MOHAWK POWER CORP.

3

4.1

4.2

1.12 AC

143.85A

10.00A
12.43 AC

18

85.00A

15

10

20.1

86.4C

11

21.11

21.11

PARCEL

EXTENSION 3

FIRE DISTRICT 7

EXTENSION 1

FIRE DISTRICT 4

EXTENSION 4

FIRE DISTRICT 1

EXTENSION 1

FIRE DISTRICT 1

7.137A

15

13

10

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

20

21

22

23

24

25

26

27

28

29

30

31

32

33

21

22

23

24

25

26

27

28

29

30

31

32

33

22

23

24

25

26

27

28

29

30

31

32

33

23

24

25

26

27

28

29

30

31

32

33

24

25

26

27

28

29

30

31

32

33

25

26

27

28

29

30

31

32

33

26

27

28

29

30

31

32

33

27

28

29

30

31

32

33

28

29

3. **Town of Glenville**

156 Barhydt Road
Glenville, New York
Tax ID: 21.-1-17.1
(Closed Landfill) 73.40 acres

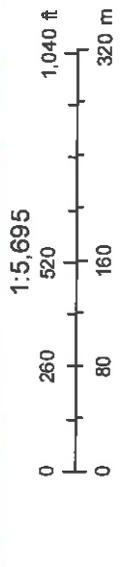
Municipality of Glenville				
SWIS:	422289	Tax ID:	21.-1-17.1	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	156 Barhydt Rd			
Property Class:	852 - Landfill	Site Property Class:	852 - Landfill	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	CON -	Bldg. Style:	Not Applicable	
Neighborhood:	50100 -	School District:	Scotia-Glenville	
Legal Property Description:	Landfill-Bldg			
Total Acreage/Size:	73.40	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$285,100	Total Assessment:	2016 - \$321,000	
Full Market Value:	2016 - \$341,489			
Deed Book:	928	Deed Page:	415	
Grid East:	625034	Grid North:	1466808	
Special Districts for 2016				
Description	Units	Percent	Type	Value
WD110-Water district 11	0	0%		0
FD509-Fire dist 5 and 9	0	0%		0
Land Types				
Type	Size			
Primary	73.40 acres			

21.-1-17.1 Town of Glenville



June 13, 2017

- County Contours
- Parcels
- Parcel Labels
- Override 1



1:5,695

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

21.-1-17.1 Town of Glenville



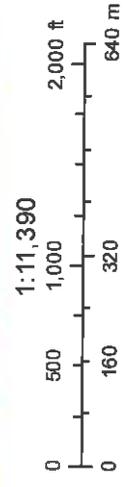
June 13, 2017

polygonLayer

Override 1

Parcels

Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

4. **City of Schenectady**

Anthony Street

Schenectady, New York

Tax ID: 30.68-1-2

Owned by City of Schenectady

Total Parcel: 27 acres – Unused residual 7 acres

Municipality of City of Schenectady

SWIS:	421500	Tax ID:	30.68-1-2
-------	--------	---------	-----------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	Anthony St		
Property Class:	853 - Sewage	Site Property Class:	853 - Sewage
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	06 -	Bldg. Style:	Not Applicable
Neighborhood:	00007 -	School District:	Schenectady
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	27.70	Equalization Rate:	2016 - 121.00%
Land Assessment:	2016 - \$2,770,000	Total Assessment:	2016 - \$75,000,000
Full Market Value:	2016 - \$61,475,410		
Deed Book:		Deed Page:	
Grid East:	648177	Grid North:	1460321

Special Districts for 2016

Description	Units	Percent	Type	Value
RS008-Roll Section 8	0	0%		0

Land Types

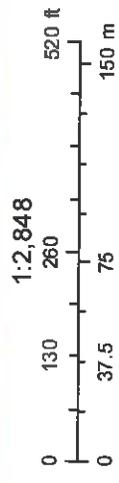
Type	Size
Primary	20.00 acres
Residual	7.70 acres

30.68-1-2 City of Schenectady



June 13, 2017

- County Contours
- Park and Open Spaces
- Parcels
- Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

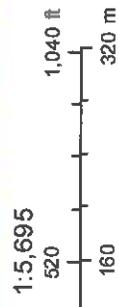
This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

30.68-1-2 City of Schenectady



June 13, 2017

-  Park and Open Spaces
-  Parcels
-  Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

No Author



Brickman Group

10150 E. 10th St

10150 E. 11th St

10150 E. 11th St

Anthony St

Ark River

030.60

FOR REMAINING PORTION SEE MAP 030.60

27 (A/C)

2

CITY OF SCHENECTADY
SEWAGE PLANT

TOWN

WARD 3

3.1

3.2

4

5

7

ANTHC

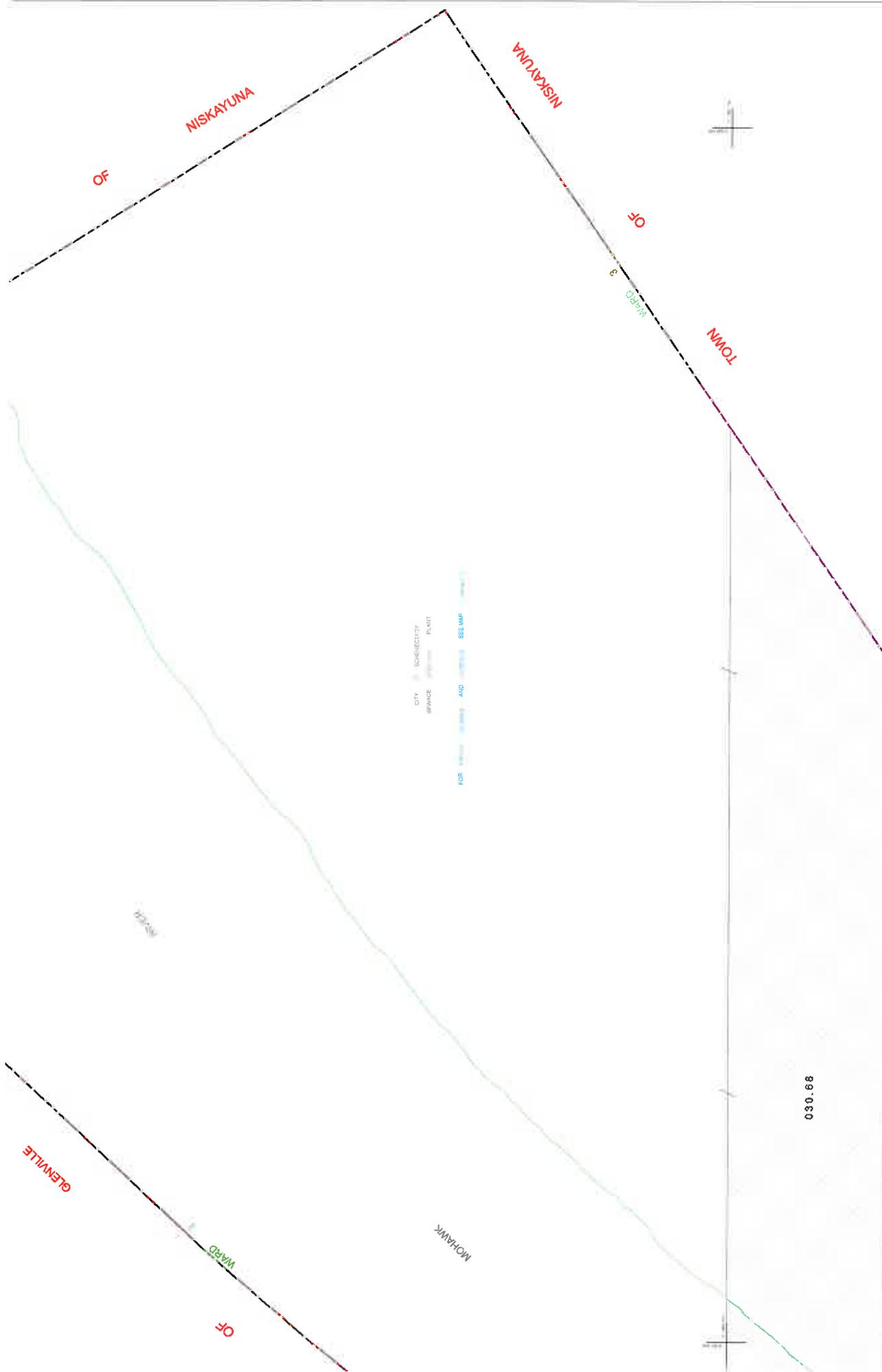
23.2

23.1

SEWER PARCEL

100' 0" (20' x 20' x 20' x 20')





CITY OF SCHENECTADY
 SEWERAGE PLANT
 FOR WARD 3 AND WARD 4 SEE MAP

PROVISION TABLE No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1		PROVISION TABLE No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1		LEGEND Sewerage Plant: (Symbol) Ward Boundary: (Symbol) Sewerage Plant: (Symbol) Ward Boundary: (Symbol)		030.68 030.68 030.68 030.68	
PROVISION TABLE No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1		PROVISION TABLE No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1 No. of Sewerage Plants: 1		LEGEND Sewerage Plant: (Symbol) Ward Boundary: (Symbol) Sewerage Plant: (Symbol) Ward Boundary: (Symbol)		030.68 030.68 030.68 030.68	

030.68
 CITY OF SCHENECTADY
 030.68

5. **Town of Niskayuna**
FORECLOSURE

- **COUNTY TAX**

360 Anthony Street

Niskayuna, New York

Tax ID: 31.-1-1

Tax Foreclosed Site – Vacant Industrial Site 11.0
acres

Municipality of Niskayuna

SWIS:	422400	Tax ID:	31.-1-1
-------	--------	---------	---------

Tax Map ID / Property Data

Status:	Re-Activated	Roll Section:	Taxable
Address:	360 Anthony St		
Property Class:	340 - Vacant indus	Site Property Class:	340 - Vacant indus
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	IG -	Bldg. Style:	0
Neighborhood:	42004 -	School District:	Niskayuna
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	11.00	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$98,800	Total Assessment:	2016 - \$98,800
Full Market Value:	2016 - \$98,800		
Deed Book:	1710	Deed Page:	953
Grid East:	6492140	Grid North:	1460287

Special Districts for 2016

Description	Units	Percent	Type	Value
F1100-Fire District 1	0	0%		0

Land Types

Type	Size
Wetland	1.50 acres
Wetland	9.50 acres

MAP IDENTIFICATION NO.:
31.00-1-1

DATE PRINTED: **March 28, 2017**

TOWN OF NISKAYUNA

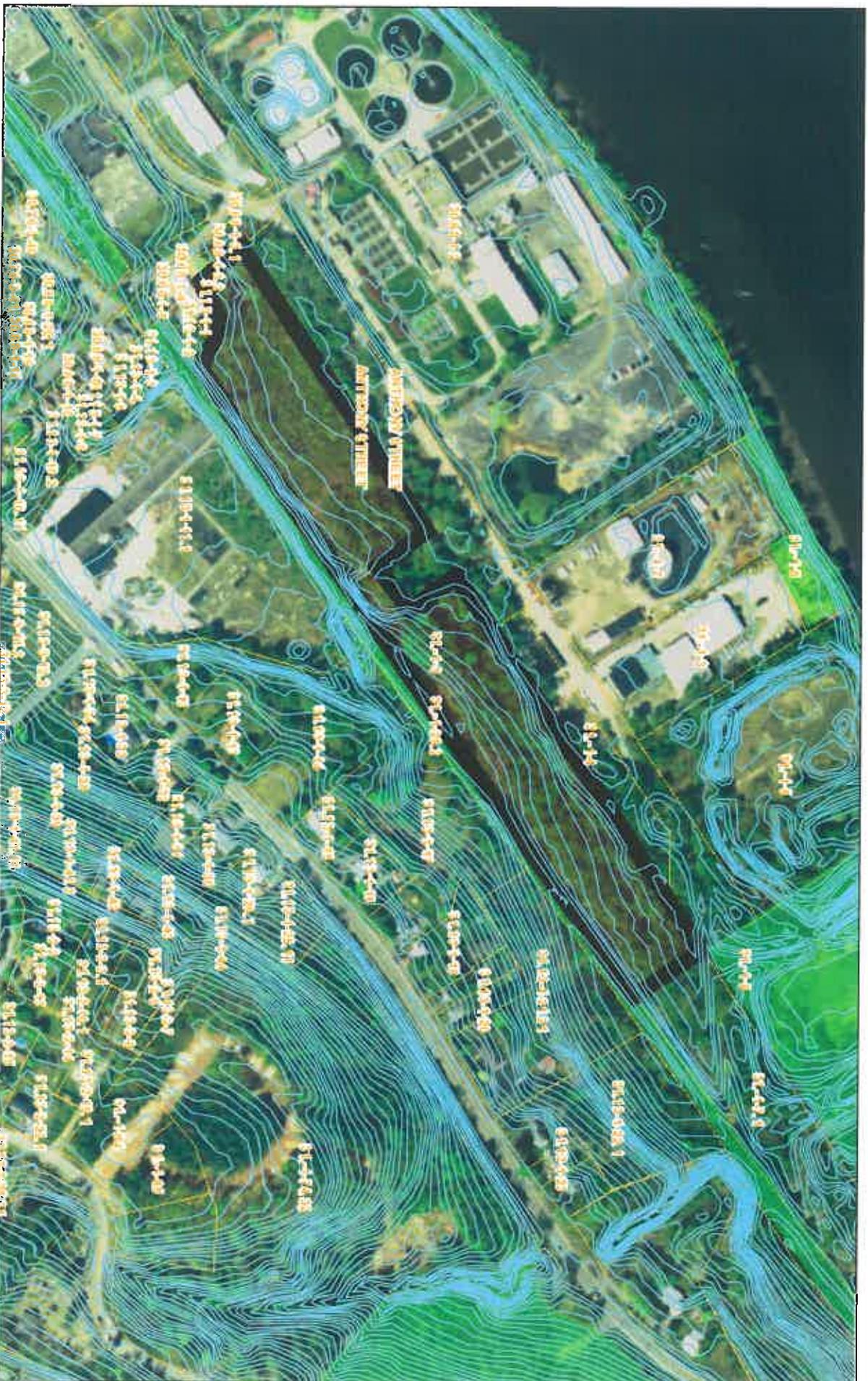
875

0



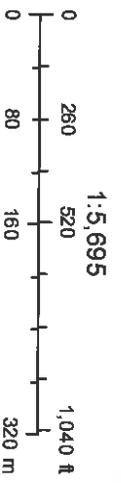
This tax map was prepared for tax purposes only and is not to be reproduced or used for surveying or conveying.

31.-1-1 Town of Niskayuna



June 13, 2017

- County Contours
- Park and Open Spaces
- polygonLayer
- Override 1
- Parcels
- Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

6. **Town of Princetown** - **COUNTY TAX**
FORECLOSURE

281 Sterling Road
Princetown, New York
Tax ID: 18.-1-3.11
Tax Foreclosed Site – 25.84 acres

Municipality of Princetown

SWIS:	422600	Tax ID:	18.-1-3.11
-------	--------	---------	------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	281 Sterling Rd		
Property Class:	312 - Vac w/imprv	Site Property Class:	312 - Vac w/imprv
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	GR5 -	Bldg. Style:	0
Neighborhood:	13011 -	School District:	Schalmont
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	25.84	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$10,000	Total Assessment:	2016 - \$11,000
Full Market Value:	2016 - \$31,884		
Deed Book:	1827	Deed Page:	977
Grid East:	595162	Grid North:	1470352

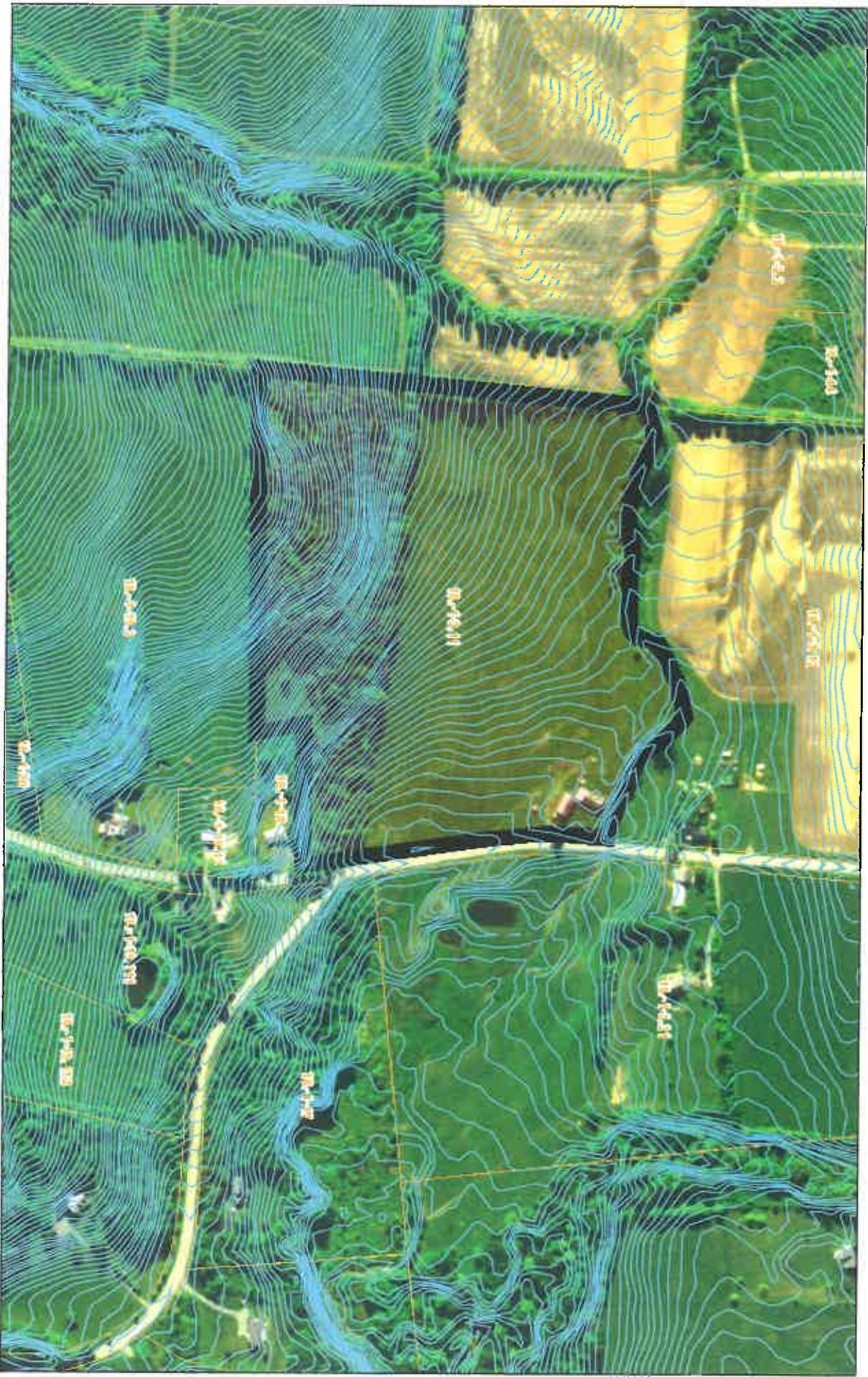
Special Districts for 2016

Description	Units	Percent	Type	Value
FD011-Pattersonville	0	0%		0

Land Types

Type	Size
Residual	25.84 acres

18.-1-3.11 Town of Princetown



June 13, 2017

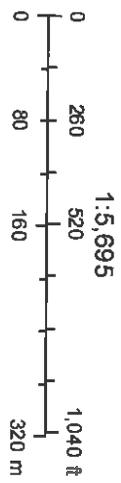
County Contours

Parcels

polygonLayer

Parcel Labels

Override 1



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

7. Town of Rotterdam

L&M Motel

2 Rice Road

Rotterdam, New York

Tax ID: 38.-3-10.1

Tax Foreclosed Site – County has Title – 4.34 acres

Municipality of Rotterdam				
SWIS:	422800	Tax ID:	38.-3-10.1	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Taxable	
Address:	2 Rice Rd			
Property Class:	415 - Motel	Site Property Class:	415 - Motel	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	A-1 -	Bldg. Style:	Not Applicable	
Neighborhood:	00004 -	School District:	Schalmont	
Legal Property Description:	Mtl 35 Units, Apt,tvdisc Subdiv. Data Lot 2 1.-2-15.9			
Total Acreage/Size:	4.34	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$208,500	Total Assessment:	2016 - \$1,260,000	
Full Market Value:	2016 - \$1,260,000			
Deed Book:	1670	Deed Page:	866	
Grid East:	630181	Grid North:	1451696	
Special Districts for 2016				
Description	Units	Percent	Type	Value
FD700-Fire dist 7	0	0%		0
Land Types				
Type				Size
Primary				1.00 acres
Residual				3.34 acres

14

CORPORATION

8

9.1

IDE

4

2.31

4.348A
10.1

120

L & M MOTEL
D/ 1964

MOHAWK

30

SEE MAP 038.00-1-2.31

(S)

20

5

1

1

38.-3-10.1 Town of Rotterdam



June 15, 2017

polygonLayer

Override 1

Park and Open Spaces

Parcels

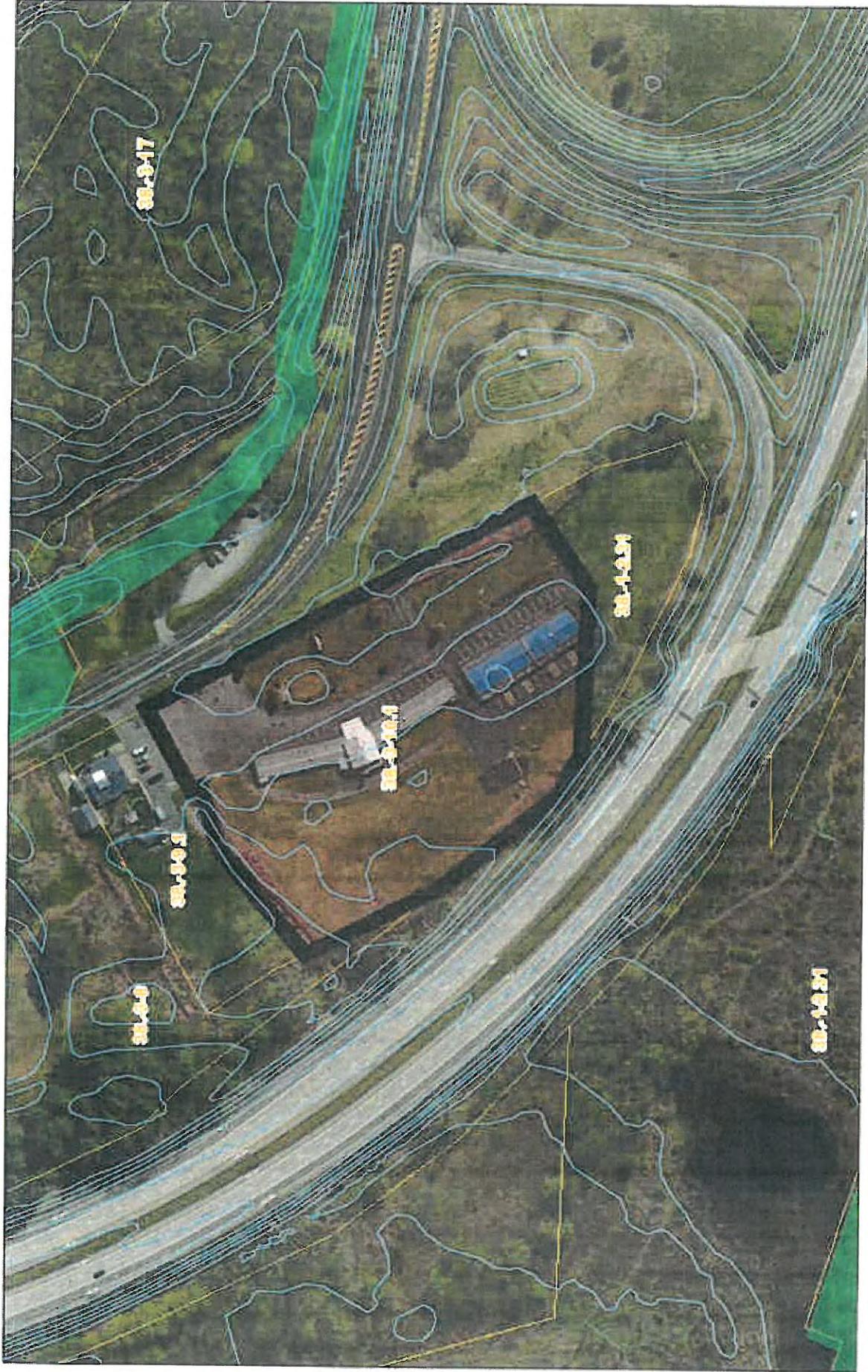
1:2,848

0 130 260 520 ft
0 37.5 75 150 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

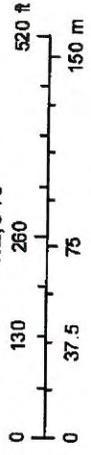
38.-3-10.1 Town of Rotterdam



June 15, 2017

- County Contours
- Park and Open Spaces
- polygonLayer
- Override 1
- Parcels
- Parcel Labels

1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

8. **Town of Rotterdam**

1220 Main Street
(Autobody)
Tax ID: 20.5-5-7
0.52 acres

Municipality of Rotterdam

SWIS:	422800	Tax ID:	20.5-5-7
-------	--------	---------	----------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	1220 Main St		
Property Class:	433 - Auto body	Site Property Class:	433 - Auto body
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	B-2 -	Bldg. Style:	Not Applicable
Neighborhood:	00007 -	School District:	Schalmont
Legal Property Description:	Merc,2tnks,add 2sty 1.-5-11		
Total Acreage/Size:	0.52	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$12,900	Total Assessment:	2016 - \$65,000
Full Market Value:	2016 - \$65,000		
Deed Book:	1202	Deed Page:	258
Grid East:	615780	Grid North:	1471047

Special Districts for 2016

Description	Units	Percent	Type	Value
CL100-Consol light	0	0%		0
FD100-Fire dist 1	0	0%		0
CW300-Water dist	1	0%		0

Land Types

Type	Size
Primary	0.52 acres

20.5-5-7 Town of Rotterdam



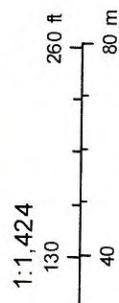
June 21, 2017

polygonLayer

Override 1

Parcels

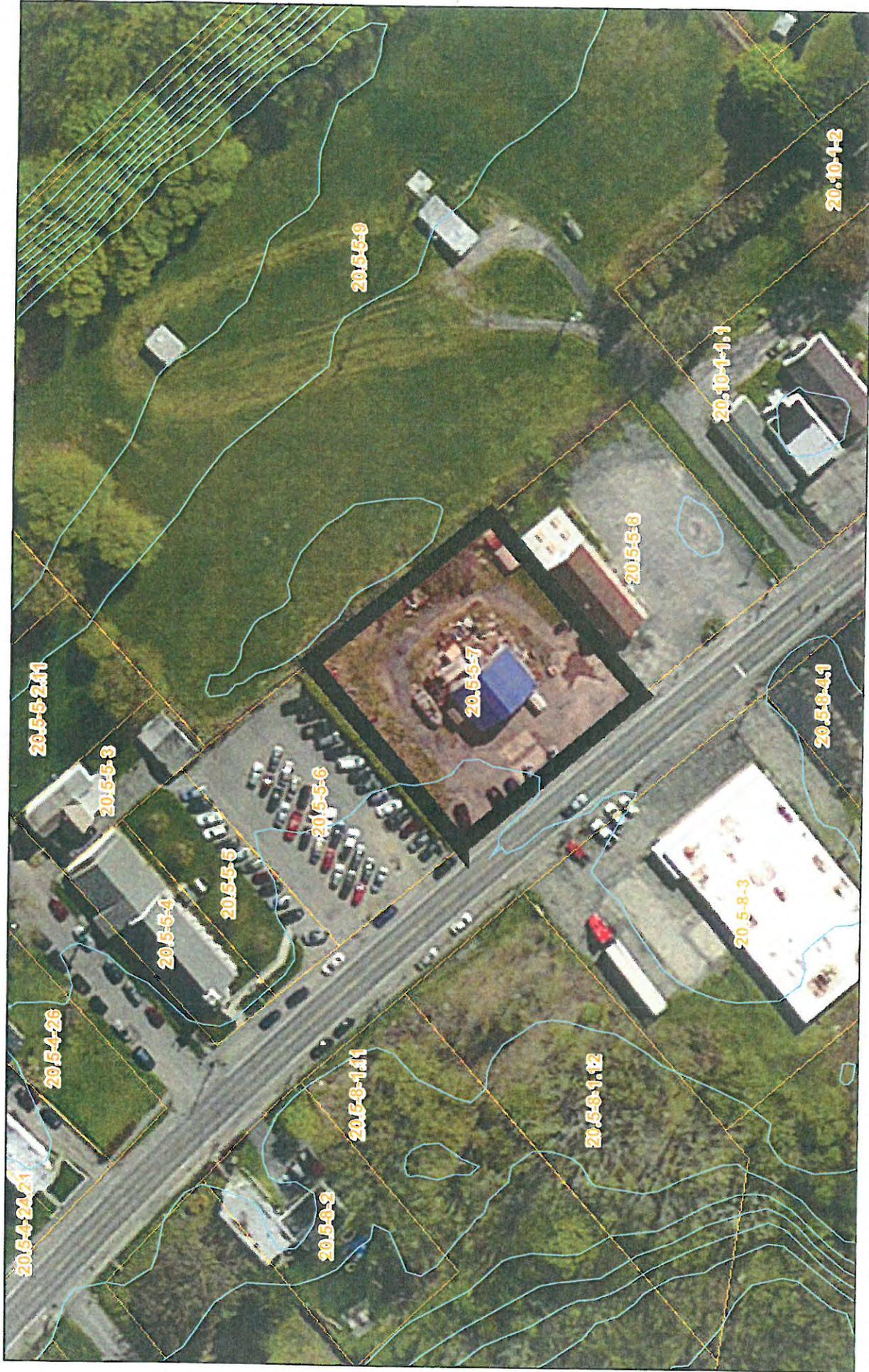
Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

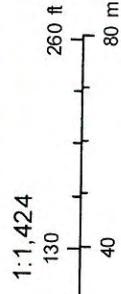
This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

20.5-5-7 Town of Rotterdam



June 21, 2017

- County Contours
- Parcels
- polygonLayer
- Override 1
- Parcel Labels



1:1,424

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

9. **Town of Rotterdam**

1214 Main Street

Water Supply (Pumping Station)

Tax ID: 20.5-5-9

4.35 acres

Municipality of Rotterdam

SWIS:	422800	Tax ID:	20.5-5-9
-------	--------	---------	----------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	1214 Main St		
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	R-1,B-1 -	Bldg. Style:	Not Applicable
Neighborhood:	00007 -	School District:	Schalmont
Legal Property Description:	Pumping Station & Wells 8.-592-20		
Total Acreage/Size:	4.35	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$6,800	Total Assessment:	2016 - \$1,300,000
Full Market Value:	2016 - \$1,300,000		
Deed Book:		Deed Page:	
Grid East:	616044	Grid North:	1471125

Special Districts for 2016

Description	Units	Percent	Type	Value
CI300-Water dist 1	0	0%		0
CL100-Consol light	0	0%		0
FD100-Fire dist 1	0	0%		0
CW300-Water dist	0	0%		0

Land Types

Type	Size
Primary	4.35 acres

20.5-5-9 Town of Rotterdam



June 21, 2017

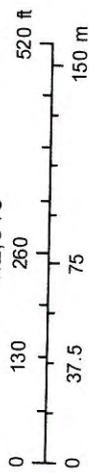
polyonLayer

 Override 1

Parcels

Parcel Labels

1:2,848



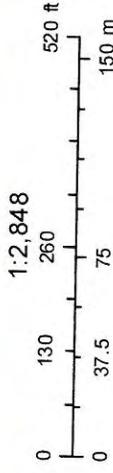
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

20.5-5-9 Town of Rotterdam



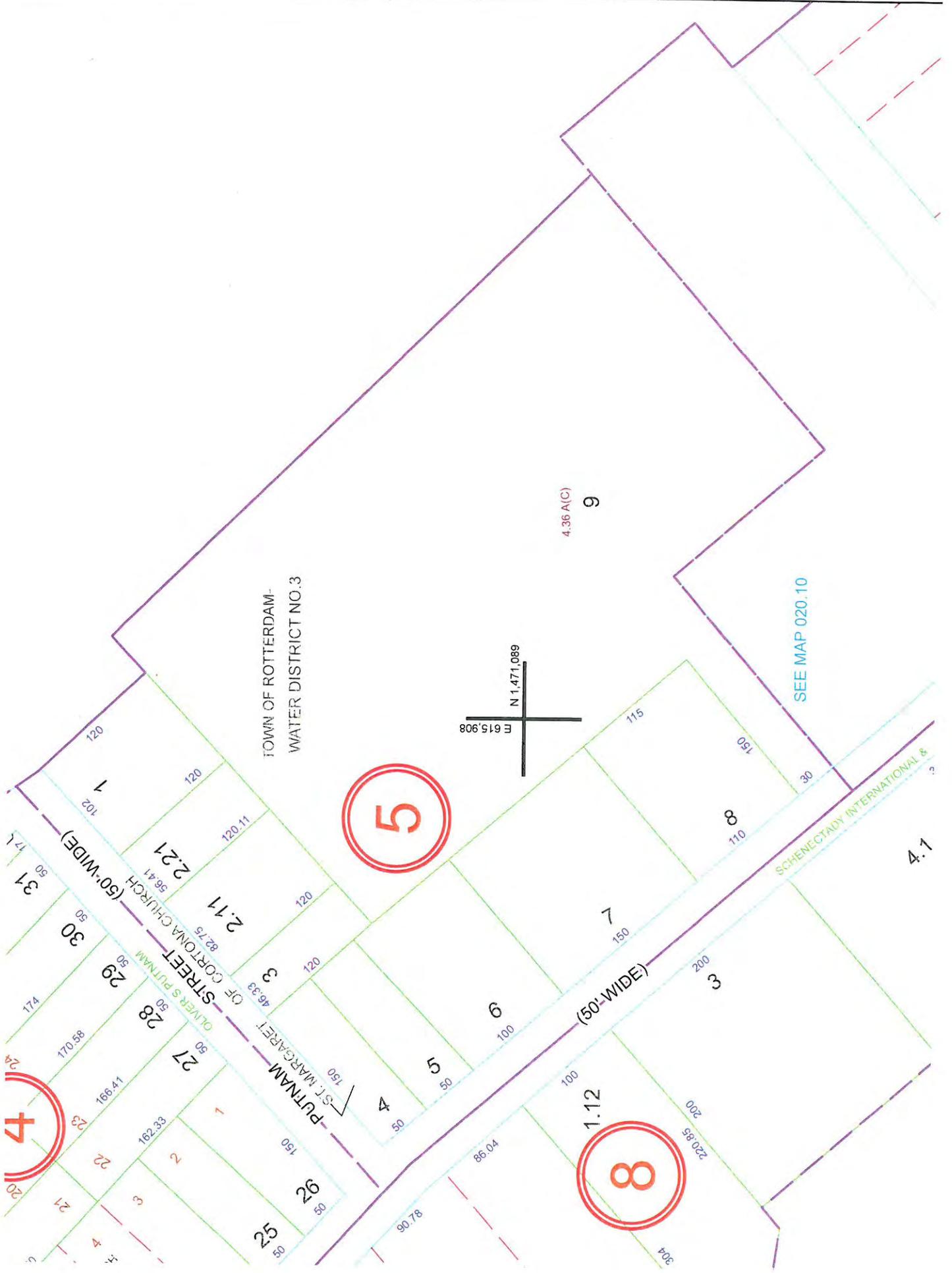
June 21, 2017

- County Contours
- Parcels
- Parcel Labels
- Override 1



Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



TOWN OF ROTTERDAM-
WATER DISTRICT NO.3



4.36 A(C)
9

SEE MAP 020.10

5

4

8

4.1

(50'-WIDE)

(50'-WIDE)

SCHENECTADY INTERNATIONAL &

STREET OF CORTONA CHURCH

PUTNAM STREET

PUTNAM

PUTNAM

PUTNAM

OLIVER S PUTNAM

S.T. MARGARET

OF CORTONA CHURCH

OF CORTONA CHURCH

OF CORTONA CHURCH

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

10. **Town of Duanesburg**

381 Main Street
(Water Supply)
Tax ID: 66.00-2-28.1
16.75 acres

Municipality of Duanesburg					
SWIS:	422089	Tax ID:	66.00-2-28.1		
Tax Map ID / Property Data					
Status:	Active	Roll Section:	Wholly Exem		
Address:	381 Main St				
Property Class:	822 - Water supply	Site Property Class:	600 - Community Ser		
Ownership Code:					
Site:	Res 1	In Ag. District:	No		
Zoning Code:	02 - R-2	Bldg. Style:	0		
Neighborhood:	00003 -	School District:	Duanesburg		
Legal Property Description:	Water Dept L/Fil Plant Incl Spill To Normanskill Wholly Exempt Agreement 2006				
Total Acreage/Size:	16.75	Equalization Rate:	2016 - N/A		
Land Assessment:	2016 - \$21,600	Total Assessment:	2016 - \$289,200		
Full Market Value:	2016 - \$838,261				
Deed Book:	974	Deed Page:	637		
Grid East:	577717	Grid North:	1432293		
Special Districts for 2016					
Description		Units	Percent	Type	Value
FP003-Fire Protection 3		0	0%		0
Land Types					
Type			Size		
Primary			16.75 acres		

66.00-2-28.1 Town of Duaneburg



June 22, 2017

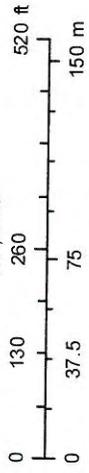
polygonLayer

 Override 1

Parcels

Parcel Labels

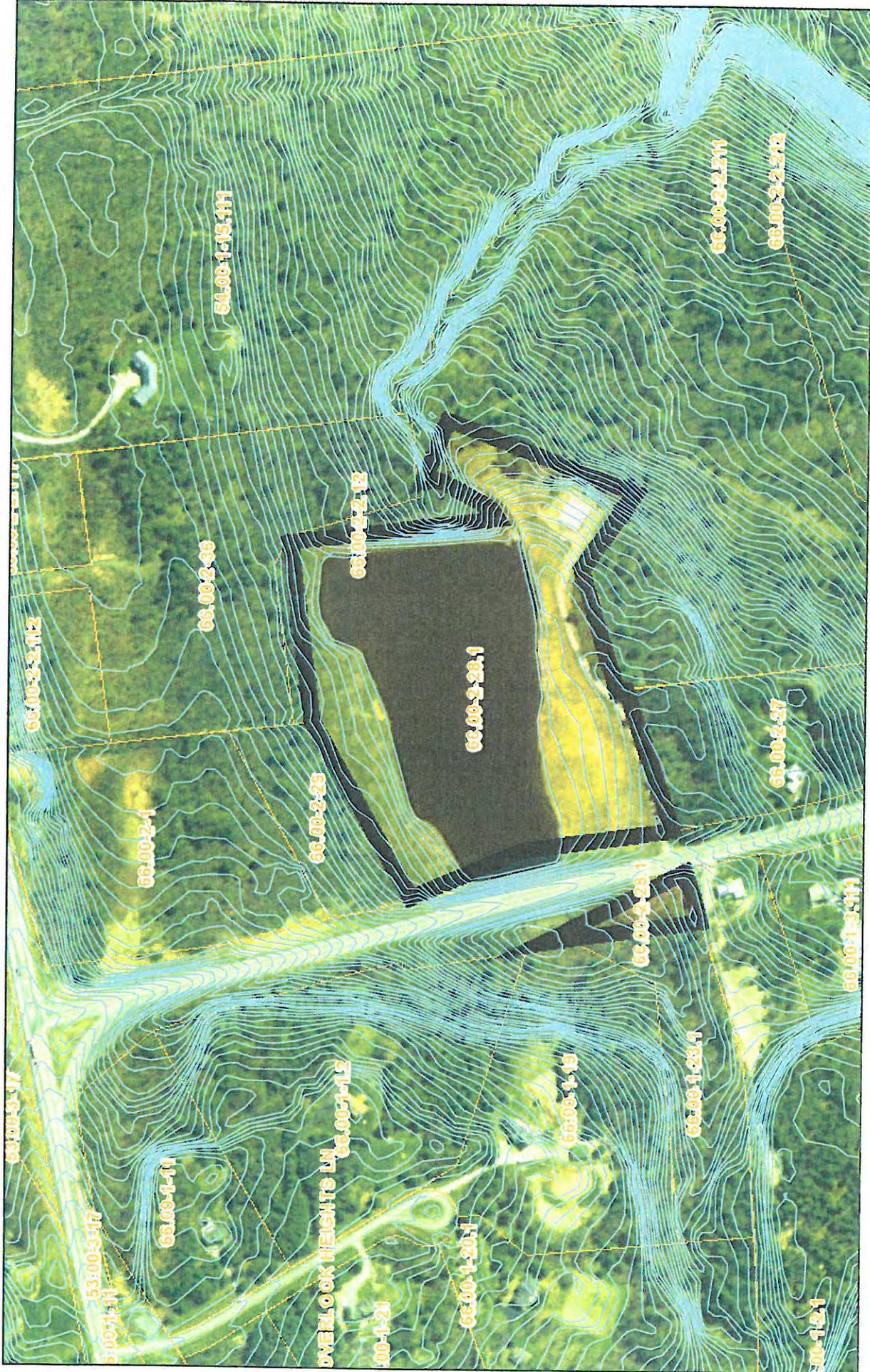
1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

66.00-2-28.1 Town of Duanesburg



June 22, 2017

County Contours

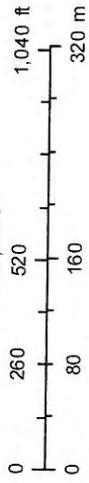
Parcels

polygonLayer

Parcel Labels

Override 1

1:5,695



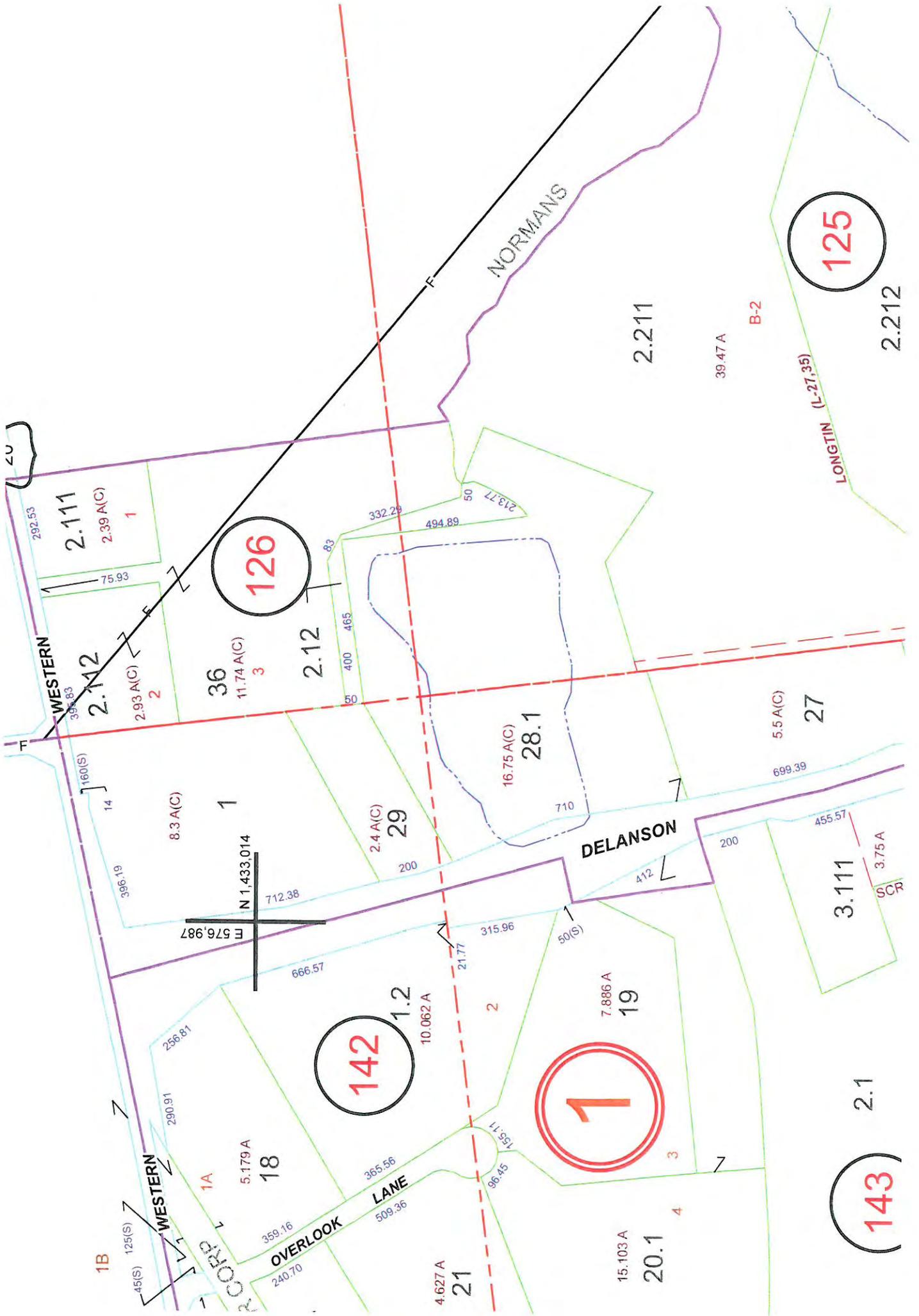
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

11. **Town of Duanesburg**

2559 Duanesburg Churches Road
(Water Supply)
Tax ID: 44.00-2-1

Municipality of Duanesburg				
SWIS:	422089	Tax ID:	44.00-2-1	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	2559 Duanesburg Churches Rd			
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply	
Ownership Code:				
Site:	Res 1	In Ag. District:	No	
Zoning Code:	-	Bldg. Style:	0	
Neighborhood:	00003 -	School District:	Schalmont	
Legal Property Description:	Reservoir & Pipeline Wholly Exempt Agreement 2006 Shared Driveway-Underwater			
Total Acreage/Size:	52.00	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$20,000	Total Assessment:	2016 - \$20,000	
Full Market Value:	2016 - \$57,971			
Deed Book:	337	Deed Page:	365	
Grid East:	577068	Grid North:	1444070	
Special Districts for 2016				
Description	Units	Percent	Type	Value
FP002-Fire Protection 2	0	0%		0
Land Types				
Type	Size			
Residual	52.00 acres			



125

126

142

1

143

WESTERN

WESTERN

OVERLOOK LANE

DELANSON

NORMANS

LONGTIN (L-27,35)

N 1.433.014

E 576.987

1B

1A

18

19

20.1

21

27

28.1

29

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

45(S)

125(S)

160(S)

145(S)

50(S)

44.00-2-1 Town of Duaneburg



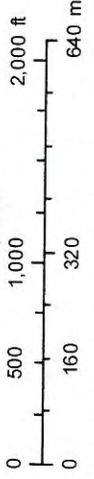
June 21, 2017

polygonLayer Parcel Labels

Override 1

Parcels

1:11,390



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

44.00-2-1 Town of Duaneburg



June 21, 2017

County Contours

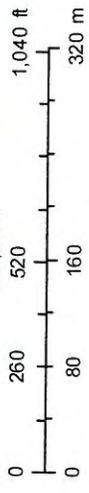
Parcels

polygonLayer

Parcel Labels

Override 1

1:5,695



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

12. **Town of Duanesburg**

Western Turnpike

Tax ID: 66.00-2-1

8.30 acres

Municipality of Duanesburg				
SWIS:	422089	Tax ID:	66.00-2-1	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	Western Tpke			
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land	
Ownership Code:				
Site:	Res 1	In Ag. District:	No	
Zoning Code:	02 - R-2	Bldg. Style:	0	
Neighborhood:	00003 -	School District:	Duanesburg	
Legal Property Description:	Watershed Wholly Exempt Agreement 2006 Town			
Total Acreage/Size:	8.30	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$13,800	Total Assessment:	2016 - \$13,800	
Full Market Value:	2016 - \$40,000			
Deed Book:	1303	Deed Page:	289	
Grid East:	577273	Grid North:	1433132	
Special Districts for 2016				
Description	Units	Percent	Type	Value
FD002-Fire 2	0	0%		0
Land Types				
Type			Size	
Primary			8.30 acres	

66.00-2-1 Town of Duanesburg



June 22, 2017

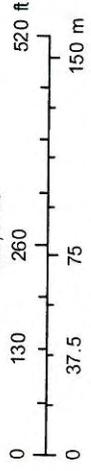
polygonLayer

 Override 1

Parcels

Parcel Labels

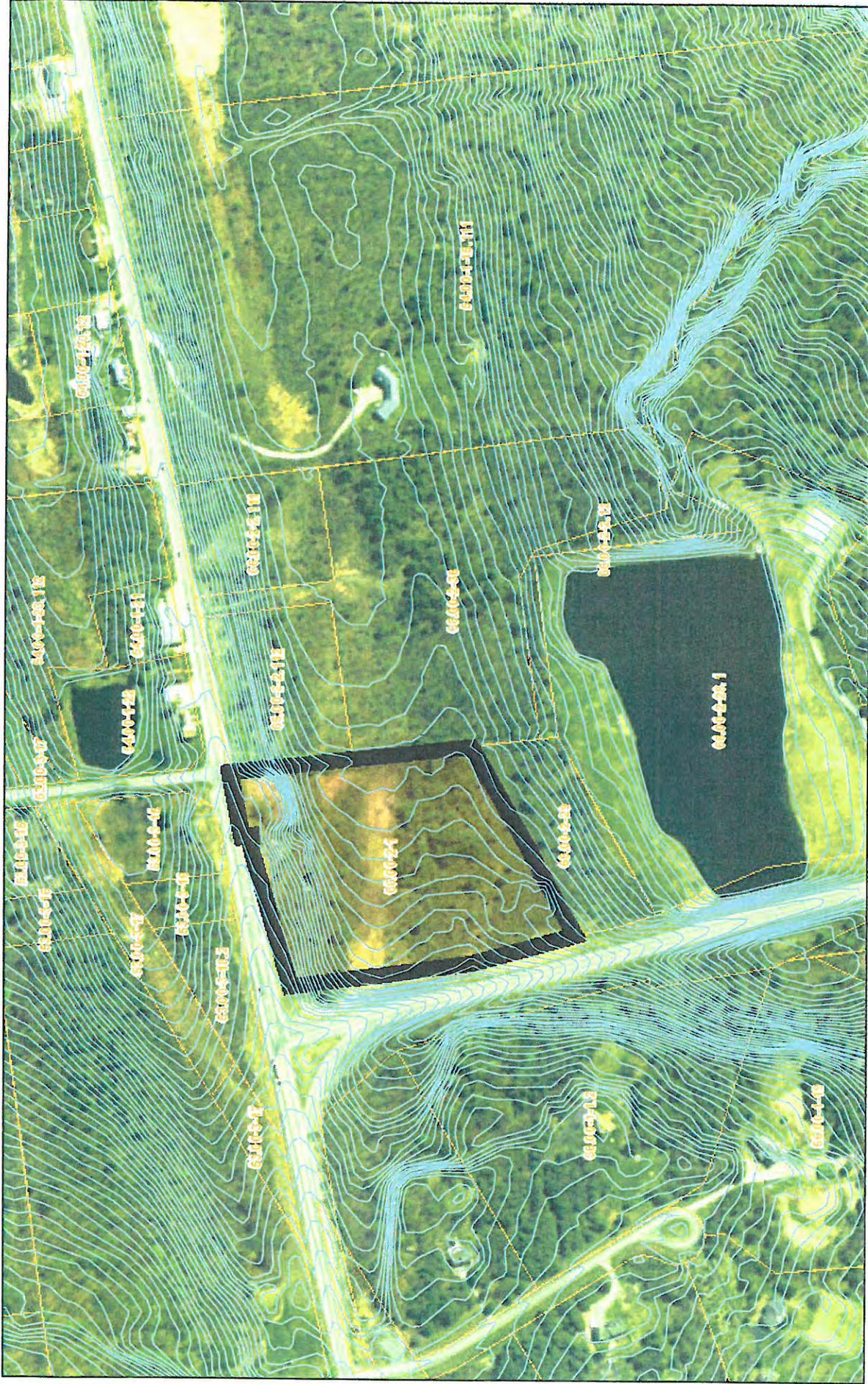
1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

66.00-2-1 Town of Duaneburg



June 22, 2017

County Contours

Parcels

polygonLayer

Parcel Labels

Override 1

1:5,695
0 80 160 260 520 1,040 ft
0 80 160 320 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



20

GE ROAD

WESTERN

2.111

2.39 A(C)

1

2.112

2.93 A(C)

2

36

11.74 A(C)

3

126

2.12

332.29

494.89

50

83

400

465

50

160(S)

14

8.3 A(C)

1

N 1,433,014

E 576,987

712.38

2.4 A(C)

29

200

666.57

256.81

290.91

7

TERN

1A

5.179 A

18

142

1.2

10.062 A

21.77

3

365.56

LANE

13. **Town of Duanesburg**

N. Knight Road
(Reservoir and Vacant Land)
Tax ID: 43.00-2-13
85.20 acres

Municipality of Duanesburg				
SWIS:	422089	Tax ID:	43.00-2-13	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	N Knight Rd			
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	02 - R-2	Bldg. Style:	Not Applicable	
Neighborhood:	00000 -	School District:	Duanesburg	
Legal Property Description:	Reservoir & Vacant Land Wholly Exempt Agreement 2006 Town			
Total Acreage/Size:	85.20	Equalization Rate:	2016 - N/A	
Land Assessment:	2016 - \$17,100	Total Assessment:	2016 - \$17,100	
Full Market Value:	2016 - \$49,565			
Deed Book:	1175	Deed Page:	47	
Grid East:	574897	Grid North:	1443309	
Special Districts for 2016				
Description	Units	Percent	Type	Value
FP002-Fire Protection 2	0	0%		0
Land Types				
Type	Size			
Residual	85.20 acres			

43.00-2-13 Town of Duanesburg



June 21, 2017

polygonLayer

 Override 1

Parcels

Parcel Labels

1:11,390

0 500 1,000 2,000 ft

0 160 320 640 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

43.00-2-13 Town of Duaneburg



June 21, 2017

County Contours

Parcels

polygonLayer

Parcel Labels

Override 1

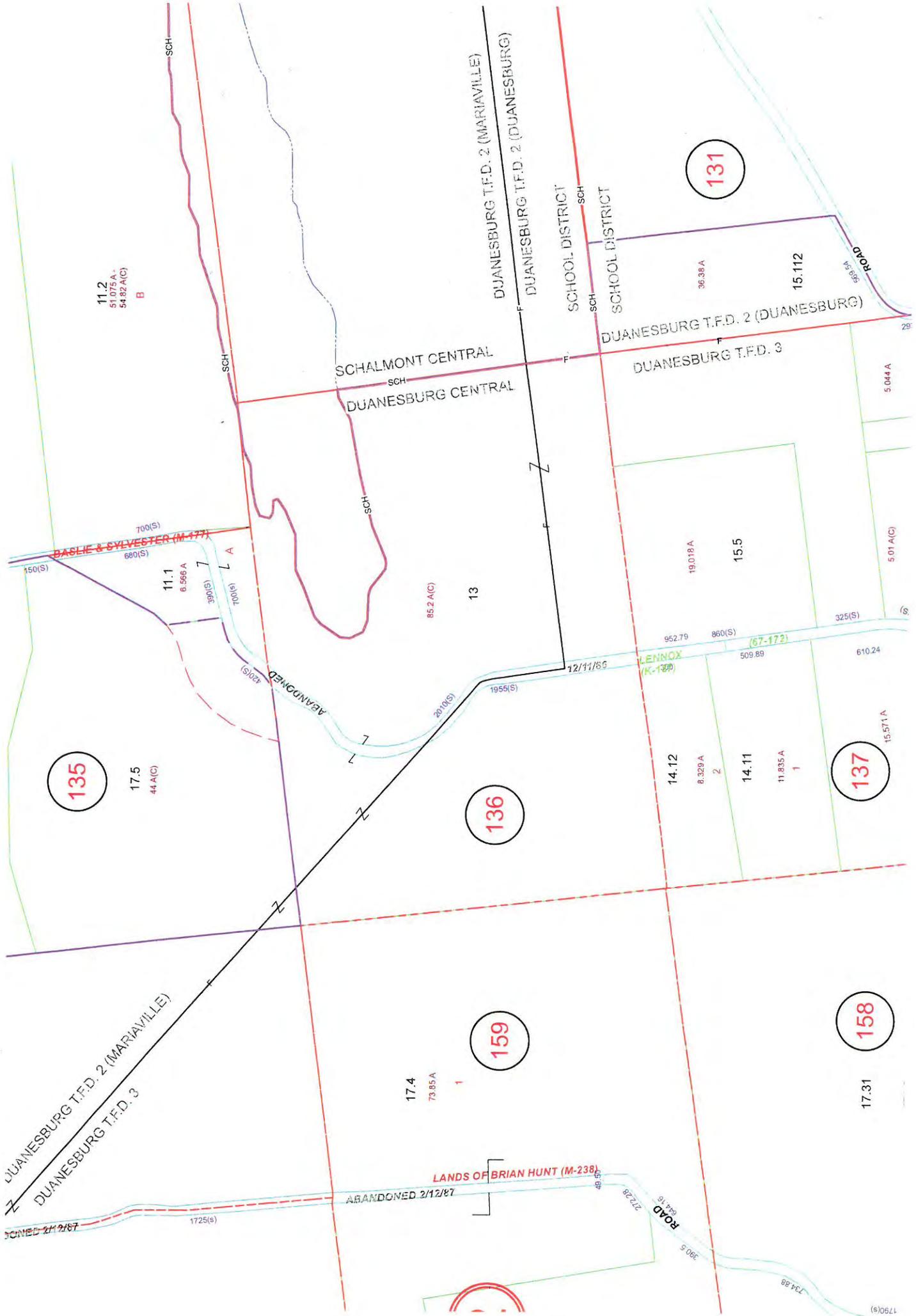
1:5,695

0 260 520 1,040 ft

0 80 160 320 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or representations, expressed or implied. No Author



135

17.5
44 A(C)

136

13
85.2 A(C)

137

14.12
8.329 A
2

14.11
11.835 A
1

15.571 A

139

17.4
73.85 A
1

138

17.31

131

36.38 A

15.112

11.2
51.075 A
54.82 A(C)
B

11.1
6.566 A

700(S)

680(S)

390(S)

700(S)

150(S)

BASLIE & SYLVESTER (M-177)

LENNOX (K-138)

(67-172)

LANDS OF BRIAN HUNT (M-238)

ABANDONED 2/12/87

1725(S)

ABANDONED 2/12/87

SCHOOL DISTRICT
SCHOOL DISTRICT

SCHALMONT CENTRAL
DUANESBURG CENTRAL

DUANESBURG T.F.D. 2 (DUANESBURG)
DUANESBURG T.F.D. 3

DUANESBURG T.F.D. 2 (MARIAVILLE)
DUANESBURG T.F.D. 2 (DUANESBURG)

ROAD

ROAD

1790(S)

734.88

272.28

84.16

48.57

12/11/85

12/11/85

1955(S)

2010(S)

420(S)

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

325(S)

610.24

5.01 A(C)

5.04 A

19,018 A

15.5

952.79

860(S)

509.89

5.04 A

5.01 A(C)

14. **City of Schenectady**

Cheltingham Avenue
(Landfill)

Tax ID: 49.69-2-22.11

27.50 acres

Municipality of City of Schenectady				
SWIS:	421500	Tax ID:	49.69-2-22.11	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Wholly Exem	
Address:	Cheltingham Ave			
Property Class:	590 - Park	Site Property Class:	590 - Park	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	03 -	Bldg. Style:	Not Applicable	
Neighborhood:	00002 -	School District:	Schenectady	
Legal Property Description:	Old Landfill			
Total Acreage/Size:	27.50	Equalization Rate:	2016 - 121.00%	
Land Assessment:	2016 - \$489,500	Total Assessment:	2016 - \$1,087,100	
Full Market Value:	2016 - \$891,066			
Deed Book:				
Deed Page:				
Grid East:	637954	Grid North:	1442623	
Special Districts for 2016				
Description	Units	Percent	Type	Value
RS008-Roll Section 8	0	0%		0
Land Types				
Type	Size			
Primary	27.50 acres			

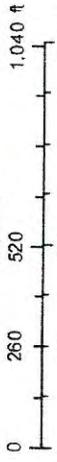
49.69-2-22.11 City of Schenectady



June 22, 2017

- County Contours
- Park and Open Spaces
- polygonLayer
- Override 1
- Parcels
- Parcel Labels

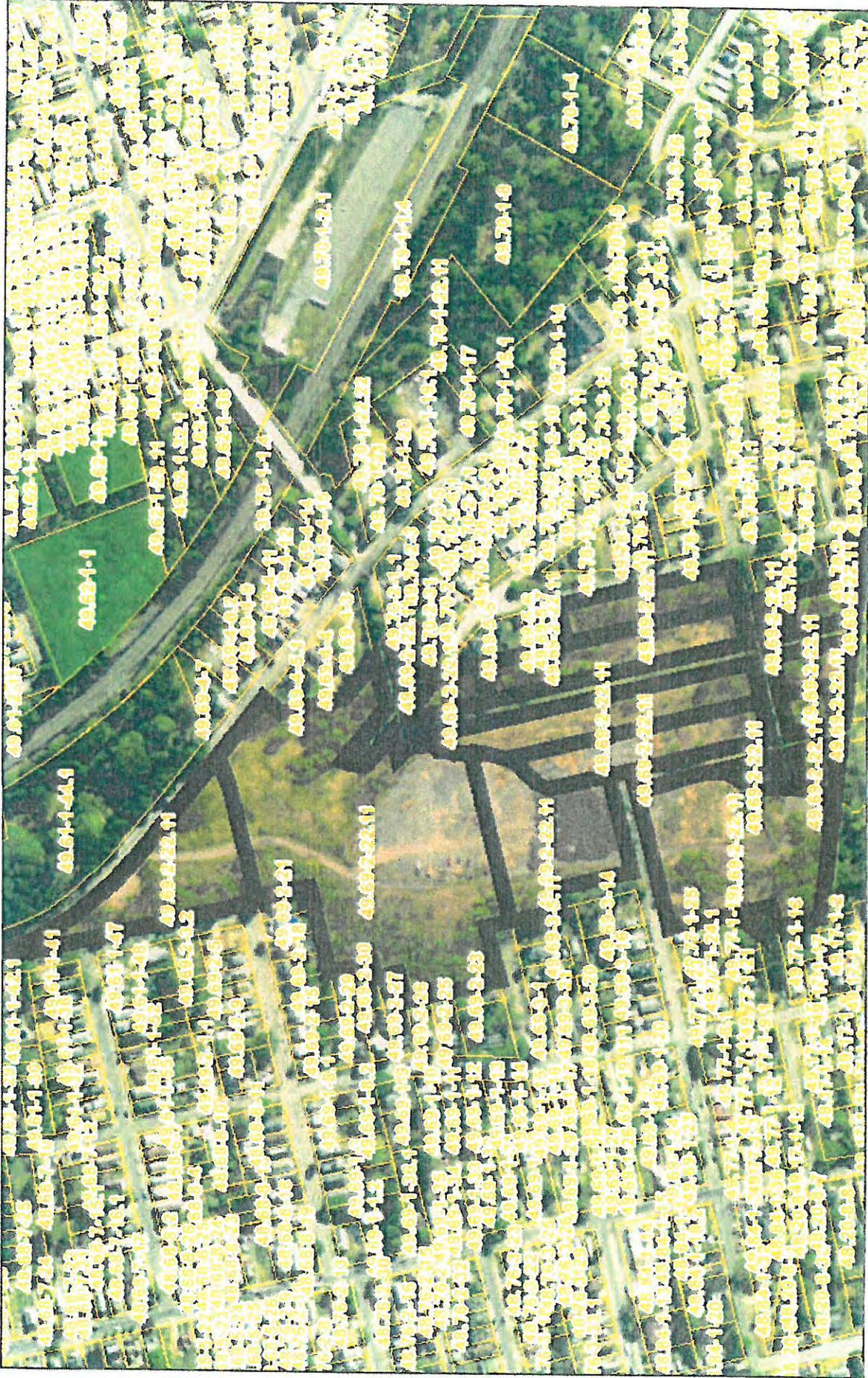
1:5,695



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

49.69-2-22.11 City of Schenectady



June 22, 2017

polygonLayer

Override 1

Park and Open Spaces

Parcels

Parcel Labels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



1

2

3

5

4

049 70

049 78

049 77

15. **Town of Rotterdam**

River Road
(Pumping Station and Wells)
Tax ID: 38.-3-19
9.38 acres



Image Mate Online

Navigation Tools GIS Map Tax Maps | ORPS Links Assessment Info

Help Log In

Commercial

Property Info

Owner/Sales Inventory Improvements

Tax Info

Report

Comparables

Parcel History

[View parcel history data](#)

Tax Map Info

- Real Property Tax Map Fee Schedule

Municipality of Rotterdam	
SWIS: 422800	Tax ID: 38.-3-19

Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	River Rd		
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	I-2 -	Bldg. Style:	Not Applicable
Neighborhood:	00007 -	School District:	Schalmont
Legal Property Description:	Pumping Station & Wells 8.-592-22		
Total Acreage/Size:	9.38	Equalization Rate:	----
Land Assessment:	2016 - \$12,203,400	Total Assessment:	2016 - \$15,593,200
Full Market Value:	2016 - \$15,593,200		
Deed Book:			
Grid East:	630029	Grid North:	1453395

Photographs

No Photo Available

Maps

CLICK HERE for information on purchasing tax maps.

[View Tax Map](#)

[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

Special Districts for 2016

Description	Units	Percent	Type	Value
FD700-Fire dist 7	0	0%		0

Land Types

Type	Size
Primary	9.38 acres

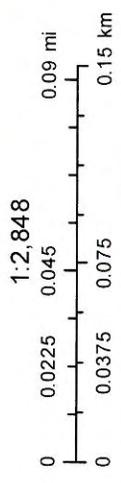
38.-3-19 Town of Rotterdam



June 26, 2017

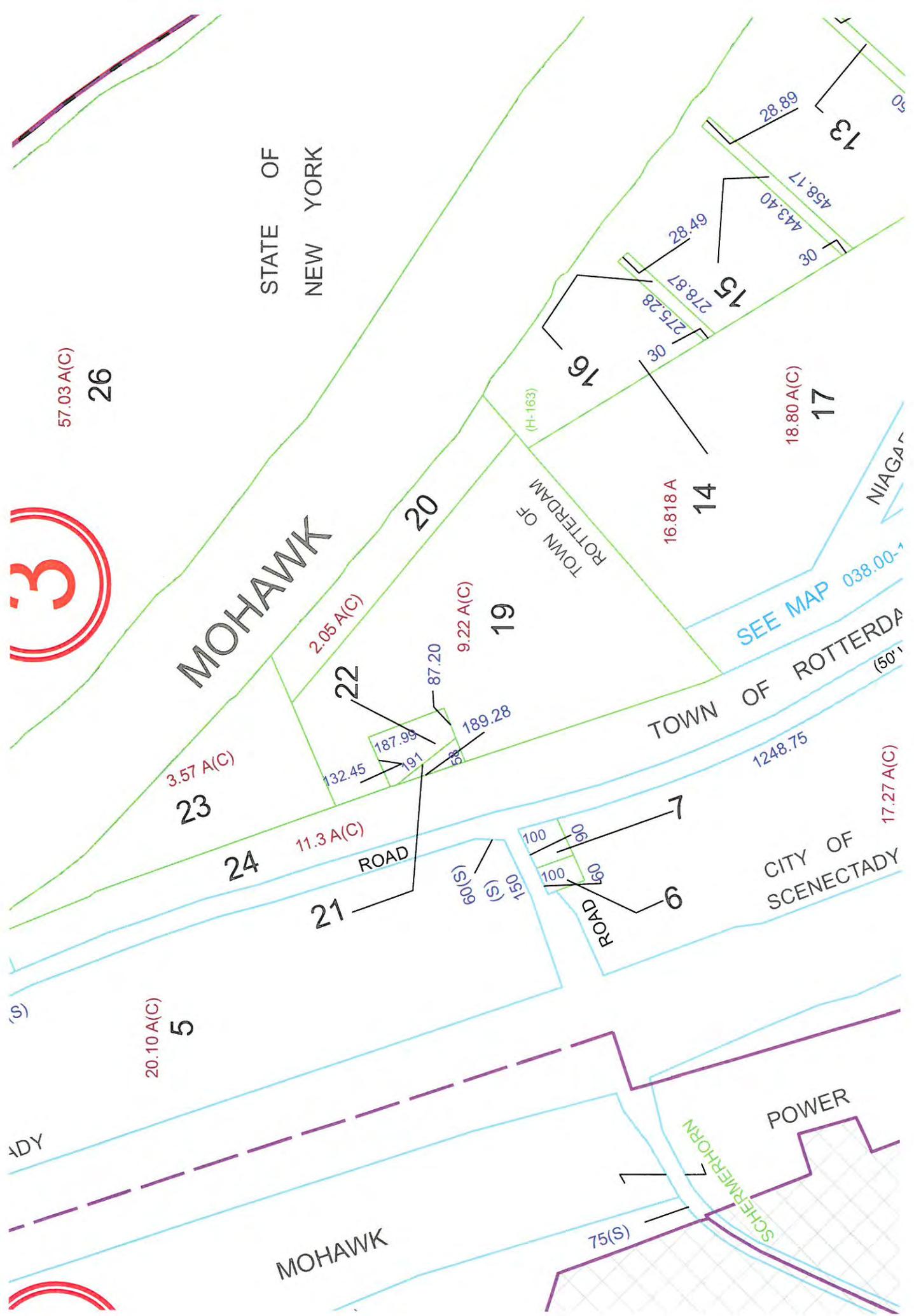
- polygonLayer**
- Override 1
- Park and Open Spaces

- Parcels
- Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



16. **Town of Rotterdam**

Burdeck Street

Tax ID: 48.-1-1.1

3.26 acres



Residential
Property Info
Owner/Sales Inventory
Improvements
Tax Info
Report
Comparables

Parcel History
View parcel history data

Tax Map Info
• Real Property Tax Map Fee Schedule

Municipality of Rotterdam			
SWIS:	422800	Tax ID:	48.-1-1.1
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	Burdeck St		
Property Class:	331 - Com vac w/imp	Site Property Class:	331 - Com vac w/imp
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	I-1 -	Bldg. Style:	0
Neighborhood:	01504 -	School District:	Schalmont
Legal Property Description:	V Formerly D&h 8.-5911-9		
Total Acreage/Size:	3.26	Equalization Rate:	----
Land Assessment:	2016 - \$24,500	Total Assessment:	2016 - \$36,200
Full Market Value:	2016 - \$36,200		
Deed Book:		Deed Page:	
Grid East:	628370	Grid North:	1447229
Special Districts for 2016			
<i>No information available for the 2016 roll year.</i>			
Land Types			
Residual	Type	Size	3.26 acres

Photographs
No Photo Available

Maps
CLICK HERE for information on purchasing tax maps.
View Tax Map
Pin Property on GIS Map
View in Google Maps
View in Bing Maps
Map Disclaimer

48.-1-1.1 Town of Rotterdam



June 26, 2017

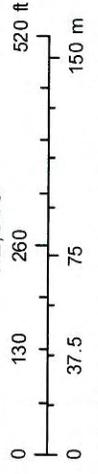
polygonLayer

Override 1

Parcels

Parcel Labels

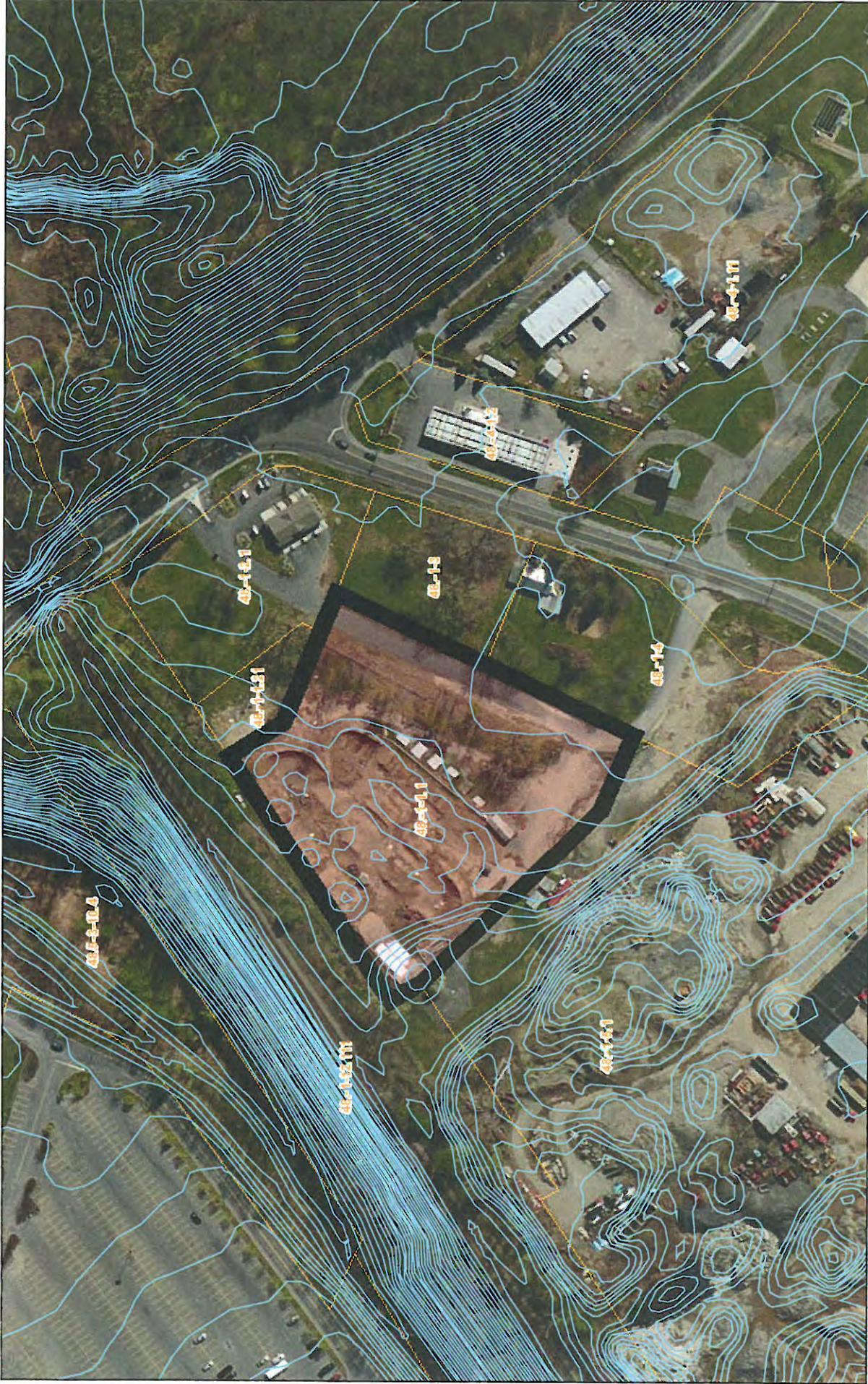
1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

48.-1-1.1 Town of Rotterdam



June 26, 2017

- County Contours
- Parcels
- Parcel Labels
- Override 1

1:2,848
0 130 260 520 ft
0 37.5 75 150 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

17. **Town of Rotterdam**

Altamont Avenue

(Sewage)

Tax ID: 59.6-2-19.11

3.20 acres



Commercial

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Parcel History

View parcel history data

Tax Map Info

- Real Property Tax Map Fee Schedule

Municipality of Rotterdam			
SWIS: 422800	Tax ID: 59,6-2-19,11		
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	Altamont Ave		
Property Class:	853 - Sewage	Site Property Class:	853 - Sewage
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	R-1, R-2 -	Bldg. Style:	Not Applicable
Neighborhood:	00008 -	School District:	Schenectady
Legal Property Description:	Sewer Pump Station #1 1.a-96-14		
Total Acreage/Size:	3.20	Equalization Rate:	----
Land Assessment:	2016 - \$6,400	Total Assessment:	2016 - \$6,400
Full Market Value:	2016 - \$6,400	Deed Page:	336
Deed Book:	1129	Grid North:	1440129
Grid East:	640658		
Special Districts for 2016			
<i>No information available for the 2016 roll year.</i>			
Land Types			
Residual	Type	Size	3.20 acres

Photographs

No Photo Available

Maps

CLICK HERE for information on purchasing tax maps

[View Tax Map](#)

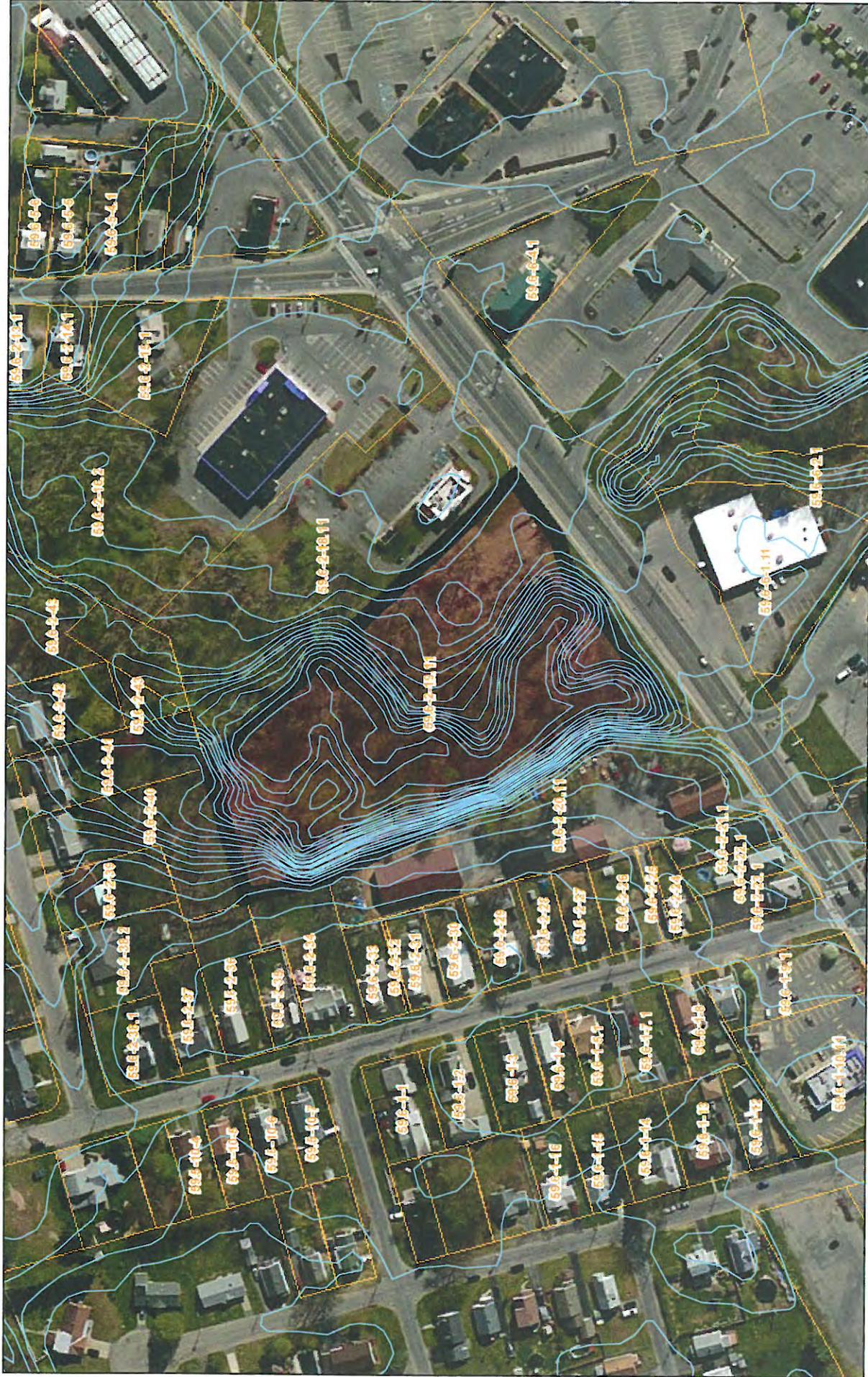
[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

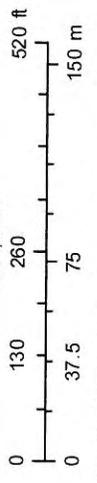
59.6-2-19.11 Town of Rotterdam



June 26, 2017

- County Contours
- Parcels
- polygonLayer**
- Override 1
- Parcel Labels

1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

18. **Town of Niskayuna**

1054 WTRY Road
(Highway Garage)
Tax ID: 61.-3-7
4.36 acres



Image Mate Online

Navigation Tools GIS Map Tax Maps | ORPS Links Assessment Info

Help Log In

Commercial

Property Info

Owner/Sales Inventory Improvements

Tax Info

Report

Comparables

Parcel History

[View parcel history data](#)

Tax Map Info

- Real Property Tax Map Fee Schedule

Municipality of Niskayuna	
SWIS: 422400	Tax ID: 61.-3-7

Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	1054 Wtry Rd		
Property Class:	651 - Highway gar	Site Property Class:	651 - Highway gar
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	LC -	Bldg. Style:	Not Applicable
Neighborhood:	42002 -	School District:	Niskayuna
Legal Property Description:	Town Garage		
Total Acreage/Size:	11.40	Equalization Rate:	----
Land Assessment:	2016 - \$781,000	Total Assessment:	2016 - \$1,175,000
Full Market Value:	2016 - \$1,175,000		
Deed Book:			
Grid East:	670617	Grid North:	1438334

Photographs

No Photo Available

Maps

CLICK HERE for information on purchasing tax maps.

[View Tax Map](#)

[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

Special Districts for 2016

Description	Units	Percent	Type	Value
FI200-Fire District 2	0	0%		0
WE500-Water Dist 5-00	345	0%		0

Land Types

Type	Size
Primary	11.40 acres

61.-3-7 Town of Niskayuna



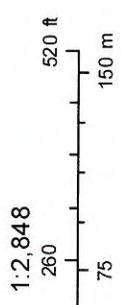
June 26, 2017

polygonLayer

Override 1

Parcels

Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

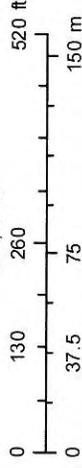
61.-3-7 Town of Niskayuna



June 26, 2017

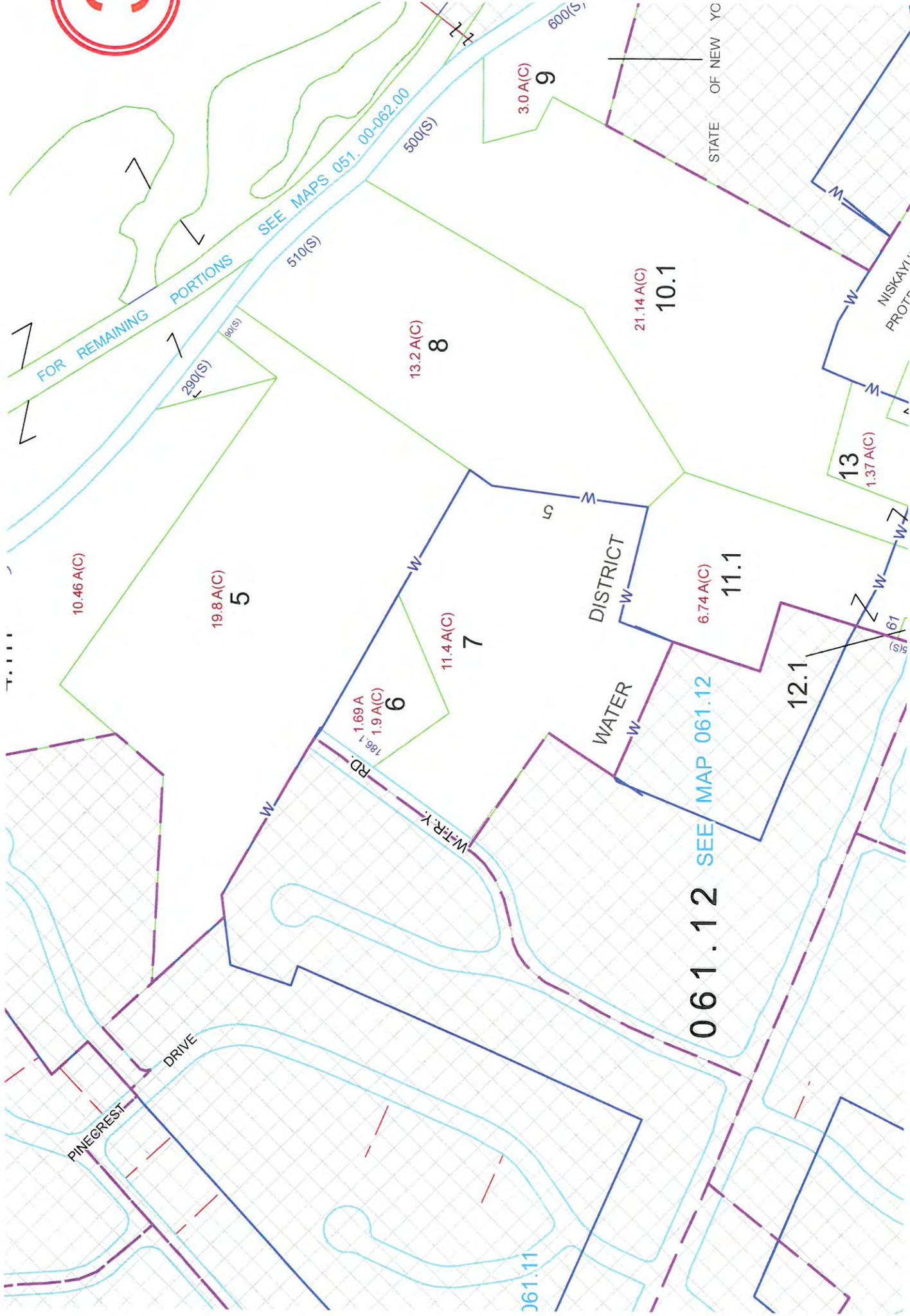
- County Contours
- Parcels
- Parcel Labels
- Override 1

1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



061.12 SEE MAP 061.12

PINECREST DRIVE

W.R.K. RD

WATER DISTRICT

STATE OF NEW YORK

NISKAYUNA PROT...

10.46 A(C)

19.8 A(C)

1.69 A
1.9 A(C)

11.4 A(C)

13.2 A(C)

3.0 A(C)

21.14 A(C)

6.74 A(C)

12.1

1.37 A(C)

FOR REMAINING PORTIONS

SEE MAPS 051.00-062.00

290(S)

90(S)

510(S)

500(S)

600(S)

61(S)

19. **Town of Niskayuna**

1034 WTRY Road
(Highway Garage)
Tax ID: 61.12-1-1
6.85 acres



Image Mate Online

Navigation Tools [GIS Map](#) | [ORPS Links](#) | [Assessment Info](#)

[Help](#) [Log In](#)

Commercial

- [Property Info](#)
- [Owner/Sales Inventory Improvements](#)
- [Tax Info](#)
- [Report Comparables](#)

[Parcel History](#)
View parcel history data

[Tax Map Info](#)
• Real Property Tax Map Fee Schedule

Municipality of Niskayuna	
SWIS: 422400	Tax ID: 61.12-1-1

Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	1034 Wtry Rd		
Property Class:	651 - Highway gar	Site Property Class:	651 - Highway gar
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	R2 -	Bldg. Style:	Not Applicable
Neighborhood:	42002 -	School District:	Niskayuna
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	6.85	Equalization Rate:	----
Land Assessment:	2016 - \$485,300	Total Assessment:	2016 - \$715,000
Full Market Value:	2016 - \$715,000	Deed Page:	956
Deed Book:	1839	Grid North:	1438129

Photographs

No Photo Available

Maps

CLICK HERE for information on purchasing tax maps.

- [View Tax Map](#)
- [Pin Property on GIS Map](#)
- [View in Google Maps](#)
- [View in Bing Maps](#)

Map Disclaimer

Special Districts for 2016

Description	Units	Percent	Type	Value
WE500-Water Dist 5-00	680	0%		0
FI200-Fire District 2	0	0%		0

Land Types

Type	Size
Primary	6.85 acres

61.12-1-1 Town of Niskayuna



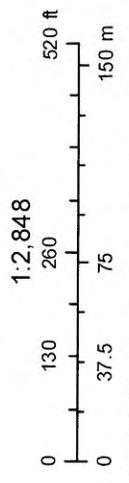
June 26, 2017

polygonLayer

 Override 1

Parcels

Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

61.12-1-1 Town of Niskayuna



June 26, 2017

- County Contours
- Parcels
- Parcel Labels
- Override 1

1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

20. **Town of Glenville**

1086 Church Road
(Water Supply)
Tax ID: 14.-2-15.14
2.95 acres



Image Mate Online

Navigation Tools GIS Map Tax Maps ORPS Links Assessment Info

Help Log In

Commercial

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Municipality of Glenville

SWIS: 422289 Tax ID: 14.-2-15.14

View All Images

Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	1086 Church Rd		
Property Class:	822 - Water supply	Site Property Class:	822 - Water supply
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	CON -	Bldg. Style:	Not Applicable
Neighborhood:	50100 -	School District:	Scotia-Glenville
Legal Property Description:	Com Lnds Blk A-4 Pt14 Storage Tank		
Total Acreage/Size:	2.95	Equalization Rate:	----
Land Assessment:	2016 - \$148,000	Total Assessment:	2016 - \$1,756,600
Full Market Value:	2016 - \$1,868,723	Deed Page:	166
Deed Book:	1466	Grid North:	1479720

Special Districts for 2016

Description	Units	Percent	Type	Value
FD008-Glenville hills fd	0	0%		0

Land Types

Type	Size
Primary	2.95 acres

Parcel History

[View parcel history data](#)

Tax Map Info

- Real Property Tax Map Fee Schedule

Photographs

(Click on photo to enlarge it.)

Photo

Maps

[CLICK HERE for information on purchasing tax maps.](#)

[View Tax Map](#)

[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

14.-2-15.14 Town of Glenville



June 26, 2017

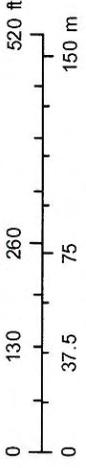
polygonLayer

Parcel Labels

 Override 1

Parcels

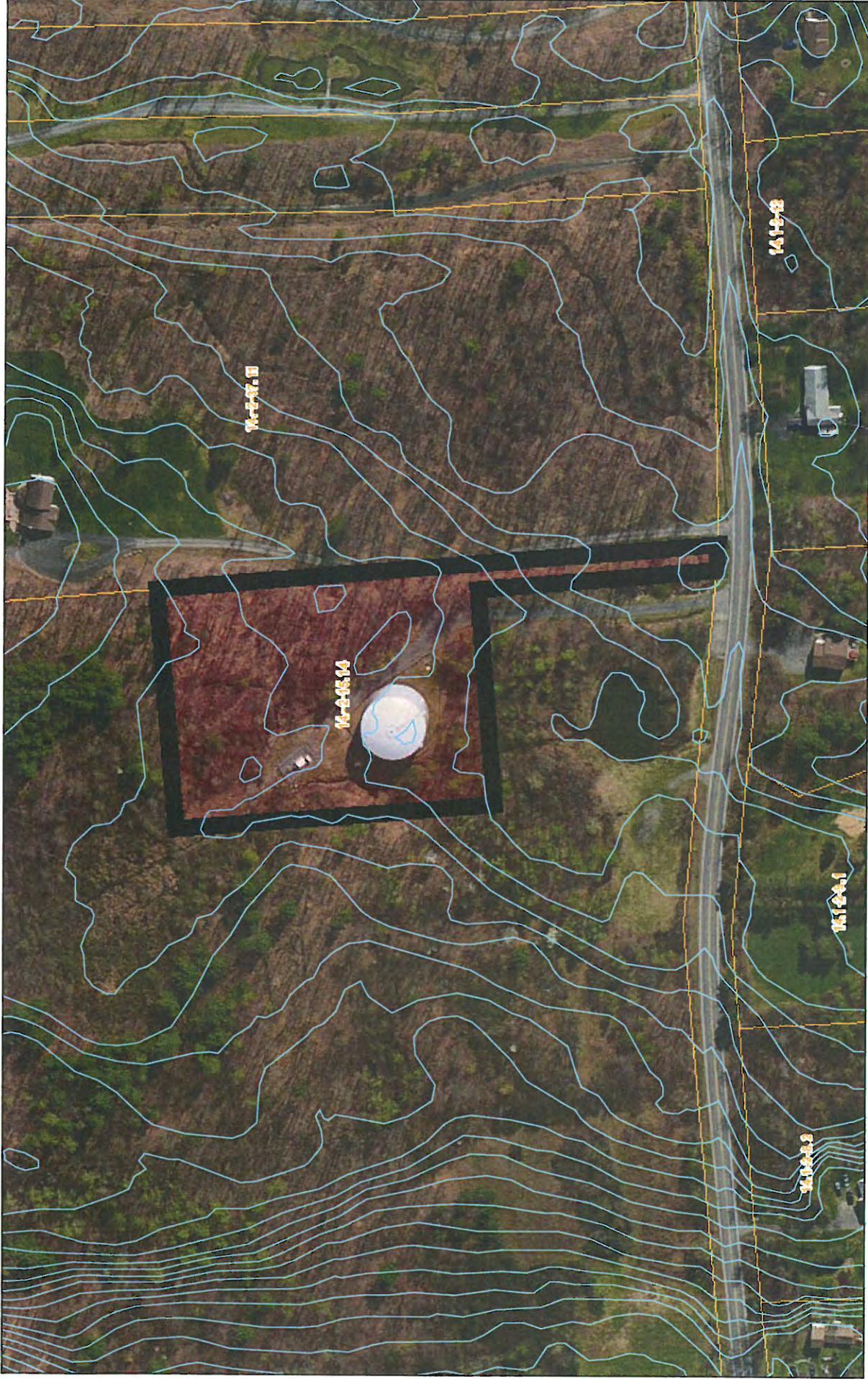
1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

14.-2-15.14 Town of Glenville



June 26, 2017

County Contours

Parcels

Parcel Labels

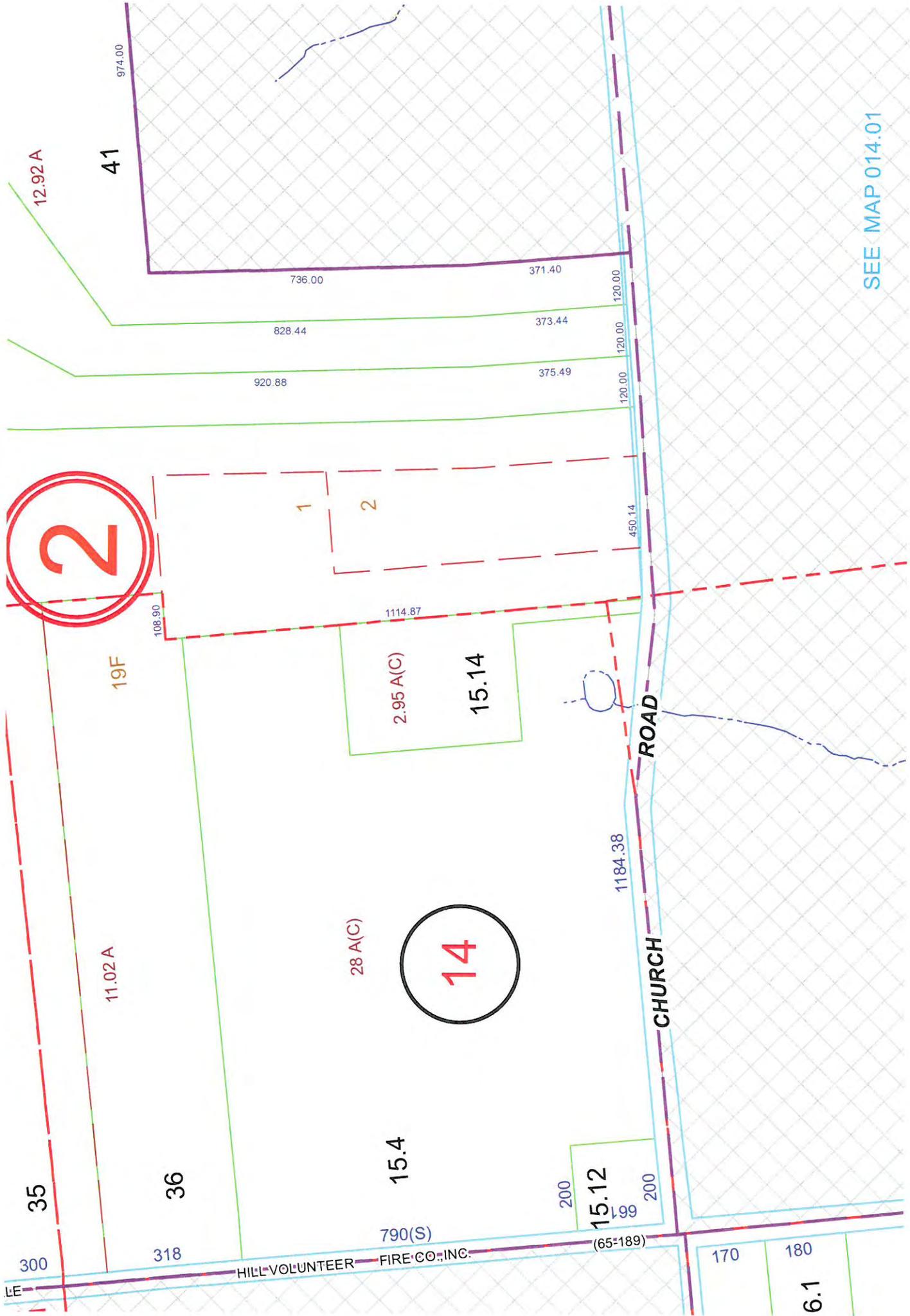
Override 1

1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author



SEE MAP 014.01

21. **Town of Glenville**

Van Buren Lane

Tax ID: 28.8-2-1.7

5.84 acres



Image Mate Online

Navigation Tools GIS Map Tax Maps | ORPS Links Assessment Info

Help Log In

Commercial
Property Info
Owner/Sales
Inventory
Improvements
Tax Info
Report
Comparables

Parcel History
View parcel history data

Tax Map Info
• Real Property Tax Map Fee Schedule

Municipality of Glenville			
SWIS: 422289	Tax ID: 28.8-2-1.2		
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	Van Buren Ln		
Property Class:	330 - Vacant comm	Site Property Class:	330 - Vacant comm
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	CON -	Bldg. Style:	Not Applicable
Neighborhood:	50100 -	School District:	Scotia-Glenville
Legal Property Description:	lv		
Total Acreage/Size:	5.84	Equalization Rate:	----
Land Assessment:	2016 - \$117,500	Total Assessment:	2016 - \$117,500
Full Market Value:	2016 - \$125,000	Deed Page:	300
Deed Book:	1689	Grid North:	1464832
Grid East:	623147		
Special Districts for 2016			
Description	Units	Percent	Type Value
FD009-Rectors f. d.	0	0%	0
FD509-Fire dist 5 and 9	0	0%	0
WD110-Water district 11	0	0%	0
Land Types			
Type	Size		
Primary	5.84 acres		

[View All Images](#)

Photographs

(Click on photo to enlarge it.)

Photo

Maps

[CLICK HERE for information on purchasing tax maps.](#)

[View Tax Map](#)

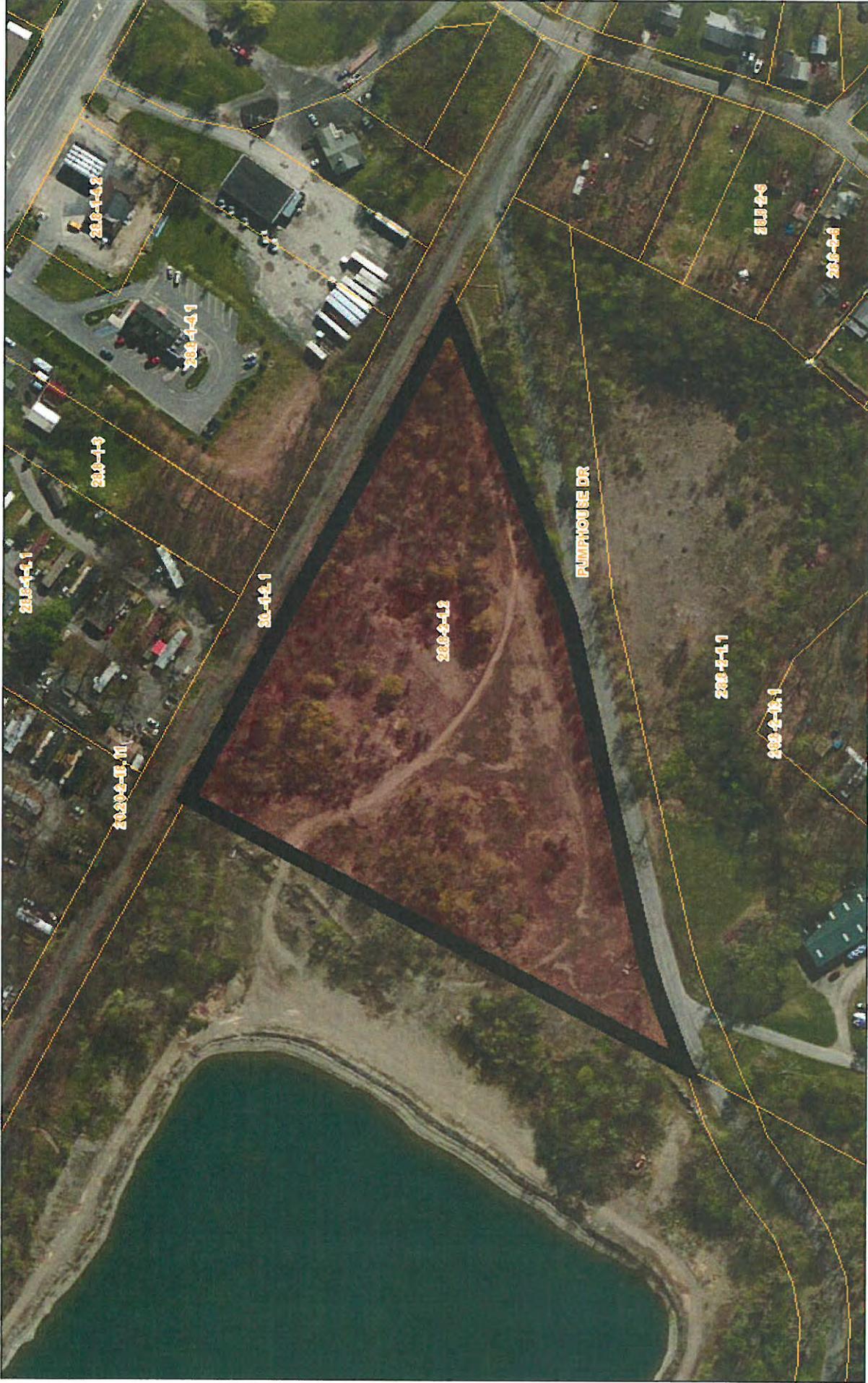
[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

28.8-2-1.2 Town of Glenville



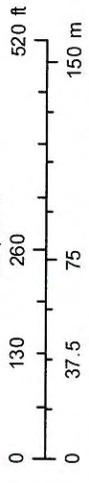
June 26, 2017

polygonLayer
Override 1

Parcels

Parcel Labels

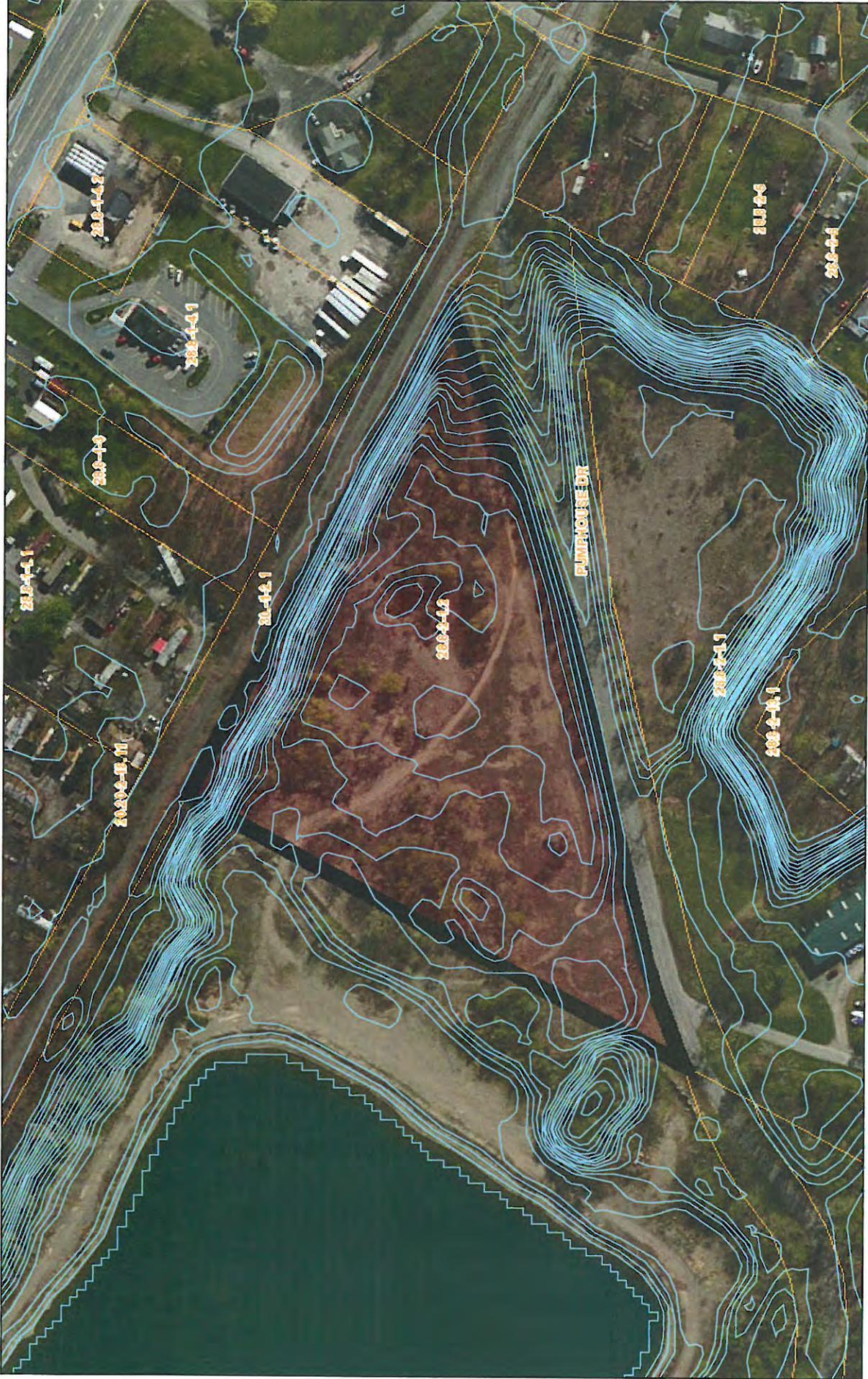
1:2,848



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

28.8-2-1.2 Town of Glenville



22. **Town of Glenville**

1725 Vley Road Extension

Tax ID: 29.-2-1.2

11.64 acres



Image Mate Online

Navigation Tools GIS Map Tax Maps | ORPS Links Assessment Info

Help Log In

- Commercial
- Property Info
- Owner/Sales
- Inventory
- Improvements
- Tax Info
- Report
- Comparables
- Parcel History
- Tax Map Info
 - Real Property Tax Map Fee Schedule

Municipality of Glenville			
SWIS:	422289	Tax ID:	29.-2-1.2
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	1725 Vley Rd Ext		
Property Class:	330 - Vacant comm	Site Property Class:	330 - Vacant comm
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	CON -	Bldg. Style:	Not Applicable
Neighborhood:	50100 -	School District:	Scotia-Glenville
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	11.64	Equalization Rate:	----
Land Assessment:	2016 - \$184,000	Total Assessment:	2016 - \$184,000
Full Market Value:	2016 - \$195,745		
Deed Book:	1713	Deed Page:	524
Grid East:	624822	Grid North:	1465297

Photographs
No Photo Available

Maps

CLICK HERE for information on purchasing tax maps.

View Tax Map

Pin Property on GIS Map

View in Google Maps

View in Bing Maps

Map Disclaimer

Special Districts for 2016

Description	Units	Percent	Type	Value
FD009-Rectors f. d.	0	0%		0
FD509-Fire dist 5 and 9	0	0%		0

Land Types

Type	Size
Primary	28.00 acres

29.-2-1.2 Town of Glenville



June 26, 2017

Legend:

- County Contours
- Parcels
- Parcel Labels
- Override 1

Scale: 1:5,695

0 80 160 260 520 1,040 ft

0 80 160 320 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

23. **Town of Niskayuna**

Commerce Park Drive
(Solar Farm)

Tax ID: 31.-1-73.13

30 acres – about 5 acres developed

Municipality of Niskayuna

SWIS:	422400	Tax ID:	31.-1-71.2
-------	--------	---------	------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	Hillside Ave		
Property Class:	322 - Rural vac>10	Site Property Class:	322 - Rural vac>10
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	IG -	Bldg. Style:	0
Neighborhood:	42202 - Old Nisk N	School District:	Niskayuna
Legal Property Description:	Legal description not given for property		
Total Acreage/Size:	30.00	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$86,100	Total Assessment:	2016 - \$86,100
Full Market Value:	2016 - \$86,100		
Deed Book:	1196	Deed Page:	264
Grid East:	653578	Grid North:	1458276

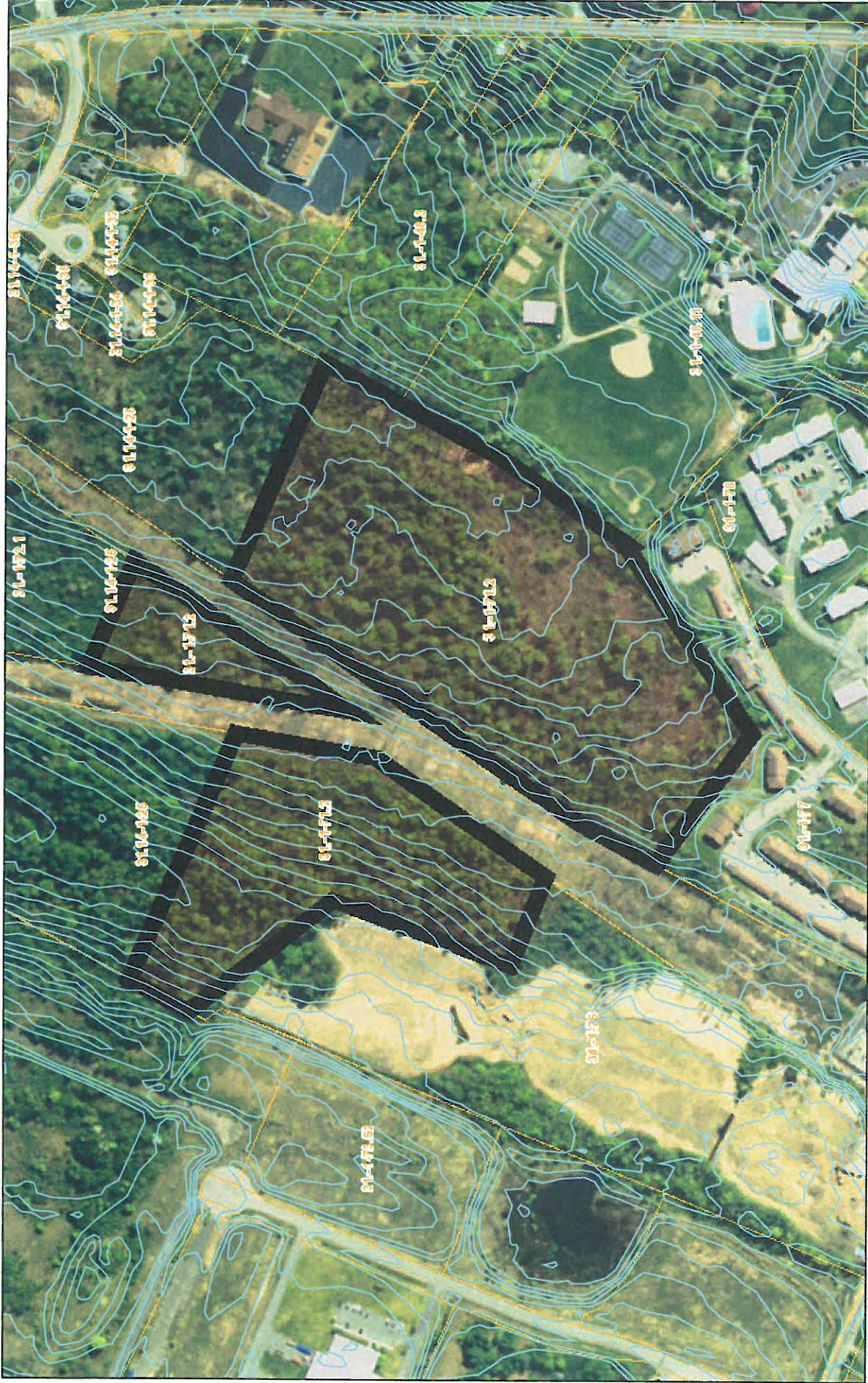
Special Districts for 2016

Description	Units	Percent	Type	Value
FI100-Fire District 1	0	0%		0

Land Types

Type	Size
Residual	15.00 acres
Wetland	15.00 acres

31.-1-71.2 Town of Niskayuna



June 29, 2017

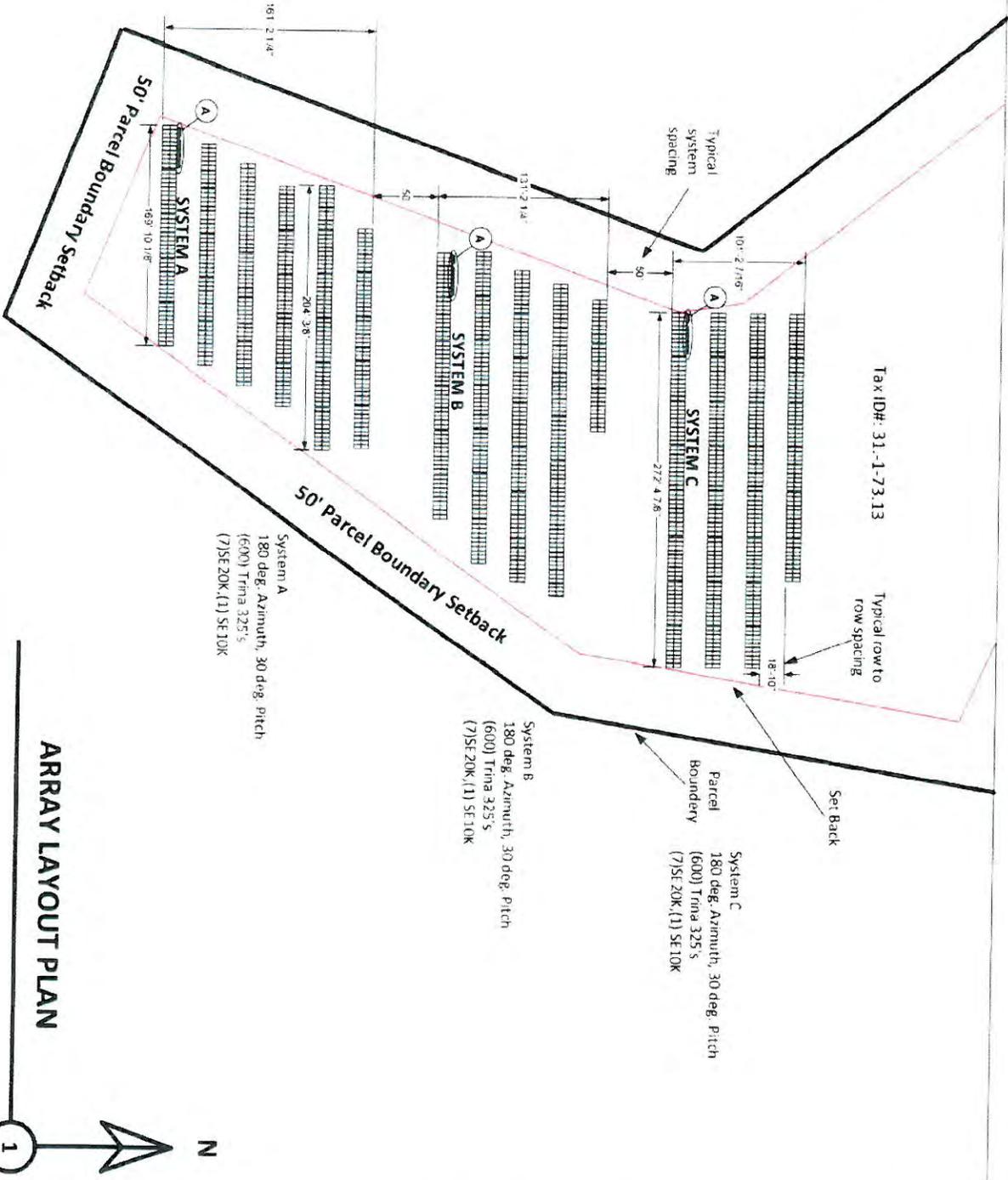
1:5,695
0 260 520 1,040 ft
0 80 160 320 m

- County Contours
- Park and Open Spaces
- Parcels
- Override 1

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

NOTES:
Systems A,B and C are electrically
isolated with individual utility meters



Date	Revised	Drawn By	Checked By
2/15/17	2/15/17	ATP	ATP

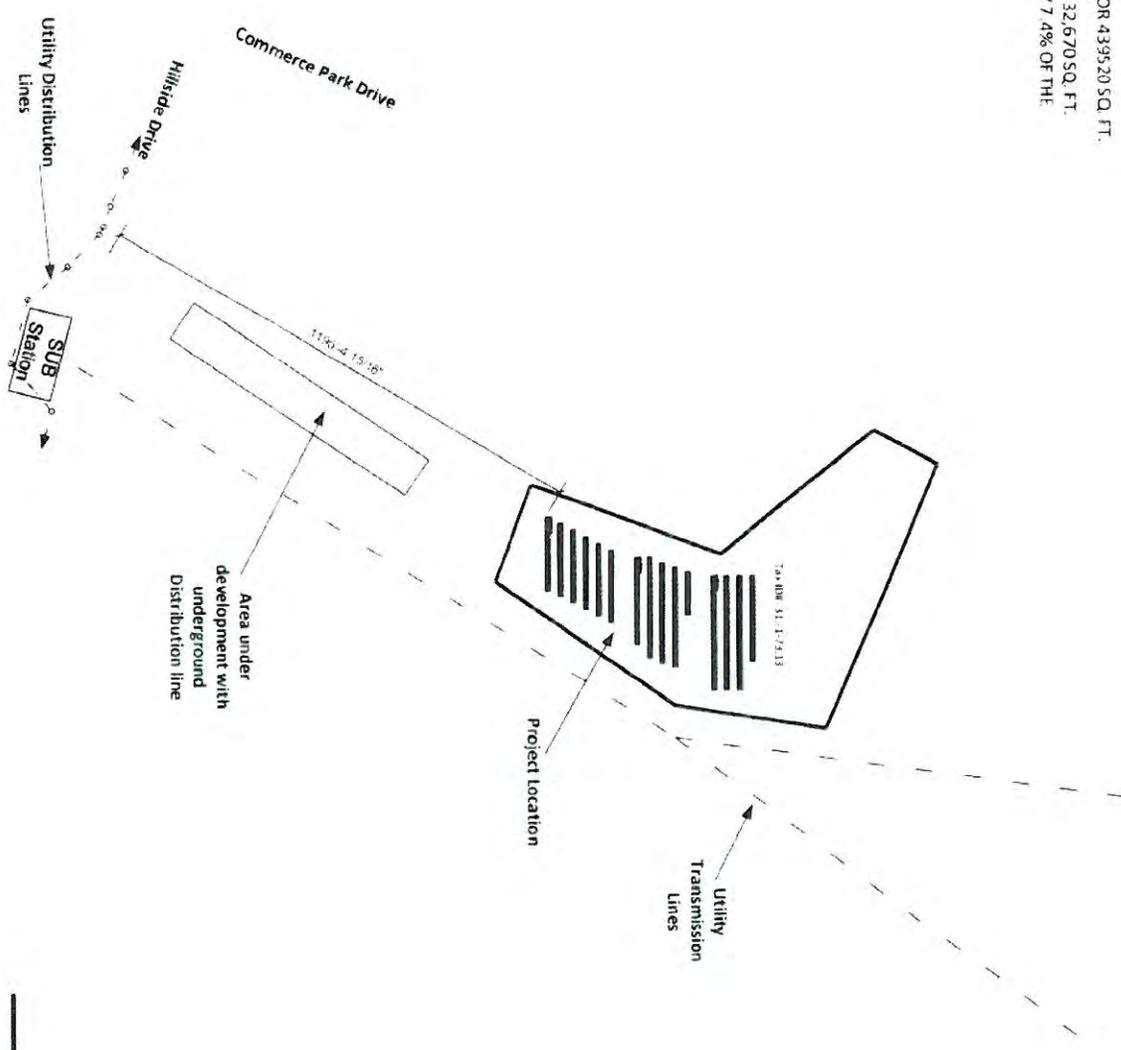
Commerce Park Solar Farm
Commerce Park Drive
Niskayuna, NY 12309
Tax ID#: 31.-1-73.13

Monolith Solar Associates, LLC
444 Washington Street
Rensselaer, NY 12144

Sheet 3
S-2



- NOTES:
1. TOTAL PARCEL SIZE IS 10.09 ACRES OR 439520 SQ. FT.
 2. AGGREGATE SYSTEM FOOTPRINT IS 32,670 SQ. FT. SYSTEM WILL COVER APPROXIMATELY 7.4% OF THE TOTAL PARCEL.



PARCEL PLAN



S-1

Date	Revised	Drawn	Checked
2/20/17	2/17	CH/ML/BL/MS	BMS

Commerence Park Solar Farm
 Commerence Park Drive
 Niskayuna, NY 12309
 Tax ID#: 31.-1-73.13

Monolith Solar Associates, LLC
 444 Washington Street
 Rensselaer, NY 12144



24. **Town of Glenville**

59 Hetcheltown Road
(Solar Farm)

Tax ID No: 23.-1-2.11

139 acres of which 5 are solar.

Municipality of Glenville

SWIS:	422289	Tax ID:	23.-1-2.11
-------	--------	---------	------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Wholly Exem
Address:	59 Hetcheltown Rd		
Property Class:	633 - Aged - home	Site Property Class:	633 - Aged - home
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	CON -	Bldg. Style:	Not Applicable
Neighborhood:	50100 -	School District:	Niskayuna
Legal Property Description:	Glendale Home, Caretaker L Hosp Blds- #59 Address & County Farm - #24 Addr		
Total Acreage/Size:	139.40	Equalization Rate:	2016 - N/A
Land Assessment:	2016 - \$685,000	Total Assessment:	2016 - \$33,800,000
Full Market Value:	2016 - \$35,957,447		
Deed Book:	390	Deed Page:	595
Grid East:	651221	Grid North:	1472880

Special Districts for 2016

Description	Units	Percent	Type	Value
WD110-Water district 11	0	0%	E	33800000
FD002-Alplaus f.d.	0	0%		0
SW009-Sewer district 9	0	0%		0
SWOM9-Sewer #9 op + maint	60	0%		0

Land Types

Type	Size
Primary	39.00 acres
Undeveloped	100.00 acres

23.-1-2.11 Town of Glenville



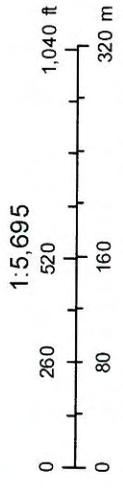
June 29, 2017

polygonLayer

Override 1

Parcels

Parcel Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

23.-1-2.11 Town of Glenville



June 29, 2017

County Contours

Parcels

Parcel Labels

Override 1

1:5,695

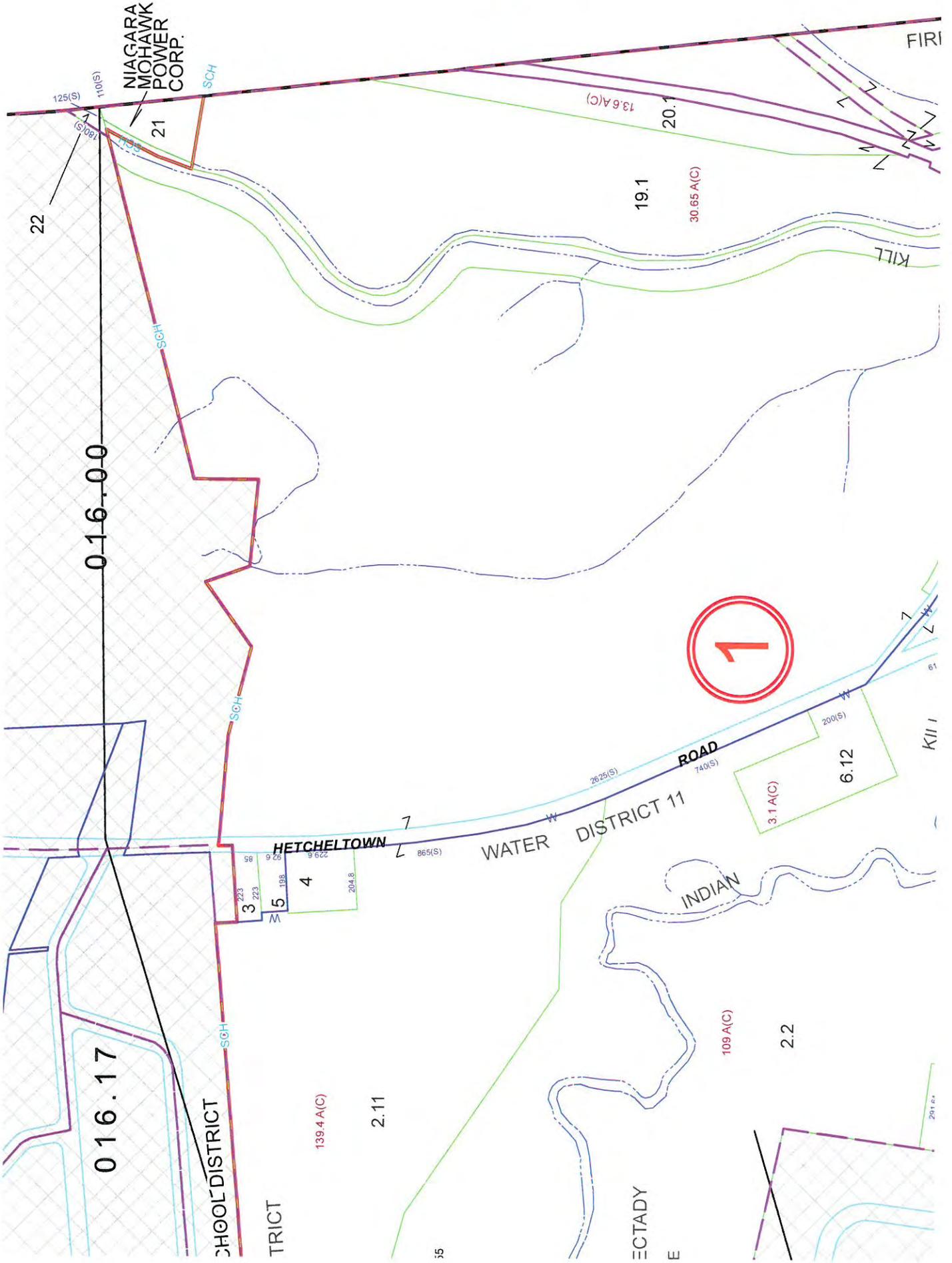
0 260 520 1,040 ft

0 80 160 320 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

TOWN OF



1

016.17

016.00

NIAGARA MOHAWK POWER CORP.

TRICT

139.4 A(C)

2.11

ECTADY E

109 A(C)

2.2

ROAD

HETCHELTOWN WATER DISTRICT 11

INDIAN

KILL

KILL

FIRI

191

30.65 A(C)

20.1

13.6 A(C)

21

22

3

5

4

3.1 A(C)

6.12

SCHOOL DISTRICT

125(S)

100(S)

180(S)

SCH

SCH

SCH

SCH

58

9.25

223

188

204.8

865(S)

7

7

35

201.62

61

7

7

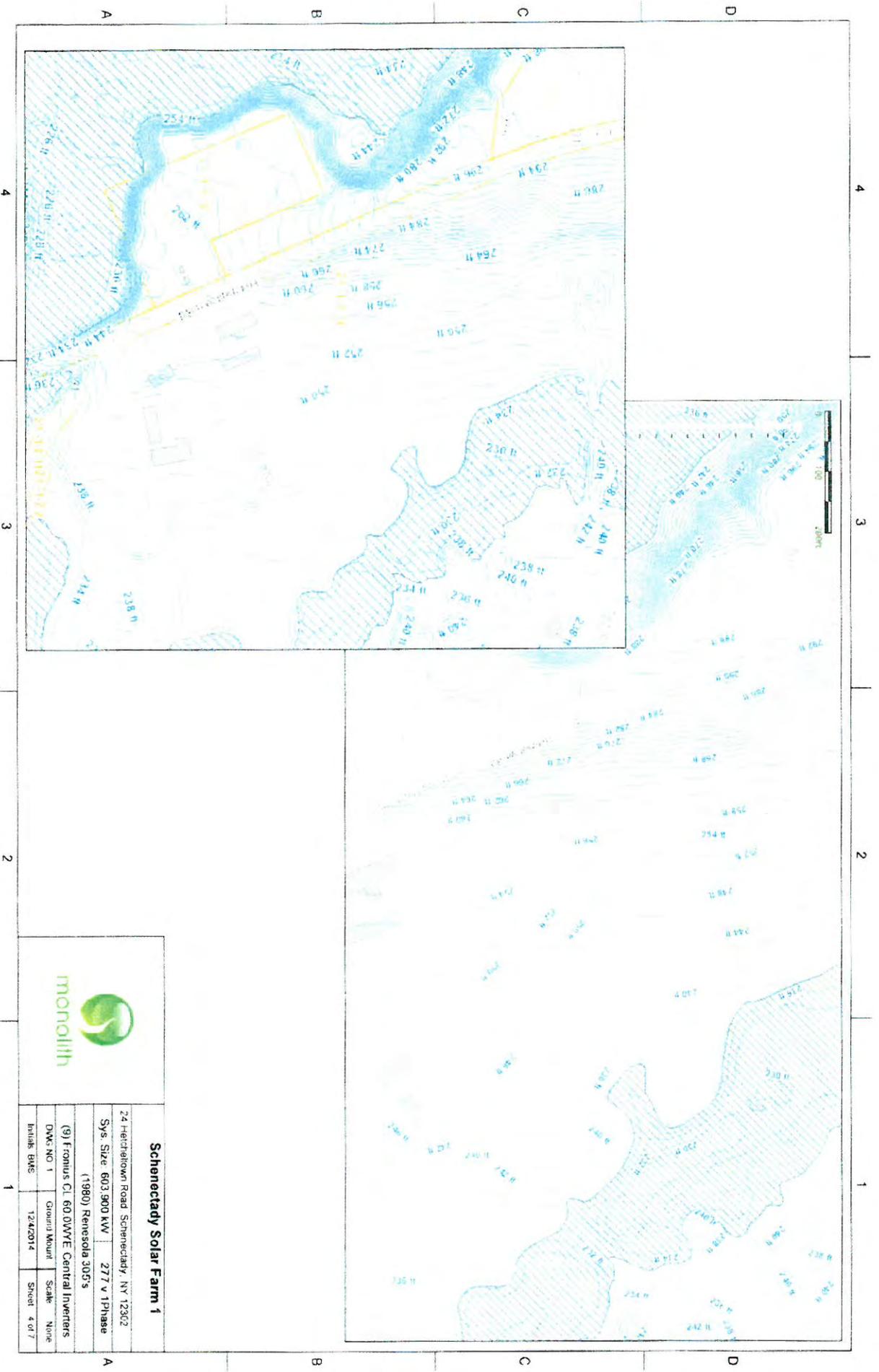


			
Schenectady Solar Farm 1			
24 Hochelstown Road, Schenectady, NY 12302			
Sys. Size: 603,900 kW		277 v. 1-Phase	
(1980) Remosola 305's			
DMC NO. 1		Ground Mount	
Inverters: BMS		Scale: None	
12/4/2014		Sheet: 6 of 7	



Server Location: General > Accounts
 > Commercial > County of
 Schenectady Remede Net Metering

	FLOOD ZONE 100 Yrd.
	INVERTERS
	TRANSFORMER
	SWITCHGEAR
	UTILITY LINE
	WETLANDS
	ACCESS ROADS



Schenectady Solar Farm 1

24 Henrievtown Road Schenectady NY 12302
 Sys. Size 603,900 kW 277 v 1Phase
 (1980) Renesola 305's

monolith

(9) Fronius CL 60 DVE Central Inverters
 DWG: NO 1 Ground Mount Scale: None
 Initials: BMS 12/4/2014 Sheet: 4 of 7

ATTACHMENT C

(Healthcare Consortium Analysis)

2017

SCHENECTADY COUNTY
HEALTH INSURANCE
CONSORTIUM (SCHIC)

FEASIBILITY STUDY REPORT

PREPARED BY: LOCEY & CAHILL, LLC

LOCEY & CAHILL, LLC | 120 WALTON ST, SUITE 500, SYRACUSE, NY 13202

INTRODUCTION

Locey & Cahill, LLC is very pleased to be working with the municipal employers of Schenectady County, New York. As you may already be aware, Locey & Cahill, LLC is an independent employee benefits consulting firm based in Syracuse, New York. Our company provides our clients, like the County of Schenectady, with state of the art advice and guidance which will assist the County and the other municipal employers in the formation of strategies designed to pro-actively adjust to the ever-changing health benefits environment. We will provide the type of impartial and objective services which will provide the municipal employers in Schenectady County, New York the ability to offer its enrollees a variety of cost effective and efficient health benefits plans.

The municipal employers in Schenectady County, New York are facing similar financial pressures to those being felt by employers across the United States of America. Many factors have added to this pressure over the years including, but not limited to, increases in the utilization of medical services, advancements in medical technology, changes in demographic populations, changes in mortality and morbidity rates, advances in prescription medications, increased benefit mandates, lower overall cost sharing by covered members, and additional taxes and fees. All of these factors have contributed to the increases we are seeing in health insurance premiums. In addition, today, municipal employers in New York State face a capped revenue stream which places even more pressure on administrators as they try to deal with the continuing escalation in medical spending in the Country. It should be noted that recently the Centers for Medicare and Medicaid issued a report which estimates that medical spending will continue to grow at an average annual rate of approximately 6% per year from now until 2025.

The big question facing municipal employers is how to address the issues associated with growing health insurance premiums while staying within the framework of their Collective Bargaining Agreements. Of course, this work has included the implementation of the Patient Protection and Affordable Care Act (ACA) which has increased the cost of providing health insurance in several areas.

We have prepared this Management Report as a working tool to assist us in the presentation of a large amount of data. The information contained herein is based on the data and information we have received directly from the municipal employers and/or their respective insurance carriers or benefit administrators. Wherever possible, we have included descriptive text to provide greater insight into the raw data. This also provides us with an opportunity to comment on significant data and trends that we see developing.

Locey & Cahill, LLC is available to answer any and all questions regarding this report and any other issues facing the Count of Schenectady and the other local municipalities. Should you have additional questions regarding any information contained herein, please feel free to contact us at our Syracuse Offices at (315) 425-1424.

CONSORTIUM STRUCTURE OVERVIEW

Based on the municipal employers in this study, we have internally labeled this group as the Schenectady County Health Insurance Consortium or “SCHIC” for short. Of course, the municipal employers will need to come up with their own name for the Consortium if this is deemed to not be acceptable. The targeted date for this Consortium to begin its operations is January 1, 2019. As of today, the municipal employers involved in this study are listed below. As you will note, we have segregated the employers into three (3) distinct populations based on their size and statistical credibility. We have done this as the level of cost reduction will vary from group to group based on these factors. It has been our experience that the smallest employers enjoy the greatest financial reward from participation in a Municipal Cooperative Health Benefit Plan while the larger employers benefit to a lesser degree.

<u><i>Municipality Name</i></u>	<u><i>Financial Classification</i></u>
City of Schenectady	Large Employer (Credibility Factor >75%)
County of Schenectady	Large Employer (Credibility Factor >75%)
Town of Duanesburg	Small Employer (Credibility Factor <25%)
Town of Glenville	Mid-Size Employer (Credibility Factor 25% to 75%)
Town of Niskayuna	Mid-Size Employer (Credibility Factor 25% to 75%)
Town of Princetown	Small Employer (Credibility Factor <25%)
Town of Rotterdam	Mid-Size Employer (Credibility Factor 25% to 75%)
Village of Delanson	No Current Employees
Village of Scotia	Small Employer (Credibility Factor <25%)

The goal of this Municipal Cooperative Health Benefit Plan, as with every “Consortium” we work with, is to have the individual municipal employers pool their resources in an effort to provide health insurance plans which are less costly than that which could be purchased by each municipal employer individually in the insurance marketplace.

In the insurance industry, there is a basic principle called the law of averages or the law of large numbers. This principle simply states that the larger the population, the more stable the claims will be over a period of time. It is our opinion that this has worked to the benefit of the Consortiums to date and will continue to work in the future, provided the Consortiums stays focused on their primary objective of providing health insurance in the most cost-effective manner possible.

The development of a Municipal Cooperative Health Benefit Plan or Consortium is not a new idea. In fact, we currently work with several School District/BOCES Consortiums which have been operating very successfully in New York State for more than thirty (30) years. However, this type of model is relatively new to municipal employer world due primarily to the size disparity amongst the various potential municipal partners.

This disparity in size does limit how a Consortium, such as the Schenectady County Health Insurance Consortium can be structured due to the insurance laws in the State of New York. The New York State Insurance Laws and the New York State Department of Financial Services classify employers into two (2) groups dictating what types of insurance each group can and cannot purchase. Based on these insurance law classifications, the municipal employers in the Schenectady County Region are segregated as follows:

<u><i>Municipality Name</i></u>	<u><i>NYSDFS Class</i></u>
City of Schenectady	Large Employer
County of Schenectady	Large Employer
Town of Duanesburg	Small Employer (less than 100 employees)
Town of Glenville	Large Employer
Town of Niskayuna	Large Employer
Town of Princetown	Small Employer (less than 100 employees)
Town of Rotterdam	Large Employer
Village of Scotia	Small Employer (less than 100 employees)

Now that we have classified the employers in the region for purposes of estimating the financial impact and for the purposes of forming a Municipal Cooperative Health Benefit Plan, we need to review which model would be considered the best for this particular group. When we say “best”, we are looking to establish the Consortium in such a way to allow for the inclusion of all municipal employers while returning the greatest level of cost savings without diminishing benefits. There are three (3) basic ways a Municipal Cooperative Health Benefit Plan may be legally formed in New York State:

1. An Article 5G Municipal Cooperative which allows multiple municipal employers to join together to purchase a health insurance product, typically experience-rated through a minimum premium insurance agreement, from a licensed insurance carrier established as for-profit (Article 32 of the New York State Insurance Law) or not-for-profit (Article 43 of the New York State Insurance Law).
2. An Article 47 Municipal Cooperative Health Benefit Plan which is established pursuant to the terms and conditions found in Article 47 of the New York State Insurance Laws. This type of plan is defined in Article 47 as “any plan established or maintained by two or more municipal corporations pursuant to a municipal cooperation agreement for the purpose of providing medical, surgical or hospital services to employees or retirees of such municipal corporations and to the dependents of such employees or retirees.

3. An Article 44 Employee Welfare Fund which is defined as “any trust fund or other fund established or maintained jointly by one or more employers together with one or more labor organizations, whether directly or through trustees, to provide employee benefits by the purchase of insurance or annuity contracts or otherwise, and to which is paid or contracted to be paid anything, other than income from investments of such fund for the benefit of employees employed in this state, and, if the principal office of the employer is located outside of the state, for at least twenty such employees; provided, however, that such term shall not include any such fund where its over-all management is vested, alone or jointly with other trustees, in a corporate trustee which is subject to supervision by the supervisor of banks of any state or the comptroller of the currency.

As we reviewed these three (3) options, it became apparent that the Schenectady County Health Insurance Consortium could not be established as a fully-insured Article 5G Municipal Cooperative Health Benefit Plan utilizing an experience-rated (minimum premium) contract. The reason this was the case was due to the fact that the Consortium would include three (3) employers who employ less than one-hundred (100) full-time equivalent employees (Town of Duanesburg, Town of Princetown, and Village of Scotia).

As we stated earlier, in New York State, an employer of less than one-hundred (100) full-time equivalent employees must purchase health insurance on a community-rated basis. It is a fact that community-rated health insurance products are not as financially efficient as experience-rated and/or self-funded health insurance plans as there is no ability to negotiate the premium rates with the insurance carrier as they are filed and approved by the New York State Department of Financial Services and must be the same for each benefit plan offered to an employer in the noted geographical location.

It is unfortunate that this model is not available for this Consortium as establishing an Article 5G Municipal Cooperative Health Benefit Plan requires no application to the New York State Department of Financial Services. The elimination of this step substantially increases the speed in which a Consortium may be established and also eliminates the direct oversight of the Consortium by the New York State Department of Financial Services.

We are working to have the New York State Legislature pass legislation which would accomplish one of a possible two goals or objectives to resolve this issue:

1. Pass legislation which would exempt any municipal employer from the provisions of the “Community Rating Law” if they are eligible to participate in a Municipal Cooperative Health Benefits Plan (Consortium) operating pursuant to Article 5G of the New York State General Municipal Law, Article 44 of the New York State Insurance Law, or Article 47 of the New York State Insurance Law; or

2. Pass legislation providing the New York State Department of Financial Services with the ability to grant waivers from the requirements of the community-rating law for municipal corporations, including School Districts and BOCES, when it can be proven that the Consortium would be able to provide better overall benefits at a lesser cost as compared to the community-rated health insurance market.

With the full-insured option eliminated, this leaves us with the two (2) self-insured Municipal Cooperative Health Benefit Plan models; Article 47 and Article 44 of the New York State Insurance Laws.

In terms of Article 47 of the New York State Insurance Law, this law was passed during the 1992 legislative session by the New York State Assembly and Senate and became effective on January 1, 1993. This particular legislation has proven itself to be quite cumbersome for municipal employers to operate under as the application, reporting, operational, and oversight rules and regulations are quite onerous. As a testament to this fact, there has been only one Municipal Cooperative Health Benefit Plan formed under Article 47 since January 1, 1993 and that was the Greater Tompkins County Municipal Health Insurance Consortium which was issued its certificate of authority on October 1, 2010 and began operations on January 1, 2011. This Consortium's application approval process was started in the early part of 2009 and took almost two (2) years to complete.

Some of the challenges the Greater Tompkins County Municipal Health Insurance Consortium faced as they "plowed this new ground" included the governance structure with labor representation, funding of reserving requirements in advance of the effective date, filing of plan documents (insurance certificates), development of budget and premium rate models, and a number of other items which the New York State Department of Financial Services required.

The other options is a self-insured Article 44 Employee Welfare Trust. As we discussed earlier in this section, an "employee welfare fund" is a trust fund or fund established, or maintained, jointly by one or more employers together with one or more labor organizations, whether directly or through trustees, to provide employee benefits by the purchase of insurance or annuity contracts or otherwise. Most Article 44 Employee Welfare Funds or Trusts do have an Agreement which outlines the operational rules and guidelines of the Fund or Trust. While we are not aware of any formal requirement to have such an Agreement nor are we aware of any law, rules, or regulations regarding the drafting or filing of such Agreements; we highly recommend the municipal corporations develop an agreement to protect the interests of each entity and the Consortium as a whole.

With this model, the Trust, “Consortium”, becomes a self-insured program ultimately liable for the payment of all services incurred while the contract is in force. In addition, the Consortium becomes responsible and liable for all claim related decisions and appeals which cannot be resolved by the administrator. Processes can be established for appeals related to certain medical determinations to limit the instances of appeal for complex medical cases. Due to the increased exposure with making claim decisions, the Board of Trustees may determine it prudent to purchase Errors & Omissions Insurance and/or Directors & Officers Insurance to protect the Trustees from any personal liability associated with decisions of the Consortium.

The application process to form an Article 44 Employee Welfare Trust is described in §4403 of the New York State Insurance Law as follows:

“A registration process must be completed with the New York State Department of Financial Services (formerly the New York State Department of Insurance) within three (3) months of the Trust commencing its business operations.”

In addition to the registration process, the Trust must comply with Article 44 of the New York State Insurance Law which requires the Trust to maintain its operations in a certain manner and to report all results to the Department of Financial Services on an annual basis.

Under an Article 44 or Article 47 model, the Consortium would operate as a self-insured plan which would allow it to hire an insurance company or third party administrator for the medical benefit plans and a prescription benefit manager for the administration of the pharmacy benefits. Since the Consortium will be self-insured, the Consortium would be considered the insurance company ultimately responsible for all of the plan’s operations and decisions, including claim appeals.

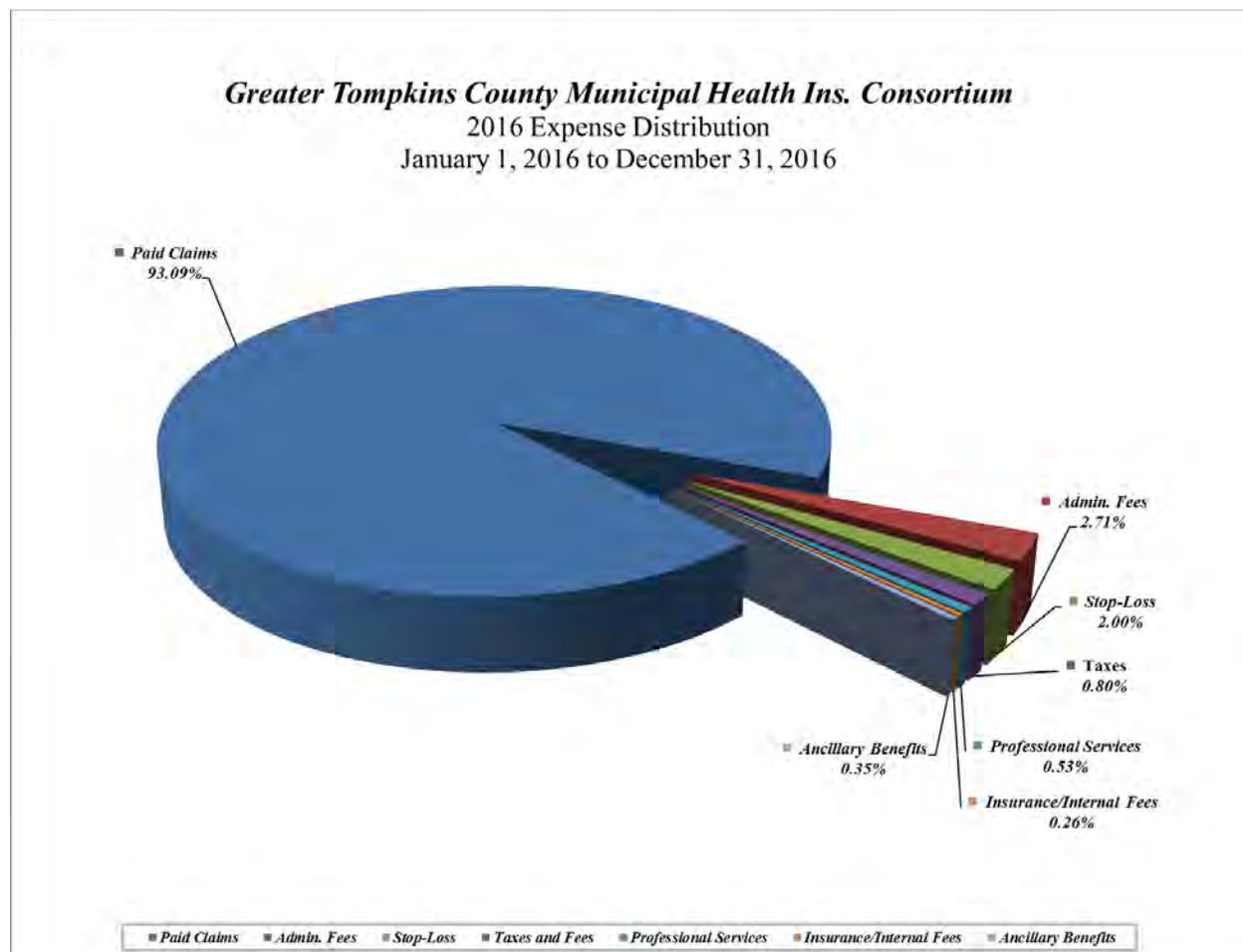
Other than the filing of an annual report with the New York State Department of Financial Services and the development and maintenance of plan documents (insurance certificates), the reporting and filing requirements of an Article 44 Employee Welfare Trust are fairly limited under Article 44 which makes compliance quite a bit easier than the Article 47 model.

At this point in time, we are recommending moving forward with the development of an Article 44 Employee Welfare Trust or an Article 47 Municipal Cooperative Health Benefit Plan as the model to form the Schenectady County Health Insurance Consortium. This recommendation is being made as both options allow the Consortium to include all of the municipal employers in the Schenectady County Region in accordance with the New York State Insurance Laws.

ADMINISTRATIVE/FINANCIAL OVERVIEW

As stated earlier, the Schenectady County Health Insurance Consortium would be able to provide medical claims administration services as a “self-administered plan” (not recommended) or the Consortium could contract with one or more insurance companies on an “Administrative Services Only (ASO)” or it could contract with one or more Third-Party Administrators (TPA), or a combination of both.

By being self-insured, the Consortium will be able to generate more competition from TPAs and insurance companies which would ultimately lead to lower administrative rates and fees being charged to the Consortium. This would also be the case with the pharmacy benefits administration where the Consortium would contract with a Prescription Benefit Manager (PBM) and could ultimately reduce administrative expenses and increase pharmaceutical manufacturer rebates earned by the Consortium, resulting in lower overall premiums charged to the employers, employees, and retirees covered by the Consortium’s various plans of benefit. In a model like this, we would anticipate the paid claims to be approximately 93% of the total expenses paid out by the Consortium with only 7% or less being used for all of the other costs associated with the Consortium’s operations. As an example, please refer to the pie chart below which illustrates the expense distribution for the Greater Tompkins County Municipal Health Insurance Consortium for its most recently completed fiscal year, 2016:



The basic premise of a self-funded or self-insured medical and pharmacy benefits model is that the Consortium pays an administrative fee for the operation the plan. The services provided by the medical claims administrator and pharmacy benefit manger would include, but may not be limited to customer service, membership, billing, claims adjudication, medical management, provider/pharmacy network development and management, claims reporting, and overall plan management. In addition to the fees paid to medical claims administrator and pharmacy benefit manager, there are other minor administrative expenses associated with the operation of the plan for internal coordination, financial management, legal, accounting, actuarial, and consulting services.

In a self-insured model, the medical claims administrator and pharmacy benefits manager will bill the Consortium on a weekly basis for the claims they have paid on behalf of members covered by the various benefit plans. The premiums which are paid into the Consortium by the participating municipal employers are held by the Consortium and are only dispersed when an expense has been incurred. The result is a financial mechanism which maximizes every dollar to its fullest potential and eliminates the ability of the insurance company to conservatively set their premiums with unnecessary margins and profits as any premium paid not used for expenses is maintained by the Consortium to mitigate future rate increases.

BENEFIT PLAN DESIGNS

Our experience in the development of a self-insured municipal cooperative health benefit plan, like the Schenectady County Health Insurance Consortium, has told us that there are two basic rules we must follow in the structure of the various medical and pharmacy benefit plans:

1. We must be able to ***offer all of the benefit plans*** guaranteed by each employer's collective bargaining agreements with their various labor organizations; and
2. We must charge the same premium for the same level of coverage to each employer in the Consortium.

It is not the intent of this process to “force” employers who have lesser benefit plans to offer a higher level of benefits at a greater premium cost. Our goal is to provide each current benefit plan offered at a lower cost than each employer could provide or purchase on their own. As an example of this, we again look to the Greater Tompkins County Municipal Health Insurance Consortium. In this Consortium, there are currently twenty-eight (28) municipal employers with various benefit plans totaling approximately 200 sub-groups all of which could have different benefit options available.

The GTCMHIC currently offers employers a menu of benefit options which includes ten (10) different medical plan options which includes Preferred Provider Organization (PPO) Plans, Indemnity Plans, and a Comprehensive Plan. In addition, the Consortium offers eleven (11) different pharmacy benefit copayment options. To round out the benefit offerings, this Consortium also offers a plan at each ACA “metal level” (platinum, gold, silver, and bronze) and a Medicare supplement plan with five (5) different pharmacy benefit options.

It is the intent of the Schenectady County Health Insurance Consortium to allow each employer the freedom to continue to offer any and all benefit plans they currently offer to their employees and retirees. That being said, we will look to consolidate plans where possible if only minimal benefit differences exist. For instance, we may have more than one employer currently offering a \$15 PPO Plan with only minor benefit differences. In this case, we could develop a \$15 PPO Plan which includes the best overall benefits offered by the various employers. Thus, we would not diminish any person’s benefit while allowing the Consortium to more effectively manage the various benefit options. As an example, below is a “snip-it” from the GTCMHIC rate file:

Town of Ithaca	Active Employees	PPO \$10
	COBRA Enrollees	PPO \$10
	Retirees	Mx Supplement
	Active Employees	Platinum Plan
	COBRA Enrollees	Platinum Plan
Town of Lansing	Active Employees	PPO \$15
	COBRA Enrollees	PPO \$15
Town of Marathon	Active Employees	Platinum Plan
	COBRA Enrollees	Platinum Plan
Town of Montezuma	Active Employees	Platinum Plan
	COBRA Enrollees	Platinum Plan
Town of Moravia	Active Employees	Platinum Plan
	COBRA Enrollees	Platinum Plan
Town of Preble	Active Employees	Silver Plan
	COBRA Enrollees	Silver Plan

As you can see from the above, these six (6) employers have fifteen (15) sub-groups among them with varying levels of benefit. This is a very common practice as Consortiums are not established to dictate to municipal employers what benefit plans each may offer to their employees and retirees. The Consortiums do not get involved in the collective bargaining process except for approving the menu of benefit plan options that will be made available to employers for their consideration and/or negotiation.

We would anticipate setting the Schenectady County Health Insurance Consortium up in a similar fashion with a number of medical benefit plan options and pharmacy benefit options that would “mirror” the existing plans in place with each employer. A primary goal of the development of the Schenectady County Municipal Health Insurance Consortium would be to ensure all contractual obligations are met by all of the municipal employers.

FINANCIAL OVERVIEW

The number one question we get when discussing the formation of a municipal cooperative health benefit plan is; where does the savings come from and how much will we save? Time will ultimately tell the answer to these questions, but the savings comes from increasing the financial efficiency of the plans ensuring more dollars are used to pay benefits and less dollars are used for administrative overhead and profits. Ultimately the “savings” comes from slowing the rate of growth through the pooling of the risk.

Let’s first look at the “savings” question from the perspective of the smaller municipal employer who is purchasing a community-rated health insurance plan (Town of Duanesburg, Town of Princetown, and Village of Scotia) and the mid-size municipal employer who is purchasing either community-rated insurance or experience-rated health insurance with a very low credibility factor (Town of Glenville, Town of Niskayuna, and Town of Rotterdam). In this environment, we know insurance companies can utilize as much as 15% to 20% of the premium to pay for things other than benefits. This means, they can pay upwards of 4% in commissions to insurance agents and brokers; they can build-in profit margins of 5% for themselves; they can move more money than needed into reserves increasing their investment income, and they get to keep pharmaceutical rebates and other revenues for themselves.

A large portion of these insurance carrier profits are eliminated in a self-insured environment when the Schenectady County Health Insurance Consortium would only be paying an administrative fee and not a premium to the insurance carrier or third party administrator. To emphasize this point, below is the last couple of years of premium for a Platinum Plan in Tompkins County as offered by the Consortium and by Excellus BCBS on a community-rated basis:

<i>Plan Year</i>	<i>GTCMHIC Standard Platinum Plan</i>			
	<i>Individual</i>	<i>Employee +Spouse</i>	<i>Employee + Child(ren)</i>	<i>Family</i>
<i>2015</i>	\$540.75	\$1,405.95	\$1,405.95	\$1,405.95
<i>2016</i>	\$556.97	\$1,448.13	\$1,448.13	\$1,448.13
<i>2017</i>	\$576.63	\$1,499.25	\$1,499.25	\$1,499.25

<i>Plan Year</i>	<i>Excellus BCBS Standard Platinum Plan (Tompkins County)</i>			
	<i>Individual</i>	<i>Employee + Spouse</i>	<i>Employee + Child(ren)</i>	<i>Family</i>
<i>2015</i>	\$598.22	\$1,196.43	\$1,016.96	\$1,704.90
<i>2016</i>	\$665.02	\$1,330.04	\$1,130.54	\$1,895.31
<i>2017</i>	\$761.71	\$1,523.41	\$1,294.91	\$2,170.86

During the three (3) years noted above, the Greater Tompkins County Municipal Health Insurance Consortium has increased its premiums by an average annual basis of less than 4% while Excellus BCBS has increased its rates by almost 13% on average. ***This has created a cost reduction to the small employers which started out at a modest level of about 10% in 2014; which has now ballooned to more than 32% in 2017.***

We expect the delta between these rates to continue to widen over the next several years as the Consortium’s claims trend continues to “flatten out” as the Consortium becomes larger and more stable. At the moment, the GTCMHIC is forecasted to increase their premium rates at 5% in 2018 while Excellus is forecasted to again increase their rates by more than 9%.

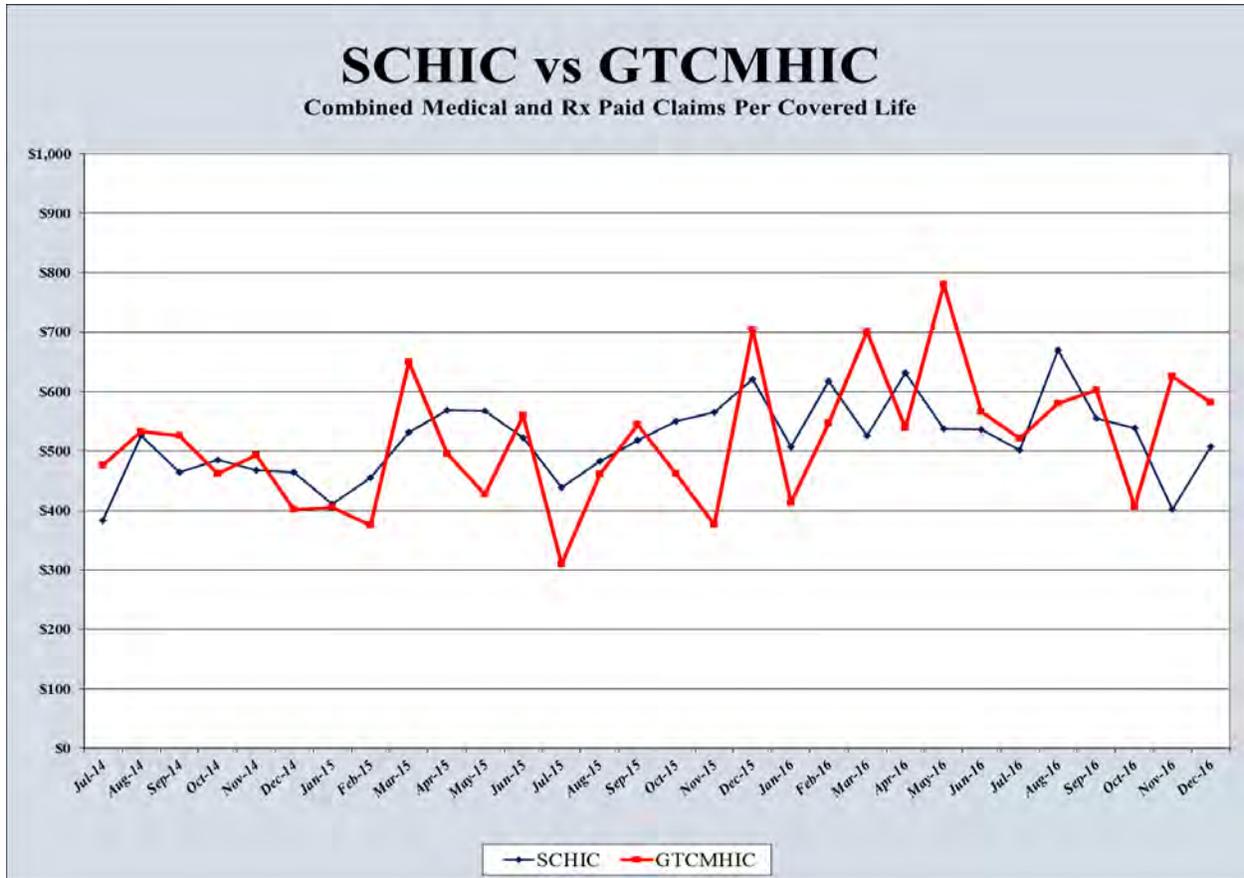
To utilize a real example to show the variance in cost that we would expect between the current model used by the smaller employers and what they would expect with through the Schenectady County Health Insurance Consortium, we analyzed the following:

2017	Silver Level Plan
	Individual
Village of Scotia	\$453.53
GTCMHIC	\$400.96
Contracts	20
Village of Scotia	\$108,847.20
GTCMHIC	\$96,230.40
	-11.59%

Based on our analysis, the initial cost reduction ***we would anticipate the initial savings to be in the 10% to 12% range for the small and mid-size employers with subsequent compounding and increased savings as the Consortium’s rates escalate at a slower pace than the insurance carrier’s community rates.*** To further highlight the impact the Schenectady County Health Insurance Consortium will have on the smaller municipal employers, we used a “real-life” example with the Village of Homer. This Village joined the Greater Tompkins County Municipal Health Insurance Consortium on January 1, 2015. In the initial year of participation, the Village saved a very modest 2.57% over what they would have paid Excellus BlueCross BlueShield in community-rated health insurance premiums. ***This savings has now ballooned for the 2017 Fiscal Year, reducing the Village of Homer’s health insurance costs by 18.40%.***

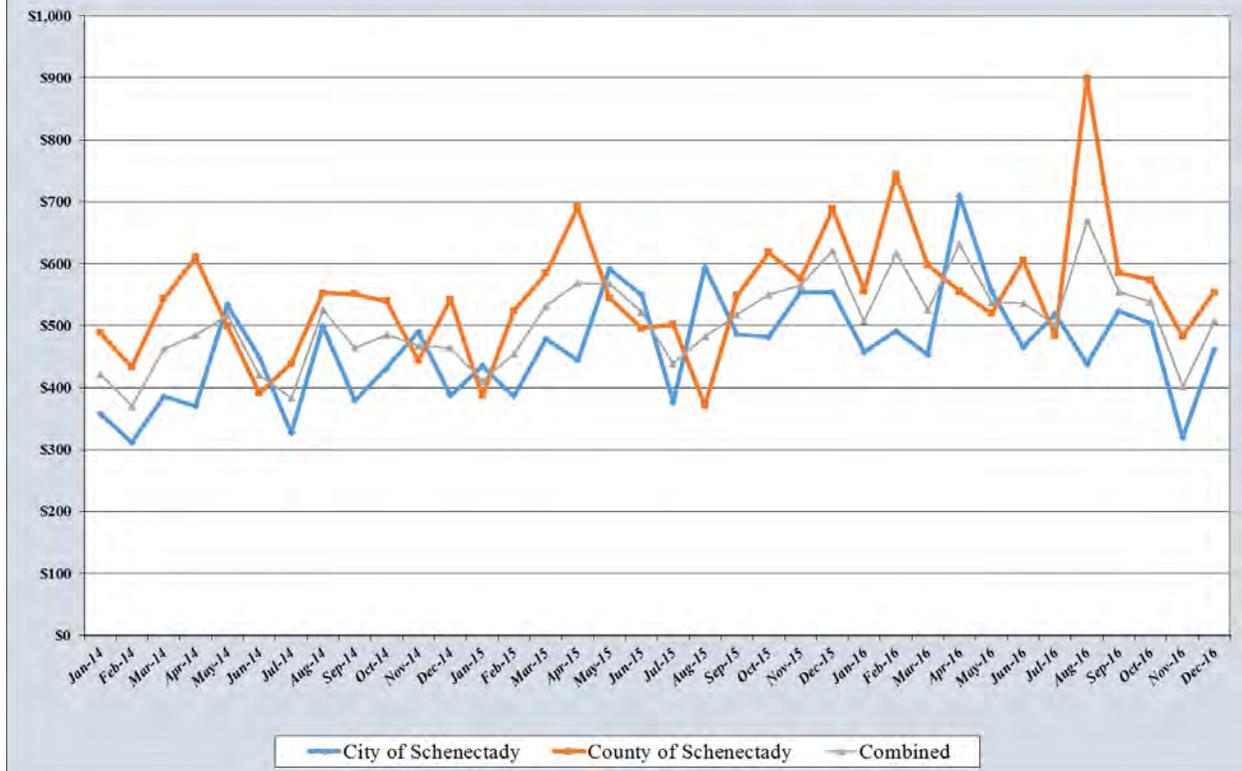
Plan Year	Village of Homer	
		Total Annual Cost
2015	Excellus BCBS	\$119,882.28
	GTCMHIC	\$116,802.00
	% Difference	-2.57%
2016	Excellus BCBS	\$133,270.08
	GTCMHIC	\$120,306.00
	% Difference	-9.73%
2017	Excellus BCBS	\$152,646.00
	GTCMHIC	\$124,552.80
	% Difference	-18.40%

We feel very comfortable using these comparisons with the Greater Tompkins County Municipal Health Insurance Consortium as their paid losses are very similar to the combined paid claims of the City of Schenectady and the County of Schenectady on a per covered life basis, as shown below:



As for the large employers (City of Schenectady and County of Schenectady), the initial and long-term impact will be more modest from a percentage of cost basis, but due to the size of the larger employers, especially the City of Schenectady and the County of Schenectady, the dollar value of the cost reduction over time will be sizeable. Many large employers already have the ability to lower administrative fees and maximize premium dollars used for the payment of benefit. However, by increasing the number of contracts and covered lives in the plan by pooling multiple municipal employers, the larger employers will benefit from increased leverage in the marketplace and more stability from year to year. The graph below provides a simple example of what will happen to the paid claims by just combining the City’s and the County’s claims together:

City/County of Schenectady Combined Medical and Rx Paid Claims Per Covered Life



As you can see from the above chart, the high and low points are “smoothed” to a rather significant degree which makes the annual paid claims trend a bit less and makes the fluctuations in cost from year-to-year less severe. These factors may not ultimately lower the paid claims cost, they do make the budgeting of health insurance a more predictable and manageable process each fiscal year.

Based on our review of the data and relying upon our experience with the Greater Tompkins County Municipal Health Insurance Consortium, we anticipate the *financial savings for the large employers (City of Schenectady and County of Schenectady) to be nominal in the first year of operation with greater savings coming in later years as the Consortium becomes a more stable and efficient health insurance delivery system.*

In addition to the savings, the municipal employers in the Consortium will also benefit from decreased fluctuations from year to year in the premium rates make budgeting much more controlled and manageable. The Consortium leaders will continually be looking at paid claims trend data and making financial plans to ensure premiums and fund balances are adequate to not only cover the costs, but also cover the long-term liabilities of the Consortium. This level of control is not found in the traditional insurance models and it is what makes the Municipal Cooperative Health Benefit Plan model so successful.

CONCLUSIONS AND RECOMMENDATIONS

We feel it is imperative that the municipal employers in the Schenectady County area develop a municipal cooperative health benefits plan. In addition, we strongly encourage the municipal employers to continue to look to negotiate change to the health insurance plan, especially looking to move to “metal level” plans in an effort to reduce expenses while continuing to provide an excellent plan of benefits. We feel the development of a Consortium is in the best interest of the group and we offer the following for your consideration:

1. For the smaller employers who are community-rated and the mid-size employer who either community-rated (Town of Duanesburg, Town of Princetown, and Village of Scotia) and the mid-size municipal employer who is purchasing either community-rated insurance or experience-rated health insurance with a very low credibility factor (Town of Glenville, Town of Niskayuna, and Town of Rotterdam), we anticipate the initial savings in premium costs to be in the 10% to 12% range initially with subsequent increases in this savings as the Consortium matures financially.
2. For the large employers who are either self-insured or experience-rated with a high credibility factor (City of Schenectady and County of Schenectady), we anticipate the initial savings in premium costs to be 1% to 3% once the Consortium is fully implemented.
3. In an effort to include all municipal employers, the only options available to achieve this result is either Article 44 or Article 47 of the New York State Insurance Law.

NEXT STEPS

To develop a Municipal Cooperative Health Benefit Plan, many tasks need to be completed which include, but may not be limited to the following:

- Establish the geographical boundaries and type of municipal employers of the Consortium
- Determine the governance structure of the Consortium
- Meetings with legislative leaders at each municipality to gain their support
- Meetings with labor leaders to provide an overview and understanding of the Consortium
- Development of a Municipal Cooperative Agreement
- Development of the various medical and pharmacy benefit models and plan documents
- Development of a detailed annual budget
- Development of medical plan and pharmacy plan premium rates
- Complete the application process as required by New York State Insurance Law
- Select the insurance company or third party administrator for the medical plans
- Select the pharmacy benefit manager for the prescription drug plans

- Hire experienced professionals to assist in the formation of the Consortium (accountant, actuary, consultant, lawyer)
- Purchase a specific stop-loss insurance policy
- Purchase errors & omission and director's & officer's insurance policies
- Determine which municipal employer will be the fiscal agent
- Select the financial institutions to be used by the Consortium
- Establish working committees of the Consortium (Audit & Finance, Executive, Joint Labor/Management, etc.)

There is no set “game plan” relative to the development of a Municipal Cooperative Health Benefit Plan as many of the items identified above in the “next steps” are to be developed simultaneously. Developing a Consortium can be a difficult and arduous process. However, if the municipal employers in the Schenectady County Region want to productively address the common problem of employee and retiree benefit costs related to health insurance, it is one of the only tools available to address this issue and “get a handle” on these ever-increasing financial costs.

As always, we are making ourselves available to the group for assistance in developing a consortium model for the delivery of health insurance. We thank you for the opportunity to work with the County of Schenectady and the local municipalities and we look forward to serving you in the near future. In the meantime, if you have any questions regarding this report or you require assistance of any kind, please give us a call at (315) 425-1424.

APPENDIX A

**(County-wide Shared Services Property Tax
Savings Plan Summary)**



County-Wide Shared Services Property Tax Savings Plan

APPENDIX A

County-wide Shared Services Property Tax Savings Plan Summary

County of			
County Contact:			
Contact Telephone:			
Contact Email:			
Partners			
Row 1 – (total # of) Cities in County			
	Participating Cities	Panel Representative	Vote Cast (Yes or No)*
1.			
2.			
3.			
4.			
5.			
6.			
<small>Use additional sheets, if necessary. *The written justification provided by each Panel Representative in support of his or her vote on the Plan is attached hereto, as Exhibit 1.</small>			
Row 2 – (total # of) Towns in County			
	Participating Towns	Panel Representative	Vote Cast (Yes or No)*
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			



County-Wide Shared Services Property Tax Savings Plan

APPENDIX A

10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Use additional sheets, if necessary.

*The written justification provided by each Panel Representative in support of his or her vote on the Plan is attached hereto, as Exhibit 1.

Row 3 – (total # of) Villages in County			
Participating Villages		Panel Representative	Vote Cast (Yes or No)*
1.	Village of Scotia	Kris Kastberg, Mayor	
2.	Village of Delanson	Gayle Gifford, Mayor	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Use additional sheets, if necessary.

*The written justification provided by each Panel Representative in support of his or her vote on the Plan is attached hereto, as Exhibit 1.



County-Wide Shared Services Property Tax Savings Plan

APPENDIX A

Row 4 – (total # of) School Districts, BOCES, and Special Improvement Districts in County		
Participating School Districts, BOCES, and Special Improvement Districts	Panel Representative	Vote Cast (Yes or No)*
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
Use additional sheets, if necessary. *The written justification provided by each Panel Representative in support of his or her vote on the Plan is attached hereto, as Exhibit 1.		
Row 5		
2017 Local Government Property Taxes	The sum total of property taxes levied in the year 2017 by the county, cities, towns, villages, school districts, BOCES, and special improvement districts within such county.	
	\$322,193,719	



County-Wide Shared Services Property Tax Savings Plan

APPENDIX A

Row 6	
2017 Participating Entities Property Taxes	The sum total of property taxes levied in the year 2017 by the county, any cities, towns, villages, school districts, BOCES, and special improvements districts identified as participating in the panel in the rows above.
	\$131,737,805
Row 7	
Total Anticipated Savings	The sum total of net savings in such plan certified as being anticipated in calendar year 2018, calendar year 2019, and annually thereafter.
	2018: \$272,505 2019: \$1,186,220 Thereafter: \$1,544,470
Row 8	
Anticipated Savings as a Percentage of Participating Entities Property Taxes	The sum total of net savings in such plan certified as being anticipated in calendar year 2018 as a percentage of the sum total in Row 6, calendar year 2019 as a percentage of the sum total in Row 6, and annually thereafter as a percentage of the sum total in Row 6.
	2018: .21% 2019: .9% Thereafter: 1.17%
Row 9	
Anticipated Savings to the Average Taxpayer	The amount of the savings that the average taxpayer in the county will realize in calendar year 2018, calendar year 2019, and annually thereafter if the net savings certified in the plan are realized.
	2018: \$4.82 2019: \$20.99 Thereafter: \$27.32
Row 10	
Anticipated Costs/Savings to the Average Homeowner	The percentage amount a homeowner can expect his or her property taxes to increase or decrease in calendar year 2018, calendar year 2019, and annually thereafter if the net savings certified in the plan are realized.
	See Attached
Row 11	
Anticipated Costs/Savings to the Average Business	The percentage amount a business can expect its property taxes to increase or decrease in calendar year 2018, calendar year 2019, and annually thereafter if the net savings certified in the plan are realized.
	See Attached

**Schenectady County
 County-wide Shared Services Property Tax Savings Plan
 Appendix A – Attachment**

Answer to Row 10 and Row 11:

	<u>2018</u>	<u>2019</u>	<u>Annually Thereafter</u>
Expected Tax Increase/Decrease to Homeowners (w/out action)	1.50%	1.50%	1.50%
Anticipated Savings as a Percentage of Taxes	(.2%)	(.67%)	(.26%)
Expected Tax Increase/Decrease to Homeowners with Actions	1.30%	.83%	1.24%



County-Wide Shared Services Property Tax Savings Plan

APPENDIX A

CERTIFICATION OF PLAN AND PROPERTY TAX SAVINGS TO DIRECTOR OF BUDGET

By my signature below, I hereby certify that the County-Wide Shared Services Property Tax Savings Plan submitted herewith is final, that it was completed in accordance with the requirements of Part BBB of Chapter 59 of the Laws of 2017, and that the savings identified and contained herein are true and accurate to the best of my knowledge and belief.

Kathleen Rooney

County Chief Executive Officer

(Print Name)

Kathleen Rooney

(Signature)

7/26/18

(Date)

APPENDIX A

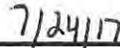
CERTIFICATION OF PLAN AND PROPERTY TAX SAVINGS TO DIRECTOR OF BUDGET

By my signature below, I hereby certify that the County-Wide Shared Services Property Tax Savings Plan submitted herewith was completed in accordance with the requirements of Part BBB of Chapter 59 of the Laws of 2017, and that the savings identified and contained herein are true and accurate to the best of my knowledge and belief.

Deborah M. Mancini

Schenectady County Commissioner of Finance





(Signature)

(Date)

