



Howard County

Internal Memorandum

Subject: Testimony on Council Resolution No. xxx-2023, a Resolution approving a Payment in Lieu of Taxes Agreement for Chaberton Solar Catherine, LLC and St. Mary Coptic Orthodox Church

To: Lonnie Robbins, Chief Administrative Officer

From: Joshua Feldmark,
J. Feldmark

Date: January 26, 2023

Summary

Resolution xxx-2023 supports approval of the terms and conditions of a Payment in Lieu of Taxes Agreement (PILOT) by and between Howard County, Maryland and Chaberton Solar Catherine LLC (for personal property taxes) and St. Mary Coptic Orthodox Church (for real property taxes)

Background

The solar PILOTs proposed are similar to the ones proposed and eventually passed by the Council in 2021. We have included the amended language passed by the Council. These PILOTs as the ones before them, are aimed at supporting the building of solar projects in Howard County as a component of our overall support for renewable energy and Howard County's fight against climate change. This project will be a community solar project. Community Solar projects allow for individual customers in our community who are unable to install solar at home to purchase the energy generated from this project. The project will generate approximately 2 MWAC and will cover 13 acres of the 66 acre property.

Fiscal Impact

Since the property owner is a church, they are not charged real property taxes. We did, however, include the clause for the real property taxes, simply so we can point to a template for Howard County Solar PILOTs without any confusion in the future as to why any agreement varied from the standard.

Personal property tax was calculated using the project pro-forma. The chart below provides estimates for both scenarios proposed in the PILOT – subscribers from Howard County totaling more than 50% and less than 50%.



Howard County

Internal Memorandum

Estimated Total Tax Abatement				
Years	Real Property Taxes >50% HoCo	Real Property Taxes <50% HoCo	Personal Property Taxes >50%HoCo	Personal Property Taxes <50%HoCo
1-10	\$0.00	\$0.00	\$393,320.00	\$294,990.00
11-20	\$0.00	\$0.00	\$117,240.00	\$58,620.00
	\$0.00	\$0.00	\$510,560.00	\$353,610.00