hoffman falls wind
liberty renewables

Community Benefits: Hoffman Falls Wind Project

Dear Residents of Eaton, Smithfield, Nelson, and Fenner,

The Liberty Renewables team is reaching out with critical information about the proposed Hoffman Falls Wind Project and how it can directly benefit your communities. As the Project advances, we remain committed to responsible development, open communication, and being a responsive community partner. Here are answers to your key questions, along with contact information to learn more.

Powering Local Communities

The Hoffman Falls Wind Project includes up to 109.8 MW of power to serve nearby homes, businesses, and industries through the local transmission line connection, powering the equivalent of around 20,000 homes annually.

Proposed Community Benefits

The Hoffman Falls Wind Project represents a **$450 million investment** in Madison County.

The Project is expected to provide:

- Approximately $1 million in shared electric bill savings for eligible households in the four host towns over 10 years.
- Annual lease payments to approximately 50 farmers, landowners, and families.
- An estimated $25 million in new revenue over 20 years for the Towns of Nelson, Smithfield, Eaton, and Fenner, Madison County, local schools, emergency services, and economic development initiatives through proposed PILOT and Host Community Agreements.
- More than 70 construction jobs and several long-term, local operations and maintenance positions.
- Additional ongoing opportunities for local suppliers, restaurants, hotels, service providers, and contractors covering project-related road maintenance, snow removal, and vegetation management.
- Support for an annual student scholarship with SUNY Morrisville's Agricultural and Clean Energy Technology Center, local historic preservation initiatives, and other community programs.

What Are the PILOT and HCA and Why Support This Structure?

Payment in Lieu of Taxes (PILOT) Agreements and Host Community Agreements (HCAs) are commonly used for large development projects, including wind energy generation.

Under the current pending proposal:

- Liberty Renewables would provide $4,500 per MW annually through the PILOT, which is split among the Town, County and School Districts and $4,500 per MW annually through HCAs, which is a payment made directly to the Towns.
- Payments would increase by 2% annually, creating predictable long-term revenue for local communities.
- The proposal would generate approximately $23.6 million in combined PILOT and HCA payments over 20 years, providing significant economic stimulus for the region.
- Local governments retain full control over how these funds are used to support community priorities.

For comparison, a traditional property tax structure is estimated to generate approximately $30 million over 20 years, but those payments would decline over time as the Project's assessed value decreases. The proposed PILOT and HCA structure provides a different approach: stable revenue that increases annually and offers local governments greater budget certainty for long-term planning.

Based on the current Project layout, the proposed PILOT and HCA structure would provide substantially greater long-term revenue and financial predictability for the Towns of Eaton, Fenner, Nelson, and Smithfield.

Estimated 20-Year Local Revenue Comparison by Town:

Town	Scenario 1: Estimated PILOT/HCA Payments Over 20 Years	Scenario 2: Estimated Traditional Taxes Over 20 Years
Eaton	$5 million	$1.3 million
Fenner	$6.5 million	$2.0 million
Nelson	$700,000	$132,000
Smithfield	$775,000	$350,000

What About Protecting Local Roads?

Large energy development projects often work with towns and counties regarding the use and protection of local roads. Liberty Renewables has worked collaboratively with Madison County and Town officials on a pending Road Use Agreement (RUA) that establishes clear expectations for how project-related traffic would be managed, how road conditions would be documented and monitored, and how any project-related damage would be repaired. RUAs are valuable because they provide a formal framework for coordination between developers and local governments.
Regardless of whether a RUA is finalized for Hoffman Falls Wind, Liberty Renewables remains responsible for protecting local roads, addressing project-related road impacts, and ensuring those costs are not borne by local taxpayers. The company will coordinate closely with local highway officials, comply with applicable requirements governing use of local roads, implement appropriate measures to document existing road conditions, protect roads during project activities and repair any project-related damage, and maintain open communication with the community.

Learn More

The proposed PILOT, HCA, and RUA represent an opportunity to secure significant, predictable, long-term community benefits, dedicated annual revenue, and a clear framework for responsible project development.

To learn more about the Hoffman Falls Wind Project, ask questions, **and share your support as soon as possible**, please contact your Town Supervisors in Eaton, Smithfield, Nelson, and Fenner, the Madison County IDA, and visit the Project website:

Madison County IDA
(315) 697-9817 | Director@madisoncountyida.com

Town of Smithfield
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Town of Nelson
315-655-8582 | supervisornelsonjimc@gmail.com

Town of Eaton
(315) 684-9110 | townofeatonny@gmail.com

Hoffman Falls Wind Project
(917) 203-8284

Thank you for your time, consideration, and engagement.

Sincerely,

The Hoffman Falls Wind Project Team
Liberty Renewables Inc.