Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800 Watertown, New York 13601 Telephone 315-782-5865 / 800-553-4111 Fax 315-782-7915 www.jcida.com

TO:

JCIDA Loan Review Committee

Robert E. Aliasso, Jr., Chair

David Converse John Jennings

JCLDC Energy Committee

William Johnson Paul Warneck

FROM:

David J. Zembiec, CEO

DATE:

March 16, 2021

SUBJECT:

JCIDA Loan Review Committee Meeting held jointly with JCLDC

Alternative Energy Committee

A joint committee meeting has been scheduled for Tuesday, March 23, 2021 at 8:00 a.m. in the board room, 800 Starbuck Avenue, Watertown, NY.

Please confirm your attendance with Peggy Sampson <u>pssampson@jcida.com</u> at your earliest convenience.

Zoom Information:

https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Thank you.

pss

C: Lyle Eaton, CFO

Marshall Weir, Deputy CEO

Jay Matteson

W. Edward Walldroff

Lisa L'Huillier

Kent Burto

Greg Gardner

Christine Powers

Rob Aiken

Media

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800 Watertown, New York 13601

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Joint Committee Meeting JCIDA LOAN REVIEW and JCLDC ALTERNATIVE ENERGY Tuesday, March 23, 2021 8:00 a.m.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Nexamp Solar Projects
 - 1. Butterville Road Solar, LLC
 - 2. LeRay Jackson Solar, LLC
 - 3. Pamelia Solar, LLC
 - 4. Waddingham Road Solar, LLC
- IV. Other/Unfinished business
 - 1. Draft UTEP
- V. Adjournment

Jefferson County Industrial	Development Agency		
Project Summary		Date 8/14/20	20
Project Butterville Road Solar, LLC	(NEXAMP)	Project #	
Location 12849 NYS RT. 178 Hende	erson,NY	School Belville He	nderson
Tax Parce 106.00-2-34.1		Project Type 799KW Sol	ar
Total Tx. \$7,200		Village	
Community Distributed Generation		Town Henderson	
Total Project Costs \$1,4	38,502	Jobs	
Land		Retained	0
Infastructure		Added	
Building		Total	0
Furnituer & Fixtures		Next Five Years	
Equipment		Construction Jobs	9
Equip. /NYS Production	1,018,956	Current Assessment	10,631
Exemption		Final Assessment	714,306
Eng/Arch Fees			
Finance Charges		Agency Fee \$28,7	70
Legal Fees		App Fee Paid	
Solar Installation Labor	419,545	Parties agents (1985-en lecture-end.	
Other-Soft Costs			
Total	1,438,501		

Sales Tax Exemption			Henderson Tax Rates 2020		
Total Material			County	7.376203	
Taxable Material	\$1,018,956		Town	0.67041	
4% County Tax	\$40,758	0	School BH	\$8.873907	
4% NYS Tax			000000000000000000000000000000000000000	16.92052	

Mortgage Recording Tax

Est Mortgage Amount \$627,359 MRT Savings 4,705

	(No Storage)			Current	PILOT
PILOT	0.799	% Decrease	W/O PILOT	Taxes	Vs. Current
rear 1	5,798.45		12,086.43	7,200	-1,401.55
'ear 2	5,684.75	-1.96%	12,086.43	7,200	-1,515.25
'ear 3	5,573.29	-1.96%	12,086.43	7,200	-1,626.71
'ear 4	5,464.01	-1.96%	12,086.43	7,200	-1,735.99
'ear 5	5,356.87	-1.96%	12,086.43	7,200	-1,843.13
'ear 6	5,251.83	-1.96%	12,086.43	7,200	-1,948.17
ear 7	5,148.86	-1.96%	12,086.43	7,200	-2,051.14
'ear 8	5,047.90	-1.96%	12,086.43	7,200	-2,152.10
ear 9	4,948.92	-1.96%	12,086.43	7,200	-2,251.08
ear 10	4,851.88	-1.96%	12,086.43	7,200	-2,348.12
ear 11	4,756.75	-1.96%	12,086.43	7,200	-2,443.25
ear 12	4,663.48	-1.96%	12,086.43	7,200	-2,536.52
ear 13	4,572.04	-1.96%	12,086.43	7,200	-2,627.96
ear 14	4,482.39	-1.96%	12,086.43	7,200	-2,717.61
ear 15	4,394.50	-1.96%	12,086.43	7,200	-2,805.50
_	75,995.92	-	181,296.43	108,000	-32,004.08

42%

ew Assessment Current Project Project Assessment 1MW 0.799 Assessment Acres Per Acre Acerage Assessment 4,470,000 894,000 714,306 823,400 426 1,933 5.5 10,631

Cost-Benefit Analysis for NEXAMP BUTTERVILLE ROAD

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

INVESTOR

TOTAL INVESTED

TIMELINE

Butterville Road Solar, LLC \$1.2 Million

12849 NYS Rt. 178, Henderson

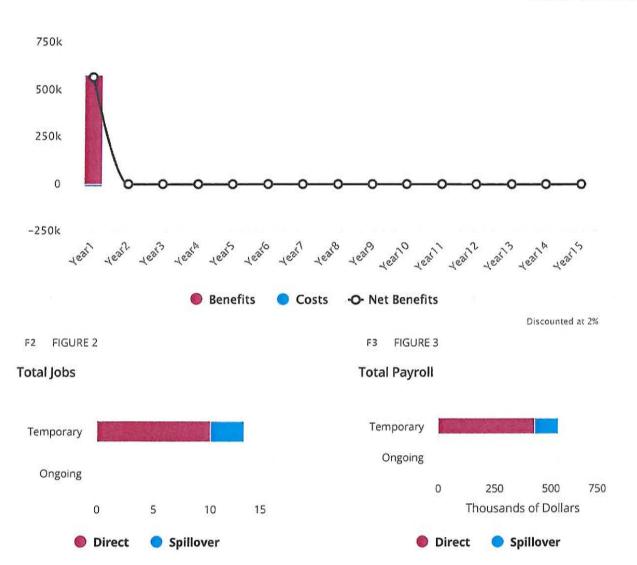
LOCATION

15 Years

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP BUTTERVILLE ROAD by Year

Total Net Benefits: \$500,000



Proposed Investment

Butterville Road Solar, LLC proposes to invest \$1.2 million at 12849 NYS Rt. 178, Henderson over 15 years. Jefferson County LDC staff summarize the proposed with the following: .799 MW Solar Energy Project

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

5.5 Acres out of 130

\$1,238,000

Total Investments

\$1,238,000

Discounted Total (2%)

\$1,238,000

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for Butterville Road Solar, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$159,000	\$138,000
Mortage Recording Tax Exemption	\$4,000	\$4,000
Total Costs	\$163,000	\$142,000

^{*} Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$506,000	\$107,000	\$612,000
To Private Individuals	\$427,000	\$105,000	\$533,000
Temporary Payroll	\$427,000	\$105,000	\$533,000
To the Public	\$78,000	\$1,000	\$80,000
Property Tax Revenue	\$73,000	N/A	\$73,000
Temporary Sales Tax Revenue	\$5,000	\$1,000	\$7,000
STATE BENEFITS	\$24,000	\$6,000	\$30,000
To the Public	\$24,000	\$6,000	\$30,000
Temporary Income Tax Revenue	\$19,000	\$5,000	\$24,000
Temporary Sales Tax Revenue	\$5,000	\$1,000	\$7,000
Total Benefits to State & Region	\$530,000	\$113,000	\$643,000
Discounted Total Benefits (2%)	\$530,000	\$113,000	\$643,000

T4 TABLE 4

- 1 1 -

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$612,000	\$140,000	4:1
State	\$30,000	\$3,000	11:1
Grand Total	\$643,000	\$142,000	5:1

May not sum to total due to rounding.

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

^{*} Discounted at 2%

Application to

Jefferson County Industrial Development Agency (JCIDA)

	Tax	Exe	mpt	Bond	l Fin	ancin	g
	Tax	able	Bon	d Fin	anci	ng	
X	Lea	se L	easel	oack	Tran	sacti	on

Please contact the agency for more information regarding project eligibility and application process.

Applicant (Company) Name: Butterville Road Solar, LLC			
Applicant Address:			
101 Summer Street, Boston MA 02110			_
Phone: 339.223.9310			
E-mail: acurlin@nexamp.com	9		_
Application Date: 12.17.2020			
Internal Use Only Staff Signature and Date of Submission:	P //		
Revised Date: Completed Application Date:	_, Revision #:	Staff Initial	

Document Date: November 1, 2018

Fee Schedule

Updated as of the date of the document

Taxable and Tax Exempt Industrial Development Revenue Bonds

Application Fee: A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the

application is submitted. This fee will be credited towards the total fee at closing.

First \$10 million – 2% of the principal amount of the bond series.

10 million - 20 million - 1% of the bond series. Any amount over 20 million - 0.5% of the bond series.

Annual Fee - \$1,500.00

Fee:

Point of Contact: Donald Alexander – CEO JCIDA+1 (315) 782-5865

Lease Leaseback Transactions

Application Fee: A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the

application is submitted. This fee will be credited towards the total fee at closing.

Fee: With a PILOT:

First \$10 million – 2%

Second \$10-\$20 million - 0.5% Any amount over \$20 million - 0.25%

No PILOT - 25% of the abatement value

Point of Contact: Donald Alexander - CEO JCIDA +1 (315)782-5865

Revised Date:______, Revision #:_____

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving b	enefit:
Applicant Name: Butterville Road Solar,	LLC
Applicant Address: 101 Summer Street, I	
Phone: 339.223.9310	PASS
Website: www.nexamp.com	E-mail: acurlin@nexamp.com
Federal ID#: 84-485613	NAICS: 221114
Participants of industrial solution	own the Project property/facility? Yes or No
What is the name of the Real Estate Holding Compa	nny:
Federal ID#:	
State and Year or Incorporation/Organization:	1
List of stockholders, members, or partners of Real E	State Holding Company:
B) Individual Completing Application:	
Name: Alex Curlin	
Title: Director, Utility-Scale Solar	7 4 5 6 7 4 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Address: 101 Summer Street, Boston M	MA 02110
Phone: 339.223.9310	
E-Mail: acurlin@nexamp.com	Tax.
5 Man.	
C) Company Contact (if different from Section E	above):
N. Sanda	
Name:	
Title:	
Address:	
Phone:	Fax:
E-Mail:	- VA 2002
Revised Date:, Revis	sion #:

D) Company Counsel:	
Name of Attorney: Kevin R. McAul	iffe >
Baralau Damas Tarras 105 I	East Jefferson Street, Syracuse, New York 13202
Address: 315.425.2875	
E-mail: kmcauliffe@barclayda	Fax:
E-mail: Kiricadiii e @ bai ciayda	111011.0011
E) Identify the assistance being requested o	f the Agency (select all that apply):
1. Exemption from Sales Tax	Yes or No
2. Exemption from Mortgage Tax	Yes or No
3. Exemption from Real Property Tax	Yes or No
4. Tax Exempt Financing *	Yes or No
* (typically for not-for-profits and qual	lified small manufacturers)
F) Applicant Business Information (check a	appropriate category):
Corporation	Partnership
Public Corporation	Joint Venture
Sole Proprietorship	Limited Liability Company
Other (please specify)	
Year Established: 2020	
State in which Organization is establish	ned: Delaware
G) List all Applicant stockholders, members	s, or partners with % of ownership greater than 20%:
Name	% of ownership
Nexamp Capital, LLC	100%
	A
H) Applicant Business Description:	
Describe in detail company background, produc	cts, customers, goods and services. Description is critical
in determining eligibility: Applicant's parent entity, Nexar	mp, Inc., develops, designs, builds, owns, finances, and operates commercial scale
	awatts of solor generating capacity. Of those, 62 MW were awarded under the NY Sun
program and 8-projects are interconnected. For this Project, Ap	plicant proposes to develop and operate a 799 kW (AC), interconnected solar
energy project at the Project site.	
Revised Date:	Revision #:

Estimated % of sales within Jefferson County : _30%
Estimated % of sales outside Jefferson County, but within New York State: 70%
Estimated % of sales outside New York State but within the U.S.:
Estimated % of sales outside the U.S.
(*Percentage to equal 100%)
I) What percentage of your total annual supplies, raw materials and vendor services are purchased from
firms in Jefferson County. Include list of vendors, raw material suppliers and percentages for each
Provide supporting documentation including estimated percentage of local purchases. Applicant isn't operating yet and hasn't identified the vendors it will use for this Project. The solar panels for this Project.
are produced only by overseas manufacturers and the requisite racking is produced only by manufacturers located outside
the Agency's defined local region.
Section II: Project Description & Details
A) Project Location:
List your current operation(s) locations in Jefferson County: None
List your current operation(s) locations in New York State:
List the Proposed Project location(s): 12849 NYS RTE 178 Henderson, NY 13605
Provide the Property Address of the proposed Project: 12849 NYS RTE 178 Henderson, NY 13605
Will the completion of the Project result in the removal, or reduction of an industrial or manufacturing
plant of the Applicant from: one area of New York State to Jefferson County; or within Jefferson County?
Yes or No
If Yes, please provide details
Revised Date:, Revision #:

Will the completion of the Project result in the abandonment of one or more plants or facilities of the
Applicant located within New York State?
Yes or No
If Yes, please provide details
Will the Proposed Project affect Applicant's current operations within Jefferson County to be closed of be subjected to reduced activity?
Yes or No
If Yes, please provide details
If Yes to any of the above three (3) questions, Applicant must complete Section II (Q) and Section IV of this Application.
Will the completion of the Project result in the abandonment, removal, or reduction of an industrial or
manufacturing plant of a closely aligned competitor from one area of New York State or Jefferson
County?
☐ Yes or No ■
If Yes, please provide details
SBL Number for Property upon which proposed Project will be located: 106.00-2-34.1
What are the current real estate taxes on the proposed Project Site? \$7,218
If amount of current taxes is not available, provide assessed value for each:
Land: \$ Buildings(s): \$
** If available please include a copy of current tax bill.
Are Real Property Taxes current? Tes or No. If no, please explain
Town/City/Village: Henderson School District: Belleville Henderson
Revised Date:, Revision #:

	related entity currently hold fee title to the Project site? Yes or No
If No, indicate name of pres	sent owner of the Project Site: Crystal Dale Farm, LLC
Does Applicant or related e	entity have an option/contract to purchase the Project site? Yes or No
The Applicant leases the Project	ect Site from Crystal Dale Farm, LLC.
and/or equipment purchas all tenants and any/all end	tive of project and the purpose of the project (new build, renovations ses). Identify specific uses occurring within the project. Describe any and users: (This information is critical in determining project eligibility):
The Project will operate as a C	Community Distributed Generation project with an incentive from the NY Sun program.
This Project will allow area residents	s to participate in a share of this clean energy project and to receive a discount on their electricity bills.
Applicant estimates the sa	avings to participants to be \$16,838 annually, or \$420,952 over 25 years.
shortfalls, etc Your eli additional pages if necessa	ant's business or operations. Focus on competitiveness issues, project igibility determination will be based in part on your answer (attach ary):
and financeability because without real property to	ax certainty, the Project cannot be financed. Absent the Agency's financial assistance, it is unlikely the Applicant will undertake the Project.
be undertaken but for the Yes or No	g the box, below, if there is a strong possibility that the Project would not Financial Assistance provided by the Agency? S: But for the Agency's Financial Assistance, it is unlikely this Project would go forward.
provide a statement in the	ndertaken without Financial Assistance provided by the Agency, then space provided below indicating why the Project should be undertaken
Revised Date:	, Revision #:

Assistance from the Agency for this Project, it is unlikely the Applicant will proceed w
the Project.
C) Will Project include leasing any equipment \(\subseteq \text{Yes} \) or \(\bar{\bar} \) No
If Yes, please describe:
D) Site Characteristics:
Describe the present use of the proposed Project site: The five acre project site is currently not being used for a
purpose. It consists primarily of overgrown brush, and sits atop rocky soil, with shallow bedrock underneath. A significant
portion of the remaining 120 plus acres of the parcel is actively farmed and will continue to be farmed into the future
Will the Project meet zoning/land use requirements at the proposed location? Yes or No
If Yes, please provide local zoning reference that applies: Local Law #2, 2014 allows for large scale solar systems in the AR-40 district.
Describe required zoning/land use, if different: NA If a change in zoning/land use is required, please provide details/status of any request for change zoning/land use requirements:
Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No.
Have site plans been submitted to the appropriate planning department? Yes or No ** If yes, please provide the Agency with a copy of the related State Environmental Qual Review Act ("SEQR") Environmental Assessment Form that may have been required to be submitted along with the site plan application to the appropriate planning department. Please provide the Agency
Revised Date:, Revision #:

with the status with respect to any required pl	anning department approval:
Project has received site plan and spec	cial use permit approvals by the Town of Henderson
WARRANT AND THE CONTROL OF THE CONTR	om the planning department? Yes or No. With a copy of the planning department approval along with
E) Has a Phase I Environmental Assessment proposed project site? Yes or No I	been prepared, or will one be prepared with respect to the f yes, please provide a copy.
	en undertaken with respect to the proposed project site that ontamination that would complicate the site's development? vide copies of the study
G) Provide any additional information or deta	nils:
H) Select Project Type for all end users at pro	oject site (you may check more than one):
	tified below. t site for either of the following economic activities? If yes ated below, complete the Retail Questionnaire contained in
Retail Sales: Yes or No	Services: Yes or No
Article 28 of the Tax Law of the State of New	n "retail sales" means (i) sales by a registered vendor under York (the "Tax Law") primarily engaged in the retail sale Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a Project.
Industrial Acquisition of Existing Facility Housing Equipment Purchase Multi-Tenant Commercial	Back Office Retail Mixed Use Facility for Aging Civic Facility (not for profit) Other Solar
Revised Date:	, Revision #:

I) Project Information:

1	Land and/or Building Acquisition:		\$	
1.	acress	quare feet	Φ	
2.	New Building Construction: s	129	\$	
3.	New Building Addition(s):s	A		
4.	Infrastructure Work		200	
5.	Reconstruction/Renovation:s	quare feet		
6.	Manufacturing Equipment:		1000	
7.	Non-Manufacturing Equipment (furniture,	fixtures, etc.):	\$	
8.	Soft Costs: (professional services, etc.):	8 8:	\$	
9.	Other, Specify: Material + Labor		_{\$_} \$1,2	37,685
		omit a	. \$1.2	37,685
rojec	refinancing; estimated amount	OTAL Capital Costs:	\$	
	financing of existing debt only)		\$	
ource	s of Funds for Project Costs:			
Bai	nk Financing:			\$548,572
Equ	ity (excluding equity that is attributed to gra	ants/tax credits)		\$285,257
Tax	Exempt Bond Issuance (if applicable)			\$
Tax	cable Bond Issuance (if applicable)			\$
Pub	olic Sources (Include sum total of all state an	d federal		
	nts and tax credits)		\$	
	Identify each state and federal grant/credit:			
	NY Sun Award		\$_\$140	,540_
	Federal Investment Tax Credit		\$ \$263	3,315
			s	
			\$	
Tota	al Sources of Funds for Project Costs:		,	\$1,237,685
	Date: , Revi	sion #:		

Have any of the above costs been paid or incurred as of the date of this Application? Yes or No
If Yes, describe particulars:
Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:
Mortgage Amount (include sum total of construction/permanent/bridge financing): \$_\$548,572
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by 3/4%): \$_\$4,114
Construction Cost Breakdown:
Total Cost of Construction \$_\$1,237,685 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials: % sourced in Jefferson County: % sourced in New York State List major material suppliers if known \$\frac{14}{\text{Mown}}\$ (including Jefferson County)
Cost for labor: S \$288,366 Expected Full-Time Equivalent Jobs during construction Expected Total Labor Hours during construction T,151 List major subcontractors, if known ** Represents temporary third-p construction jobs only.
Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:
\$ <u>\$949,319</u>
Estimated State and local Sales and Use Tax Benefit (product of <u>4</u> % multiplied by the figure, above): \$ 38,872
*Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the applicant to undertake the total amount of investment as proposed within this Application, and that the stimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.
evised Date:, Revision #:

-20-

Real Propert	y Tax Benefit:
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Identify and descr THAN the Agency's PILO		will utilize a r	eal property tax exemption benefit OTHER
Project Costs as contained PILOT Benefit abatement	herein and anticipa amount for each ye	ated tax rates a ear of the PILO	mount of PILOT Benefit based on estimated and assessed valuation, including the annua DT benefit year and the sum total of PILOT sted in Section II(I) of the Application.
	s financed from Pub	lic Sector sour	er sources: Agency staff will calculate the rees based upon Sources of Funds for Project
J) For the proposed facility	y, please indicate the	e square footag	ge for each of the uses outlined below:
*If company is paying for I	FFE for tenants, plea	se include in c	cost breakdown
	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			1,00
Retail (see section K)			
Office			
Specify Other			
2. Estimated comple	ition of equipment of etion date of project y – estimated startin n contracts been sign	or construction Third Quar g date of opera	ations: Fourth Quarter 2021
Revised Date:		Revision #:	

** **		·	(g) g	7
				uted construction contract.
			6명(국)(30) '193명 (22)(1931) (34) A50(2-15)(42) (11) (11) (20)	l related construction cost.
totaling the	amount of the new bu	ilding construction, an	d/or new building addi	tion(s), and/or renovation.
Applicant	has no existing or plan	ned, permanent employment	ent at the Project site.	
L) Is the pro	posed Project necess	ary to expand Applican	t employment:	es or □XNo
Is the propo	osed Project necessary	to retain existing empl	loyment:	es or 🔳 No
M) Employ	ment Plan (Specific t	o the proposed project	location):	
	,	Applicant has no existing of	or planned permanent em	ployment at the Project site.
	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon TWO Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon TWO Years after Project Completion **
Full time (FTE)				
Part Time				
(PTE)				
Total ***				
indicated in Market A Applica	the third column, by area includes Jant will not ha	residents of the Labor efferson County ave any FTE o	Market Area, in the f as well as th or PTE at the	jobs that will be filled, as ourth column. The Labor he following Areas: Project site be retained and created if
the request fe	or Financial Assistan	ce is granted. Agency	staff will project such	jobs over the TWO-Year
time period f	ollowing Project com	pletion. Agency staff	converts PTE jobs into	FTE jobs by dividing the
number of P	TE jobs by two (2).	A FTE job is one that	works the equivalent	of a 40-hour week for 48
weeks. A PT	E job is one that wor	ks the equivalent of a 2	0-hour week for 24 we	eks.
Revised Date		Revision #	į.	
revised Date.		, Revision #	*	

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average	Salary or Rang	e of Salary	Average Fringe of Fringe Benef	Benefits or Range
Management					
Professional	1	i t i i te			
Administrative					
Production					
Other					10.500
Employment at other location):	cations in	County/City/To	own/Village: (nd number of employee
		radi cos	riddi es.	<u> </u>	Addiess
Full time					
Part Time					
Γotal					
** If any of the facilitie Yes to the question, abov ** Please note that the letermine the Financial	ve, you mi Agency m	ust complete Sec any utilize the fo	ction IV of this pregoing empl	Application.	
acknowledges that the toumber of jobs and creat					
D) Is the proposed Projectate? Yes		ably necessary Out of Jeff	2273	7.7	
f yes, please explain an rovide supporting docur	. 7		100		
	Homation	ii availabio			

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic Develop Agencies? Yes or No. Have you applied, or intend to apply for additional Grant Funding, or tax incentives? Yes or Federal assistance and satisfance sought and dollar amount that is anticipated to be received: Section III Retail Questionnaire Section III Retail Questionnaire
Agencies? Yes or No. Have you applied, or intend to apply for additional Grant Funding, or tax incentives? Yes or Fyes or Fyes or Yes or Fyes please identify which agencies and what other Local, State and/or Federal assistance an assistance sought and dollar amount that is anticipated to be received: Section III Retail Questionnaire Section III Retail Questionnaire
If yes, please identify which agencies and what other Local, State and/or Federal assistance an assistance sought and dollar amount that is anticipated to be received: Section III Retail Questionnaire
Section III Retail Questionnaire Section III Retail Questionnaire To ensure compliance with Section 862 of the New York General Municipal Law, the Agrequires additional information if the proposed Project is one where customers personally visit Project site to undertake either a retail sale transaction or to purchase services. Please answer the following: A. Will any portion of the Project (including that portion of the cost to be financed from equi other sources) consist of facilities or property that are or will be primarily used in making sal goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor useful sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law (ii) sales of a service to customers who personally visit the Project. B. What percentage of the cost of the Project will be expended on such facilities or project.
Section III Retail Questionnaire To ensure compliance with Section 862 of the New York General Municipal Law, the Agrequires additional information if the proposed Project is one where customers personally visit Project site to undertake either a retail sale transaction or to purchase services. Please answer the following: A. Will any portion of the Project (including that portion of the cost to be financed from equipation of the sources) consist of facilities or property that are or will be primarily used in making sal goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor of Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law (ii) sales of a service to customers who personally visit the Project. B. What percentage of the cost of the Project will be expended on such facilities or project is the project will be expended on such facilities or project will be expended o
To ensure compliance with Section 862 of the New York General Municipal Law, the Agrequires additional information if the proposed Project is one where customers personally visit Project site to undertake either a retail sale transaction or to purchase services. Please answer the following: A. Will any portion of the Project (including that portion of the cost to be financed from equivation of the sources) consist of facilities or property that are or will be primarily used in making sal goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor of Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law (ii) sales of a service to customers who personally visit the Project. B. What percentage of the cost of the Project will be expended on such facilities or project.
Project site to undertake either a retail sale transaction or to purchase services. Please answer the following: A. Will any portion of the Project (including that portion of the cost to be financed from equi other sources) consist of facilities or property that are or will be primarily used in making sal goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor undertail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law (ii) sales of a service to customers who personally visit the Project. B. What percentage of the cost of the Project will be expended on such facilities or project.
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For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor was Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law (ii) sales of a service to customers who personally visit the Project. B. What percentage of the cost of the Project will be expended on such facilities or project.
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primarily used in making sales of goods or services to customers who personally visit the pro
If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate w of the following questions below apply to the project:
1. Will the Project be operated by a not-for-profit corporation \(\subseteq \text{Yes or } \subseteq \text{No.} \)
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2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be
located?
If yes, please provide a third party market analysis or other documentation supporting your response.
3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?
☐ Yes or ☐ No
If yes, please provide a third party market analysis or other documentation supporting your response.
4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
☐ Yes or ☐ No.
If yes, explain
5. Is the Project located in a Highly Distressed Area? Yes or No
Section IV Inter-Municipal Move Determination
The Agency is required by State law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the Applicant from one area of New York State to another area of the State; or in the abandonment of one or more plants or facilities of the Applicant located within the New York State, Agency Financial Assistance is required to prevent the Applicant from relocating out of the New York State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.
Explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of New York State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:
Revised Date:, Revision #:

Section V: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

** Section V of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

School Tax	Local Tax Rate	County Tax	Estimated	Dollar Value
/1000 Rate/1000	(Town/City/Village)/1000	Rate/1000	New Assessed	of New
	G 22 0		Value of	Construction
	1		Property	and
			Subject to	Renovation
			IDA*	Costs
_			IDA*	Costs

^{*}Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

^{*}Estimates provided are based on current property tax rates and assessment values

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of NOVINGO SERVICE CONTRACTORS AND				

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)

					etc.)	
Calculat		st. Sales Tax+	Est. Mortgage T	ax+ Other)/Total Pro	oject Costs:	%
		complete a Co available to t	to a such that the state of the	is using information	contained within	this
		Section VI	Representations,	Certifications and In	demnification	
complete	d after toplication		receives, JCIDA	ompleted upon the A Staff confirmation the CEO or other authoris the Author	at Section I thro	ugh Section V
Application	e Road S on (the '	Solar, LLĆ 'Applicant"), t	(name of hat he/she has re	corporation or other ad the foregoing App herwise agrees with th	entity) named i	in the attached ws the contents
A.	from the employ State adminarea c	oplicant undersche Agency, ex yment opportu Department of istrative entity	stands and agrees scept as otherwis nities created as a of Labor Commu (collectively with federal job traini	on 858-b(2) of the Ne that, if the Project re provided by collect result of the Project unity Services Division the DOL, the "JTPA ng partnership act (P	eceives any Finantive bargaining againing againing againing the with the condition (the "DOL") Entities") of the second the condition of the second the se	ncial Assistance greements, new the New York and with the service delivery
B.	Genera	al Municipal L	aw, the Applicant	n accordance with Se understands and agree except as otherwise p	s that, if the Proje	ect receives any
Revised Da	ite:		, Rev	rision #:		

agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder

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Revised Date	, Revision #:	
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and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

(i)	a non-refundable \$ application and publication fee (the "Application Fee");
(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit.
(iii) (2.00	Unless otherwise agreed to by the Agency, an amount equal to two percent %) of the total project costs.

(iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction

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counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall

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determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Deficition 1. That I am the Signatory (Corporate Office) of Baterville Read Solar, (Copplicant) and that Pam duly authorized on behalf of the Applicant to bind the Applicant. 2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. Subscribed and affirmed to me under penalties of perjury this 17 day of Jandery, 2021. Network Olds (Signature of Officer) Revised Date:, Revision #:		OF JEFFERSON) ss.:
1. That I am the Signatury (Corporate Office) of Date rule Road Solar (Copplicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant. 2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. (Signature of Officer) Subscribed and affirmed to me under penalties of perjury this I day of January, 2021. Nethalo Otto (Notary Public)	Chris	being first duly sworn, deposes and says:
my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. (Signature of Officer) Subscribed and affirmed to me under penalties of perjury this 19th day of Jandary, 2021. Netholo Otto (Notary Public)	1.	That I am the Signatury (Corporate Office) of Botherville Road Solar, UC
this 14 day of January, 2021. Mehabo Orths (Notary Public) Oto Any public of the pub	2.	my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.
Revised Date:, Revision #:	this <u>I¶</u> da	y of January, 2021. O Ortho (Notary Public)
	Revised Date	e:, Revision #:

Project i	nmary VEXAMP LERAY I	IACKSON		NAICS: 221114			Project #	3/3/202	
Location 29368 Van Tassel Road, Evans Mills			Project Acres				Indian River		
	54.00-3-40.1			24			School Project Type	Solar 5 MW	
Community	/ Distributed Ge	poration		O/ of Deci	I NIVE TO	I Court Tou	Village	¥120.000	
Total Proje		8,368,860		% of Proj	NYS Tax	County Tax 4%	Town	Leray	
Land	=	0,300,000			470	470	Retained		0
Infrastructi	ire						Added		U
Building							Total		0
Furniture &	Fixtures						Next Five Year		0
Equipment							Construction J	T	35
Equip. /NYS	Production		5,210,488	62%	208,420	208,420	Current Assess		290,500
Exemption							Final Assessme	ent	4,970,000
Eng/Arch Fe									
inance Cha	irges						Agency Fee	\$167,37	7
egal Fees							App Fee Paid		
	ation Labor	1,263,365	3,158,412	40% Labor?					
Other-Soft (Fotal	.0515		8,368,900	•					
			0,500,500		-				
Sales Tax Ex	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAME				Leray Tax R	ates		% Distribution	on
otal Mater					County	7.439175	2021	0.6217402	!
nstillation@	00,000000	151,604			Town	1.349991	2021	0.11282752	!
1% County T	ax	208,420			School	3.175920	2020	0.26543228	-
1% NYS Tax	_	208,420	-			11.965086		1	
		568,443				<u> </u>			
	ecording Tax	60.070.000				Total		<u>11</u> 1 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
st Mortgag MRT Savings		\$2,872,638 21,545				Project Costs		8,368,900	,
virti Saviriga	Ŋ.	21,343				Fed ITC Grant NY Sun Award	1,354,716		
						Total Grants	2,226,414	2 501 120	
						Net Project Cos	sts .	3,581,130	4,787,770
			W/O PILOT	W/O PILOT					.,,,,,,,,,
ILOT	5MW		Current Taxes	Project Taxes		County	Town	School	Total
ear 1	36,285.67		3,475.86	59,466.48		22,560.26	4,094.02	9,631.39	
ear 2	35,574.18		3,475.86	59,466.48		22,117.90	4,013.75	9,442.54	35,574.18
ear 3	34,876.65		3,475.86	59,466.48		21,684.22	3,935.05	9,257.39	
ear 4	34,192.79		3,475.86	59,466.48		21,259.03	3,857.89	9,075.87	
ear 5	33,522.35		3,475.86	59,466.48		20,842.19	3,782.24	8,897.91	
ear 6 ear 7	32,865.05		3,475.86	59,466.48		20,433.52	3,708.08	8,723.44	
ear / ear 8	32,220.63 31,588.86		3,475.86 3,475.86	59,466.48		20,032.86	3,635.37	8,552.40	
ear 9	30,969.47		3,475.86	59,466.48 59,466.48		19,640.06	3,564.09 3,494.21	8,384.70	
ear 10	30,362.22		3,475.86	59,466.48		19,254.96 18,877.41	3,425.69	8,220.30 8,059.11	30,969.47 30,362.22
	29,766.88		3,475.86	59,466.48		18,507.41	3,358.52	7,901.09	29,766.88
ar 11	29,183.22		3,475.86	59,466.48		18,144.38	3,292.67	7,746.17	29,183.22
				59,466.48		17,788.61	3,228.11	7,594.28	28,611.00
ear 12	28,611.00		3,475.86	33,400.40			100000000000000000000000000000000000000	7,445.38	28,050.00
ear 11 ear 12 ear 13 ear 14			3,475.86 3,475.86	59,466.48		17,439.81	3,164.81	7,443,30	
ear 12 ear 13 ear 14	28,611.00	NA.		412149 (41121141)		17,439.81 17,097.86	3,164.81 3,102.76	7,299.39	27,500.00
ear 12 ear 13 ear 14	28,611.00 28,050.00		3,475.86	59,466.48				7,299.39	27,500.00 475,568.97
ear 12 ear 13 ear 14	28,611.00 28,050.00 27,500.00		3,475.86 3,475.86 52,137.86	59,466.48 59,466.48		17,097.86	3,102.76	7,299.39	
ear 12 ear 13 ear 14 ear 15	28,611.00 28,050.00 27,500.00 475,568.97 53%		3,475.86 3,475.86 52,137.86 New P	59,466.48 59,466.48 891,997.16 Project Per Acre	Land	17,097.86	3,102.76 53,657.27 Current	7,299.39 126,231.35	475,568.97 Current
ear 12 ear 13 ear 14 ear 15	28,611.00 28,050.00 27,500.00 475,568.97 53%	-	3,475.86 3,475.86 52,137.86 New P	59,466.48 59,466.48 891,997.16 Project Per Acre New Land	Current	17,097.86 17,097.86	3,102.76 53,657.27 Current Assess	7,299.39 126,231.35 Project	475,568.97 Current Project
ear 12 ear 13 ear 14 ear 15	28,611.00 28,050.00 27,500.00 475,568.97 53% ent 5MW	1MW	3,475.86 3,475.86 52,137.86 New P Assessment 5	59,466.48 59,466.48 891,997.16 Project Per Acre New Land Assessment	Current Assess	17,097.86 17,097.86 Acres	3,102.76 53,657.27 Current Assess Per Acre	7,299.39 126,231.35 Project Acreage	475,568.97 Current Project Assessment
ear 12 ear 13 ear 14 ear 15 ————————————————————————————————————	28,611.00 28,050.00 27,500.00 475,568.97 53% sent 5MW 4,970,000	1MW 994,000	3,475.86 3,475.86 52,137.86 New P Assessment 5 4,970,000	59,466.48 59,466.48 891,997.16 Project Per Acre New Land	Current	17,097.86 17,097.86 Acres 489	3,102.76 53,657.27 Current Assess Per Acre 484.46	7,299.39 126,231.35 Project Acreage	Current Project Assessment 11,627
ar 12 ar 13 ar 14 ar 15	28,611.00 28,050.00 27,500.00 475,568.97 53% ent 5MW		3,475.86 3,475.86 52,137.86 New P Assessment 5	59,466.48 59,466.48 891,997.16 Project Per Acre New Land Assessment	Current Assess	17,097.86 17,097.86 Acres 489	3,102.76 53,657.27 Current Assess Per Acre	7,299.39 126,231.35 Project Acreage	475,568.97 Current Project Assessment
ear 12 ear 13 ear 14 ear 15 ew Assessm	28,611.00 28,050.00 27,500.00 475,568.97 53% sent 5MW 4,970,000		3,475.86 3,475.86 52,137.86 New P Assessment 5 4,970,000	59,466.48 59,466.48 891,997.16 Project Per Acre New Land Assessment	Current Assess	17,097.86 17,097.86 Acres 489	3,102.76 53,657.27 Current Assess Per Acre 484.46	7,299.39 126,231.35 Project Acreage	Current Project Assessment 11,627
ear 12 ear 13 ear 14 ear 15 ew Assessm rrent Taxal	28,611.00 28,050.00 27,500.00 475,568.97 53% sent 5MW 4,970,000 ole Assessment	994,000	3,475.86 3,475.86 52,137.86 New P Assessment 5 4,970,000 \$290,500	59,466.48 59,466.48 891,997.16 Project Per Acre New Land Assessment	Current Assess	17,097.86 17,097.86 Acres 489	3,102.76 53,657.27 Current Assess Per Acre 484.46	7,299.39 126,231.35 Project Acreage	Current Project Assessment 11,627
ear 12 ear 13 ear 14 ear 15 ea	28,611.00 28,050.00 27,500.00 475,568.97 53% sent 5MW 4,970,000 ole Assessment		3,475.86 3,475.86 52,137.86 New P Assessment 5 4,970,000 \$290,500	59,466.48 59,466.48 891,997.16 Project Per Acre New Land Assessment	Current Assess	17,097.86 17,097.86 Acres 489	3,102.76 53,657.27 Current Assess Per Acre 484.46	7,299.39 126,231.35 Project Acreage	Current Project Assessment 11,627

Cost-Benefit Analysis for NEXAMP LERAY JACKSON

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

INVESTOR

TOTAL INVESTED

LOCATION

TIMELINE

LERAY JACKSON, LLC

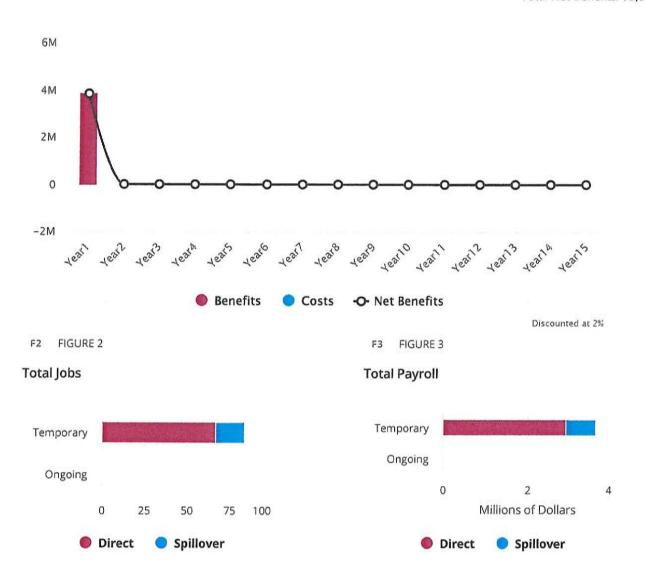
\$8.4 Million

29368 Van Tassel Road Evans Mills 15 Years

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP LERAY JACKSON by Year

Total Net Benefits: \$3,904,000



Proposed Investment

LERAY JACKSON,LLC proposes to invest \$8.4 million at 29368 Van Tassel Road Evans Mills over 15 years.

Jefferson County LDC staff summarize the proposed with the following: 5MW Community Distribution Solar

Generation

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

24 Acres- Out of 489

Total

\$8,369,000

Total Investments

\$8,369,000

Discounted Total (2%)

\$8,369,000

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for LERAY JACKSON, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$405,000	\$350,000
Mortage Recording Tax Exemption	\$22,000	\$22,000
Total Costs	\$426,000	\$372,000

^{*} Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$3,351,000	\$720,000	\$4,071,000
To Private Individuals	\$2,889,000	\$711,000	\$3,601,000
Temporary Payroll	\$2,889,000	\$711,000	\$3,601,000
To the Public	\$461,000	\$9,000	\$470,000
Property Tax Revenue	\$424,000	N/A	\$424,000
Temporary Sales Tax Revenue	\$37,000	\$9,000	\$46,000
STATE BENEFITS	\$165,000	\$41,000	\$206,000
To the Public	\$165,000	\$41,000	\$206,000
Temporary Income Tax Revenue	\$128,000	\$31,000	\$159,000
Temporary Sales Tax Revenue	\$37,000	\$9,000	\$46,000
Total Benefits to State & Region	\$3,515,000	\$761,000	\$4,276,000
Discounted Total Benefits (2%)	\$3,515,000	\$761,000	\$4,276,000

May not sum to total due to rounding.

T3 TABLE 3

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$4,071,000	\$358,000	11:1
State	\$206,000	\$14,000	14:1
Grand Total	\$4,276,000	\$372,000	11:1

May not sum to total due to rounding.

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

^{*} Discounted at 2%

Application to

Jefferson County Industrial Development Agency (JCIDA)

Tax Exempt Bond Financing
Taxable Bond Financing
Lease Leaseback Transaction

Please contact the agency for more information regarding project eligibility and application process.

Applicant (Company) Name: LeRay Jackson Solar, LLC		10	
Applicant Address:			
101 Summer Street, Boston MA 02110		14	
Phone:			
860-806-0298			
E-mail:			
dmanson@nexamp.come			70
Application Date: 09/9/2020			
Internal Use Only			
Staff Signature and Date of Submission:			
Revised Date:	_, Revision #:	The second secon	
Completed Application Date:		Staff Initial	

Document Date: November 1, 2018

Fee Schedule

Updated as of the date of the document

Taxable and Tax Exempt Industrial Development Revenue Bonds

Application Fee:	A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the application is submitted. This fee will be credited towards the total fee at closing.
Fee:	First \$10 million -2% of the principal amount of the bond series. \$10 million -2% of the bond series. Any amount over \$20 million -0.5% of the bond series.
	Annual Fee - \$1,500.00
Point of Contact:	Donald Alexander - CEO JCIDA+1 (315) 782-5865
	Lease Leaseback Transactions
Application Fee:	A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the application is submitted. This fee will be credited towards the total fee at closing.
Fee:	With a PILOT: First \$10 million - 2% Second \$10-\$20 million - 0.5% Any amount over \$20 million - 0.25%
Point of Contact:	No PILOT – 25% of the abatement value Donald Alexander - CEO JCIDA +1 (315)782-5865

Revised Date:	, Revision #:	
(4127), H. H. H. (400), H. H. H. (400), H. (100)		

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving b	enefit:
Applicant Name: LeRay Jackson, LLC	
Applicant Address: 101 Summer Street, I	Boston MA 02110
Phone: 860-806-0298	Fax:
Website: www.nexamp.com	E-mail: dmanson@nexamp.com
Federal ID#: 84-2078044	NAICS: 221114
	own the Project property/facility? Yes or No
What is the name of the Real Estate Holding Compa	ıny:
Federal ID#:	
State and Year or Incorporation/Organization:	
List of stockholders, members, or partners of Real E	state Holding Company:
B) Individual Completing Application:	
Name: Dallas Manson	
Title: Business Development Manage	- The state of the
Address: 101 Summer Street, Boston N	//A 02110
Phone: 860-806-0298	Fax:
E-Mail: dmanson@nexamp.com	
C) Company Contact (if different from Section B	ahove):
c) Sampany Contact (in distriction From Section E	above).
Name:	
Title:	
Address:	
Phone:	Fax:
E-Mail:	
Revised Date: Revis	sion #·

D) <u>Co</u>	ompany Counsel:	
Firm N	of Attorney: Kevin R. McAu Name: Barclay Damon LL	P East Jefferson Street, Syracuse, New York 13202
Addres	315.425.2875	Last Jelierson Street, Syracuse, New York 13202
Phone:	kmcauliffe@barclayd	Fax:
E-mail	kincauiiie@barciayu	amon.com
E) <u>Ide</u>	entify the assistance being requested	of the Agency (select all that apply):
1.	Exemption from Sales Tax	Yes or No
2.	Exemption from Mortgage Tax	Yes or No
3.	Exemption from Real Property Tax	Yes or No
4.	Tax Exempt Financing *	Yes or No
	* (typically for not-for-profits and qua	alified small manufacturers)
F) App	plicant <u>Business Information (check</u>	appropriate category):
	Corporation	Partnership
	Public Corporation	Joint Venture
	Sole Proprietorship	Limited Liability Company X
	Other (please specify)	
	Year Established: 2019	
	State in which Organization is establish	shed: Delaware
G) Lis	t all Applicant stockholders, membe	rs, or partners with % of ownership greater than 20%:
	Name	% of ownership
Nexa	mp Capital, LLC	100%
Н) Арр	licant Business Description:	
Describ	e in detail company background, prod	ucts, customers, goods and services. Description is critical
in deteri	mining eligibility: Applicant's parent entity, Nex	camp, Inc., develops, designs, builds, owns, finances, and operates commercial scale
		ojects, totaling 200 megawatts of solar generating capacity.
For this	s Project, Applicant proposes to dev	relop and operate a 5.0 MW (AC), interconnected solar
	project at the Project site.	,
Revised 1	Date:	, Revision #:
	Contract in	3 430 130001111

Estimated % of sales wi	ithin Jefferson County: _30%
	tside Jefferson County, but within New York State: 70%
	tside New York State but within the U.S.:
	tside the U.S.
(*Percentage to equal 10	Section 18 Section Metallican
I) What percentage of your total	al annual supplies, raw materials and vendor services are purchased from
firms in Jefferson County. Inc.	lude list of vendors, raw material suppliers and percentages for each
	on including estimated percentage of local purchases. on't identified the vendors it will use for this Project. The solar panels for this Projec
are produced only by overseas manu	facturers and the requisite racking is produced only by manufacturers located outside
the Agency's defined local region.	
Sec	tion II: Project Description & Details
A) Project Location:	
List your current operation(s) loc	cations in Jefferson County:
List your current operation(s) loc	cations in New York State:
List the Proposed Project location	n(s): 29368 Van Tassel Road, Evans Mills, NY
Provide the Property Address of 29368 Van Tassel Roa	
Tax Parcel No. 54.00-3	
Will the completion of the Proje	ect result in the removal, or reduction of an industrial or manufacturing
plant of the Applicant from: one	area of New York State to Jefferson County; or within Jefferson County?
Yes or No	
If Yes, please provide de	tails
-	
Revised Date:	, Revision #:

Will the completion of the	e Project result in	the abandonment of one or more plants or facilities of the	
Applicant located within N	ew York State?		
☐ Yes or	No 🔳		
If Yes, please provide details			
Will the Proposed Project	affect Applicant's	s current operations within Jefferson County to be closed or	
be subjected to reduced act	ivity?		
☐ Yes or	No 🔳		
If Yes, please provi	ide details		
If Yes to any of the above this Application.	hree (3) questions,	Applicant must complete Section II (Q) and Section IV of	
A 7 75 150 150 150	osely aligned comp	abandonment, removal, or reduction of an industrial or etitor from one area of New York State or Jefferson	
If Yes, please provi	de details		
What are the current real est If amount of current taxes is	ate taxes on the province available, prov	ed Project will be located: 54.00-3-40.1 oposed Project Site? \$809 vide assessed value for each: Buildings(s): \$	
Are Real Property Taxes cui	rent? Yes or	No. If no, please explain	
Town/City/Village: LeRa	у	School District: Indian River Central School District	
Revised Date:		, Revision #:	

Does the Applicant or any related entity currently hold fee title to the Project site? Yes or No If No, indicate name of present owner of the Project Site: David L. Jackson II
Does Applicant or related entity have an option/contract to purchase the Project site? Yes or No
The Applicant leases the Project site from David L. Jackon II
B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility):
Applicant proposed to develop a 5.0 MW (AC) ground mounted solar energy facility on 24 acres of a 489 acre privately owned property. The project will operate as a Community Distributed Generation project, otherwise know as a Community Solar Project. The project will allow local residents to participate in the Community Solar Program. Residents will subscribe to receive a discount on their electricity bill, which will produce an estimated total saving to residents of \$87,500 annually or \$2.9 million over 25 years.
Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc Your eligibility determination will be based in part on your answer (attach additional pages if necessary):
The Agency's financial assistance will help mitigate the risks associated with this Project, making the Project commercially reasonable and improving the Project's economic feasibility and financeability. Without real property tax certainty, the Project cannot be financed. This particular project has a significate high interconnection cost that requires the applicant to finance upgrades to 3-phase line and substation transformers. Absent the Agency's financial assistance, it is unlikely the Applicant will undertake the Project.
Please confirm by checking the box, below, if there is a strong possibility that the Project would not be undertaken but for the Financial Assistance provided by the Agency?
Yes or No
If Yes, please provide details: Without the Agency Financial Assistance, it is unlikely this Project would
be able to move forward
If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:
Revised Date:, Revision #:

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant?
If the Applicant is unable to obtain Financial Assistance from the Agency for this Project,
it is unlikely the Applicant will proceed with the Project.
C) Will Project include leasing any equipment \(\subseteq \text{Yes or } \equipment \) No
If Yes, please describe:
D) Site Characteristics:
Describe the present use of the proposed Project site: The current project site is used for farming soybean and corn. The proposed solar facility will encompass 24 of the 489 acres currently being farmed.
The remaining 465 acres surrounding the project will continue to be farmed.
Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or □ No
If Yes, please provide local zoning reference that applies: LeRay Town Code158-130 allows
for freestanding solar systems in the R1 district through site plan approval.
Describe the present zoning/land use: R-1
Describe required zoning/land use, if different: NA
If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:
Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No.
Have site plans been submitted to the appropriate planning department? ■ Yes or □ No
** If yes, please provide the Agency with a copy of the related State Environmental Quality
Review Act ("SEQR") Environmental Assessment Form that may have been required to be submitted
along with the site plan application to the appropriate planning department. Please provide the Agency
Revised Date:, Revision #:

with the status with respect to any required pla	anning department approval:	Site Plan Approval
was granted, including a negative declar	aration on SEQR. A Zoning Pe	ermit has been issued.
Has the Project received site plan approval from If Yes, please provide the Agency we the related SEQR determination.		
E) Has a Phase I Environmental Assessment proposed project site? Yes or No Is		epared with respect to the
F) Have any other studies or assessments been indicate the known or suspected presence of confidence of the studies of the large of the	ontamination that would complicat	
G) Provide any additional information or deta	iils:	
H) Select Project Type for all end users at pro	ject site (you may check more than	n one):
 ** Please check any and all end users as ident ** Will customers personally visit the Project with respect to either economic activity indica Section IV of the Application. 	site for either of the following ec	
Retail Sales: Yes or No	Services: Yes or] No
For purposes of this question, the term Article 28 of the Tax Law of the State of New of tangible personal property (as defined in service to customers who personally visit the P	York (the "Tax Law") primarily Section 1101(b)(4)(i) of the Tax	engaged in the retail sale
Industrial Acquisition of Existing Facility Housing Equipment Purchase Multi-Tenant Commercial	Back Office Retail Mixed Use Facility for Aging Civic Facility (not for profit) Other Solar	
Revised Date:	, Revision #:	

I) Project Information:

	and and/or Building Acquisition:		\$
_	acres	square feet	
2. N	New Building Construction:	square feet	\$
. N	lew Building Addition(s):	square feet	\$
Ir	nfrastructure Work		\$
. R	econstruction/Renovation:	square feet	\$
. N	fanufacturing Equipment:		\$
. N	on-Manufacturing Equipment (furnit	ure, fixtures, etc.):	\$
S	oft Costs: (professional services, etc.)):	\$
. О	ther, Specify: Material + Labo	or	\$ <u>8,368,860.13</u>
		TOTAL Capital Costs:	_{\$} 8,368,860.13
	efinancing; estimated amount ancing of existing debt only)	*	\$
ces o	f Funds for Project Costs:		
ank	Financing:		\$ <u>2,872,</u>
quity	(excluding equity that is attributed to	o grants/tax credits)	\$ <u>1,915,</u>
ax E	xempt Bond Issuance (if applicable)		\$
	xempt Bond Issuance (if applicable) le Bond Issuance (if applicable)		\$ \$
axab ublic		te and federal	
`axab ublic rants	le Bond Issuance (if applicable) Sources (Include sum total of all state		\$
axab ublic ants	le Bond Issuance (if applicable) Sources (Include sum total of all stat and tax credits)		\$
axab ublic ants	le Bond Issuance (if applicable) Sources (Include sum total of all state and tax credits) entify each state and federal grant/cre	edit:	\$ \$
axab ublic ants	le Bond Issuance (if applicable) Sources (Include sum total of all state and tax credits) entify each state and federal grant/cre	edit:	\$\$ \$\$ \$_2,226,414.20
axab ablic ants	le Bond Issuance (if applicable) Sources (Include sum total of all state and tax credits) entify each state and federal grant/cre	edit:	\$\$ \$_2,226,414.20 \$_1,354,716.51 \$
axab ublic ants	le Bond Issuance (if applicable) Sources (Include sum total of all state and tax credits) entify each state and federal grant/cre	edit:	\$\$ \$_2,226,414.20 \$_1,354,716.51

Document Date: 11/1/2018

Revised Date:______, Revision #:_____

Have any of the above costs been paid or incurred as of the date of this Application? Yes or No
If Yes, describe particulars:
Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:
Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 2,872,637.65
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by 3/4%): \$ 21,544.78
Construction Cost Breakdown:
Total Cost of Construction \$8,368,860 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials: % sourced in Jefferson County: % sourced in New York State List major material suppliers if known \$\frac{5,210,488}{\%}\$ (including Jefferson County)
Cost for labor: \$3,158,412 Expected Full-Time Equivalent Jobs during construction Expected Total Labor Hours during construction 44,632 List major subcontractors, if known
Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sale and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:
<u>\$5,210,488.12</u> · .
Estimated State and local Sales and Use Tax Benefit (product of 4 % multiplied by the figure, above): \$209,836.32
** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.
Revised Date:, Revision #:

Real Property T	ax Benefit:
-----------------	-------------

Identify and descr THAN the Agency's PILO	집 [일시] [시] [4 시] [1] [4 [4] [4] [6] [6] [6] [6] [6] [6] [6] [6] [6] [6	ill utilize a real p	roperty tax exemption benefit OTHER
Project Costs as contained PILOT Benefit abatement Benefit abatement amount Percentage of Project Costs percentage of Project Costs Costs as depicted above in	herein and anticipate amount for each year for the term of the PI osts financed from s financed from Publisection II(I) of the A	ted tax rates and a ar of the PILOT be LOT as depicted in Public Sector sources be ic Sector sources be application.	t of PILOT Benefit based on estimated ssessed valuation, including the annual enefit year and the sum total of PILOT in Section II(I) of the Application. arces: Agency staff will calculate the based upon Sources of Funds for Project each of the uses outlined below:
*If company is paying for I	FFE for tenants, pleas	se include in cost b	reakdown
	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			
Retail (see section K)			
Office			
Specify Other			
 Estimated complete Project occupance Have construction Has Financing be 	etion of equipment or etion date of project: y – estimated starting n contracts been sign een finalized? Ye	construction of far December 2 date of operations ed? Yes or or	
Revised Date:	, F	Revision #:	
			Document Date: 11/1/2018

** If const	ructions contracts ha	ve been signed, please	provide copies of exec	ruted construction contracts
				ll related construction costs
				ition(s), and/or renovation.
		d, permanent employment		, ,
L) Is the pro	oposed Project necess	ary to expand Applican	t employment: 🔲 Y	es or No
Is the propo	osed Project necessary	to retain existing empl	loyment:	es or 🔳 No
M) Employ		o the proposed project licant has no existing or p		ovment at the Project site.
	Current # of jobs at proposed project location or to be	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon TWO Years after Project Completion **
Full time (FTE)				
Part Time (PTE)	3			
Total ***				
*** By state the request for time period for the state of	the third column, by area includes Je ant will not have the column area includes Je ant will not have the column area includes Je and the column area includes a second area includes area includes area includes and area includes	residents of the Labor efferson County ave any FTE of the project the number of the ce is granted. Agency pletion. Agency staff of the county of the ce is granted.	Market Area, in the fas well as to present the fat the	jobs that will be filled, as fourth column. The Labor he following Areas: Project site be retained and created if a jobs over the TWO-Year of FTE jobs by dividing the of a 40-hour week for 48
		cs the equivalent of a 20		eeks.

Salary and Fringe Benefits for Jobs to be Retained and Created:

Management Professional Administrative Production Other Employment at other local at each location): Full time Part Time Total	ations in County/City/To		of Fringe Benefi	
Administrative Production Other Employment at other local at each location): Full time			ovide address a	
Production Other Employment at other local each location): Full time			ovide address a	
Other Employment at other local at each location): Full time			ovide address a	
Employment at other local at each location): Full time			ovide address a	
at each location): Full time			ovide address a	
art Time		274.0076.023		3000-09-0-0000000
art Time				
otal				
* If any of the facilities Tes to the question, above * Please note that the A Tetermine the Financial A Tecknowledges that the tra Tumber of jobs and create	e, you must complete Sec Agency may utilize the for Assistance that will be cansaction documents n	ction IV of this Ap foregoing employs offered by the A nay include a co th respect to the P	pplication. ment projection gency to the Ap ovenant by the Project as set for	ns, among other items, t pplicant. The Applican Applicant to retain th rth in this Application.
tate? Yes on Yes, please explain and rovide supporting docum	r ☐ No. Out of Jeff	ferson County?	Yes or stigated, type o	No. of assistance offered and
evised Date:				

from the facility.	Agency for this project, it is unlikely the Applicant will proceed with the solar
P) What co	ompetitive factors led you to inquire about sites outside of Jefferson County or New York
	ou contacted or been contacted by other Local, State and/or Federal Economic Development Yes or No.
If yes, plea	pplied, or intend to apply for additional Grant Funding, or tax incentives? Yes or No. se identify which agencies and what other Local, State and/or Federal assistance and the ought and dollar amount that is anticipated to be received:
	Section III Retail Questionnaire
requires ad	compliance with Section 862 of the New York General Municipal Law, the Agency ditional information if the proposed Project is one where customers personally visit the to undertake either a retail sale transaction or to purchase services.
Please answ	er the following:
othe	any portion of the Project (including that portion of the cost to be financed from equity or sources) consist of facilities or property that are or will be primarily used in making sales of ds or services to customers who personally visit the project site?
	Yes or No. If the answer is yes, please continue. If no, proceed to section V
Artic retai	purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under cle 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the I sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or ales of a service to customers who personally visit the Project.
prim	t percentage of the cost of the Project will be expended on such facilities or property arily used in making sales of goods or services to customers who personally visit the project? %. If the answer is less than 33% do not complete the remainder to retail determination and proceed to section V.
If the an	swer to A is Yes \underline{AND} the answer to Question B is greater than $\underline{33.33\%}$, indicate which llowing questions below apply to the project:
1. V	Vill the Project be operated by a not-for-profit corporation ☐ Yes or ☐ No.
Revised Date:	, Revision #:

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be
located?
If yes, please provide a third party market analysis or other documentation supporting your response.
3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?
☐ Yes or ☐ No
If yes, please provide a third party market analysis or other documentation supporting your response.
4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
☐ Yes or ☐ No.
If yes, explain
5. Is the Project located in a Highly Distressed Area? Yes or No
Section IV Inter-Municipal Move Determination
The Agency is required by State law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the Applicant from one area of New York State to another area of the State; or in the abandonment of one or more plants or facilities of the Applicant located within the New York State, Agency Financial Assistance is required to prevent the Applicant from relocating out of the New York State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.
Explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of New York State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:
Revised Date:, Revision #:

Section V: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

** Section V of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

of New Construction and Renovation Costs	New Assessed Value of Property Subject to IDA*	Rate/1000	(Town/City/Village)/1000	Rate/1000
--	--	-----------	--------------------------	-----------

^{*}Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3					1	_	
4							
5						7.5	
6	, ×						
7							
8							-
9							
10							
TOTAL							

^{*}Estimates provided are based on current property tax rates and assessment values

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	The control of the co	

Percentage of	Project	Costs	financed	from	Public	Sector	Table	Worksheet:
---------------	---------	-------	----------	------	--------	--------	-------	------------

Total Project	Estimated	Estimated	Estimated Value of	Total of Other Public
Cost	Value of PILOT	Value of Sales Tax Incentive	Mortgage Tax Incentive	Incentives (Tax Credits, Grants, ESD Incentives, etc.)
		1	ax+ Other)/Total Proje s using information co	3967357 G963CG27037 - 1 27
	nd available to t	Oliver and the State of the Sta		
	Section VI	Representations, (Certifications and Inde	emnification
* This Costing				
completed afte		receives, JCIDA S		olicant receiving, and <u>must b</u> Section I through Section V
completed afte of the Applicat	r the Applicant	receives, JCIDA S e.	Staff confirmation that	Section I through Section V
completed after of the Applicate Chris Clark confirms LeRay Jacks	and says son Solar, LLC	(name of that he/she (name of that he/she has rea	CEO or other authorized is the Authorice corporation or other ed the foregoing Applied	
Chris Clark Chris Clark Chris Clark Confirms LeRay Jack Application (the hereof, and here A. Job the from emp Stat adm area	and says son Solar, LLC e "Applicant"), the prepresents, under Listings: In accomplicant under the Agency, ending the Agency, ending the prepresents of the prepartment of the inistrative entity	(name of that he/she (name of that he/she has reanderstands, and other ordance with Sections and agrees and the sections and agrees are the sections and agrees are the sections and agrees are the sections are the sections and agrees are the sections are the sections and agrees are the sections	CEO or other authorized is the Authorized corporation or other edd the foregoing Application and the Project receipt provided by collective result of the Project winity Services Division the DOL, the "JTPA Established in the Polyce of the Polycet with the Polycet winity Services Division the DOL, the "JTPA Established in the Polycet winity Services Division the DOL, the "JTPA Established in the Polycet winity Services Division the DOL, the "JTPA Established in the Polycet winity Services Division the Polycet Winity Services	ed representative of Applicant zed Signatory (title) ontity) named in the attache cation and knows the content

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agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder

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and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

(i)	a non-refundable \$ application and publication fee (the "Application Fee");
(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit
(iii) (2.00	Unless otherwise agreed to by the Agency, an amount equal to two percent of the total project costs.

(iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction

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counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall

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determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Commonwealth of Hassachusetts
STATE-OF-NEW-YORK-)
COUNTY OF JEFFERSON-) ss.:
OL SUFFORC
being first duly sworn, deposes and says:
Ruthbrised
1. That I am the Signatury (Corporate Office) of Le Ray Jackson Solar, WC
(Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. (Signature of Officer)
Subscribed and affirmed to me under penalties of perjury
this A day of Jackary, 2021.
The said of the sa
Nelson Other 29. 2020
(Notary Public)
TARY PUBLIC
ARY PUBLICATION OF THE PROPERTY OF THE PROPERT
Revised Date: , Revision #:

Project Sum		W. 601 :-		Tours			Date	3/3/202	1
	EXAMP PAMEL		5328-000000	NAICS: 221114			Project #	SANCO DE CHESTO SERVICE CON	
		781 Cr. 32 Wate	ertown	Project Acres	Total Acre		School	Indian River	
rax Parce 64	.19-1-1.2 & 64	18-1-1.31		24.	4 7	7	Project Type	Swolar 5MV	/
Community	Distributed Ge	poration		ev of Duol	AIVE T		Village	2000	
Total Project		8,403,408	,	% of Proj	NYS Tax	County Tax	Town	Pamela	
Land		8,403,408	=		4%	4%	Jobs		
Infrastructur							Retained	()
Building	-						Added		-
Furniture & F	ivturas						Total		_
Equipment	ixedies						Next Five Year	7.0	(
Equip. /NYS F	Production		5,239,144	62%	6 209,566	300 566	Construction J Current Assess		36
Exemption			5,255,144	027	0 209,300	209,366	Final Assessme		6,100 4,970,000
Eng/Arch Fee	s						Fillal Assessin	enc	4,970,000
Finance Char							Agency Fee	\$168,068	
Legal Fees							App Fee Paid	\$100,000	
Solar Installat	tion Labor	1,265,706	3,164,264	40% Labor?			pp i ee raid		
Other-Soft Co		2 1	V 7/						
Total			8,403,408						
Sales Tax Exe			ř.		Pamelia Ta	x Rates		% Distributio	n
Total Materia		A. 08.10.			County	13.044833	2021		
nstillation@		151,885			Town		2021	0	
4% County Ta	×	209,566	0		School	5.571718	2020	0.29928841	
4% NYS Tax	_	209,566				18.616551		1	
	_	571,016							
Mortgage Rec						Total			
Est Mortgage	Amount	\$3,019,137				Project Costs		8,403,408	
MRT Savings		22,644				Fed ITC Grant	1,362,177		
						NY Sun Award	2,009,335		
						Total Grants		3,371,512	
						Net Project Cos	its		5,031,896
U OT	EN4144		W/O PILOT	W/O PILOT		ACCESS AND A STATE			
ear 1	5MW	4	Current Taxes	Project Taxes		County	Town	School	Total
ear 1	36,285.67 35,574.18		113.56	92,524.26		25,425.79	0.00	10,859.88	36,285.67
ear 3	34,876.65		113.56	92,524.26		24,927.24	0.00	10,646.94	35,574.18
ear 4	34,192.79		113.56 113.56	92,524.26		24,438.47	0.00	10,438.18	34,876.65
ear 5	33,522.35		113.56	92,524.26 92,524.26		23,959.29	0.00	10,233.51	34,192.79
ear 6	32,865.05		113.56			23,489.50	0.00	10,032.85	33,522.35
ear 7	32,220.63		113.56	92,524.26 92,524.26		23,028.92	0.00	9,836.13	32,865.05
ear 8	31,588.86		113.56	92,524.26		22,577.37 22,134.68	0.00	9,643.26	32,220.63
ear 9	30,969.47		113.56	92,524.26		21,700.66	0.00	9,454.18	31,588.86
ear 10	30,362.22		113.56	92,524.26		21,275.16	0.00	9,268.80 9,087.06	30,969.47
ear 11	29,766.88		113.56	92,524.26		20,858.00	0.00	8,908.88	30,362.22 29,766.88
ear 12	29,183.22		113.56	92,524.26		20,449.02	0.00	8,734.20	29,766.88
ear 13	28,611.00		113.56	92,524.26		20,048.06	0.00	8,562.94	28,611.00
ear 14	28,050.00		113.56	92,524.26		19,654.96	0.00	8,395.04	28,050.00
ear 15	27,500.00	541.0	113.56	92,524.26		19,269.57	0.00	8,230.43	27,500.00
4	175,568.97		1,703.41	1,387,863.88	-	19,269.57	0.00	142,332.28	
	34%	-							
		W.	New P	Project Per Acre	Land		Current		Current
ew Assessme	nt		Assessment	New Land	Current		Assess	Project	Project
-	5MW	1MW	5	Assessment	Assess	Acres	Per Acre		Assessment
	4,970,000	994,000	4,970,000	64,545	6,100	77	79.22	24.4	1,933
rrent Taxable	e Assessment		\$6,100			N	ew Project Lan	d Assess.	1,574,909
			1246 Jazalla SAR Francia nos				20		W = 155
nminger Appi	raisal 5MW		\$4,970,000						
		OUT THE STATE OF T	500 H. 1900.						
1 <u>0</u> 0 0 <u>00</u> 00000									
	ble Matl.		County 4%						
	ble Matl. 5,239,144 2,619,572	NYS 4% 209,566	209,566 209,566						

Cost-Benefit Analysis for NEXAMP PAMELIA SOLAR

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

INVESTOR

PAMELIA SOLAR, LLC

TOTAL INVESTED

\$8.4 Million

LOCATION

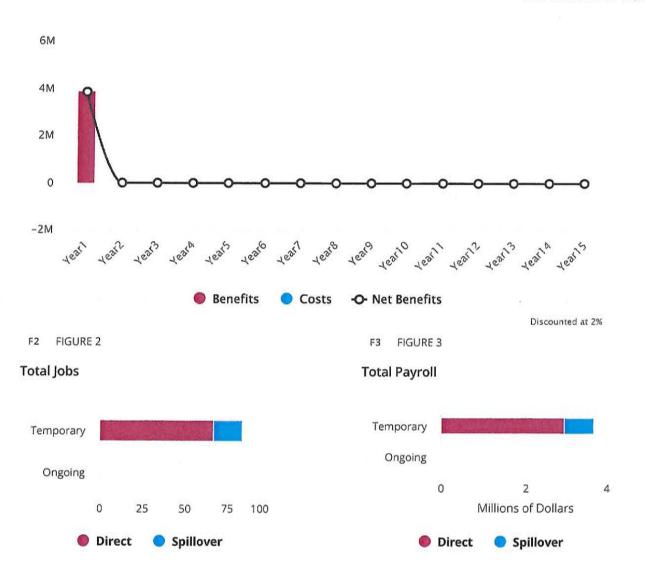
NYS Rt.342 & 25731 CR 32, Watertown TIMELINE

15 Years

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP PAMELIA SOLAR by Year

Total Net Benefits: \$3,541,000



Proposed Investment

PAMELIA SOLAR, LLC proposes to invest \$8.4 million at NYS Rt.342 & 25731 CR 32, Watertown over 15 years. Jefferson County LDC staff summarize the proposed with the following: 5.0 MW Solar Energy Project

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

22.4 Acres of two

properties totalling

\$8,403,000

77Acres.

Total Investments

\$8,403,000

Discounted Total (2%)

\$8,403,000

May not sum to total due to rounding.

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for PAMELIA SOLAR, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$894,000	\$778,000
Mortage Recording Tax Exemption	\$23,000	\$23,000
Total Costs	\$917,000	\$801,000

May not sum to total due to rounding.

^{*} Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$3,412,000	\$723,000	\$4,136,000
To Private Individuals	\$2,901,000	\$714,000	\$3,616,000
Temporary Payroll	\$2,901,000	\$714,000	\$3,616,000
To the Public	\$511,000	\$9,000	\$520,000
Property Tax Revenue	\$474,000	N/A	\$474,000
Temporary Sales Tax Revenue	\$37,000	\$9,000	\$46,000
STATE BENEFITS	\$166,000	\$41,000	\$206,000
To the Public	\$166,000	\$41,000	\$206,000
Temporary Income Tax Revenue	\$128,000	\$32,000	\$160,000
Temporary Sales Tax Revenue	\$37,000	\$9,000	\$46,000
Total Benefits to State & Region	\$3,578,000	\$764,000	\$4,342,000
Discounted Total Benefits (2%)	\$3,578,000	\$764,000	\$4,342,000

May not sum to total due to rounding.

T3 TABLE 3

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$4,136,000	\$786,000	5:1
State	\$206,000	\$15,000	14:1
Grand Total	\$4,342,000	\$801,000	5:1

May not sum to total due to rounding.

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

^{*} Discounted at 2%

Application to

Jefferson County Industrial Development Agency (JCIDA)

□ Tax Exempt Bond Financing
 □ Taxable Bond Financing
 ☑ Lease Leaseback Transaction

Please contact the agency for more information regarding project eligibility and application process.

Applicant (Company) Name:			
Pamelia Solar, LLC			
A HARITAN A MARKANA			
Applicant Address:			
101 Summer Street, Boston MA 02110			
Phone:			
860-806-0298			
E-mail:			
dmanson@nexamp.come			
Application Date: 09/9/2020			
Internal Use Only		- Wear	
Staff Signature and Date of Submission:			
Revised Date:	, Revision #:		
Completed Application Date:	- 	Staff Initial	

Document Date: November 1, 2018

Fee Schedule

Updated as of the date of the document

Taxable and Tax Exempt Industrial Development Revenue Bonds

Application Fee:	A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time th application is submitted. This fee will be credited towards the total fee at closing.	
Fee:	First $10 \text{ million} - 2\%$ of the principal amount of the bond series.	
	\$10 million - \$20 million – 1% of the bond series.	
	Any amount over \$20 million -0.5% of the bond series.	
	Annual Fee - \$1,500.00	
Point of Contact:	Donald Alexander - CEO JCIDA+1 (315) 782-5865	
	Lease Leaseback Transactions	
Application Fee:	A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the application is submitted. This fee will be credited towards the total fee at closing.	
Fee:	With a PILOT:	
	First \$10 million – 2%	
	Second \$10-\$20 million - 0.5%	
	Any amount over \$20 million - 0.25%	
	No PILOT – 25% of the abatement value	
Point of Contact:	Donald Alexander - CEO JCIDA +1 (315)782-5865	

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Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

1					
A) Applicant Information-company receiving bene	e <u>fit:</u>				
Applicant Name: Pamelia Solar, LLC					
Applicant Address: 101 Summer Street, Bo	oston MA 02110				
Phone: 860-806-0298	Fax:				
Website: www.nexamp.com	E-mail: dmanson@nexamp.com				
Federal ID#: 84-4784958	NAICS: 221114				
Will a Real Estate Holding Company be utilized to own the Project property/facility? Yes or No					
What is the name of the Real Estate Holding Company	i				
Federal ID#:					
State and Year or Incorporation/Organization:					
List of stockholders, members, or partners of Real Esta	te Holding Company:				
Name: Dallas Manson Title: Business Development Manager Address: 101 Summer Street, Boston MA 02110 Phone: 860-806-0298 Fax: E-Mail: dmanson@nexamp.com C) Company Contact (if different from Section B above): Name:					
Title:					
Address:					
Phone:	Fax:				
E-Mail:	SACAMAN -				

Document Date: 11/1/2018

Revised Date:______, Revision #:_

D) <u>Co</u>	ompany Counsel:			
Firm N Addres	of Attorney: Kevin R. McAu Name: Barclay Damon LL Barclay Damon Tower, 125 315.425.2875 kmcauliffe@barclayd	P East Jefferson Street, Syracuse, New York 13202		
2000	Value 10. 46.00 6.00	WANTED TO B & NO LEES AND LINE OF THE STATE		
E) Ide	entify the assistance being requested	of the Agency (select all that apply):		
1.	Exemption from Sales Tax	Yes or No		
2.	Exemption from Mortgage Tax			
3.	Exemption from Real Property Tax			
4.	. Tax Exempt Financing * ☐ Yes or ■ No			
	* (typically for not-for-profits and qu	alified small manufacturers)		
F) Ap	plicant Business Information (check	<u>cappropriate category):</u>		
	Corporation	Partnership		
	Public Corporation	Joint Venture		
	Sole Proprietorship	Limited Liability Company		
	Other (please specify)			
	Year Established: 2019			
	State in which Organization is establi	shed: Delaware		
G) <u>Lis</u>		ers, or partners with % of ownership greater than 20%:		
Nexa	<u>Name</u> Imp Capital, LLC	% of ownership 100%		
110710	p ouplian, 220	10070		
Н) Арр	olicant Business Description:			
Describ	e in detail company background, prod	ducts, customers, goods and services. Description is critical		
in deter	mining eligibility: Applicant's parent entity, Ne	xamp, Inc., develops, designs, builds, owns, finances, and operates commercial scale		
		rojects, totaling 200 megawatts of solar generating capacity.		
For this	s Project, Applicant proposes to dev	velop and operate a 5.0 MW (AC), interconnected solar		
energy p	project at the Project site.			
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E	Estimated % of sales within Jefferson County :30%
E	Stimated % of sales outside Jefferson County, but within New York State: 70%
	stimated % of sales outside New York State but within the U.S.:
	stimated % of sales outside the U.S.
(*Percentage to equal 100%)
I) What	percentage of your total annual supplies, raw materials and vendor services are purchased from
firms in	Jefferson County. Include list of vendors, raw material suppliers and percentages for each
	apporting documentation including estimated percentage of local purchases. sn't operating yet and hasn't identified the vendors it will use for this Project. The solar panels for this Projec
	ed only by overseas manufacturers and the requisite racking is produced only by manufacturers located outside y's defined local region.
	Section II: Project Description & Details
A) Project	et Location:
List your o	current operation(s) locations in Jefferson County:
List your	current operation(s) locations in New York State:
List the Pr	oposed Project location(s) : NYS Route 342 & 25731 CO Route 32 Watertown, NY
	e Property Address of the proposed Project: oute 342 & 25731 Co Route 32 Watertown, NY
Tax Pa	rcel No. 64.19-1-1.2 & 64.19-1-1.31
plant of the	ompletion of the Project result in the removal, or reduction of an industrial or manufacturing e Applicant from: one area of New York State to Jefferson County; or within Jefferson County? Yes or No
_	
Revised Dat	e:, Revision #:

Will the completion of the Project result in the abandonment of one or more plants or facilities of the
Applicant located within New York State?
Yes or No
If Yes, please provide details
Will the Proposed Project affect Applicant's current operations within Jefferson County to be closed or
be subjected to reduced activity?
Yes or No
If Yes, please provide details
If Yes to any of the above three (3) questions, Applicant must complete Section II (Q) and Section IV of this Application.
Will the completion of the Project result in the abandonment, removal, or reduction of an industrial or
manufacturing plant of a closely aligned competitor from one area of New York State or Jefferson
County?
Yes or No
If Yes, please provide details
SBL Number for Property upon which proposed Project will be located: 64.19-1-1.2 & 64.19-1-1.31 What are the current real estate taxes on the proposed Project Site? \$112.95 & \$2,051.66
If amount of current taxes is not available, provide assessed value for each:
Land: \$ Buildings(s): \$
** If available please include a copy of current tax bill.
Are Real Property Taxes current? Yes or No. If no, please explain
Town/City/Village: Pamelia School District: Indian River Central School District
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Does the Applicant or any related entity currently hold fee title to the Project site? Yes or No If No, indicate name of present owner of the Project Site: Gregg L. R. Tefft, Christine K/ Tefft, Brandon C. Tefft, Nichole Teff
Does Applicant or related entity have an option/contract to purchase the Project site? Yes or No
The Applicant leases the Project site from the Tefft family.
B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility):
Applicant proposed to develop a 5.0 MW (AC) ground mounted solar energy facility on 24.4 acres across two properties totaling 77 acre. The project will operate as a Community Distributed Generation project, otherwise know as a Community Solar Project. The project will allow local residents to participate in the Community Solar Program. Residents will subscribe to receive a discount on their electricity bill, which will produce an estimated total saving to residents of \$87,500 annually or \$2.9 million over 25 years.
Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc Your eligibility determination will be based in part on your answer (attach additional pages if necessary): The Agency's financial assistance will help mitigate the risks associated with this Project, making the Project commercially reasonable and improving the Project's economic feasibility and financeability. Without real property tax certainty, the Project cannot be financed. Absent the Agency's financial assistance, it is unlikely the Applicant will undertake the Project.
Please confirm by checking the box, below, if there is a strong possibility that the Project would not be undertaken but for the Financial Assistance provided by the Agency? Yes or No Without the Agency Financial Assistance, it is unlikely this Project would be able to move forward
If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:
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If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant?
If the Applicant is unable to obtain Financial Assistance from the Agency for this Project,
it is unlikely the Applicant will proceed with the Project.
C) Will Project include leasing any equipment Yes or No
If Yes, please describe:
D) Site Characteristics:
Describe the present use of the proposed Project site: The current project site is used for grazing and bee
keeping. The proposed solar facility will encompass 24.4 of the 77 acres currently being grazed.
The remaining 52.6 acres surrounding the project will continue used for grazing and bee keeping.
Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or □ No
If Yes, please provide local zoning reference that applies: The Town of Pamelia provided site plan
approval the freestanding solar system.
Describe the present zoning/land use: Rural Residential- R1 Describe required zoning/land use, if different: NA
If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:
Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No.
Have site plans been submitted to the appropriate planning department? Yes or No ** If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQR") Environmental Assessment Form that may have been required to be submitted along with the site plan application to the appropriate planning department. Please provide the Agency
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with the status with respect to any required planning department approval: Site Plan Approval
was granted, including a negative declaration on SEQR.
Has the Project received site plan approval from the planning department? Yes or No. If Yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.
E) Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed project site? Yes or No If yes, please provide a copy.
F) Have any other studies or assessments been undertaken with respect to the proposed project site that indicate the known or suspected presence of contamination that would complicate the site's development? Yes or No. If yes, please provide copies of the study
G) Provide any additional information or details:
H) Select Project Type for all end users at project site (you may check more than one):
 ** Please check any and all end users as identified below. ** Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section IV of the Application.
Retail Sales: Yes or No Services: Yes or No
For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.
Industrial Back Office Retail Housing Mixed Use Facility Facility Facility Facility for Aging Other Solar Other
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I) Project Information:

Estim:	ated costs in connection with Project:	
1.	Land and/or Building Acquisition:	\$
	square feet	
2.	New Building Construction:square feet	\$
3.	New Building Addition(s): square feet	\$
4.	Infrastructure Work	\$
5.	Reconstruction/Renovation: square feet	\$
6.	Manufacturing Equipment:	\$
7.	Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$
8.	Soft Costs: (professional services, etc.):	\$
9.	Other, Specify: Material + Labor	<u>\$8,403,407.69</u>
	TOTAL Capital Costs:	\$8,403,407.69
	t refinancing; estimated amount financing of existing debt only)	¢
	3 3 3 4 5	Ψ
ource	s of Funds for Project Costs:	
Bai	nk Financing:	\$ <u>3,019,137.44</u>
Equ	uity (excluding equity that is attributed to grants/tax credits)	\$ 2,012,758.30
Tax	Exempt Bond Issuance (if applicable)	\$
Tax	cable Bond Issuance (if applicable)	\$
	olic Sources (Include sum total of all state and federal nts and tax credits)	\$
	Identify each state and federal grant/credit:	
	NY Sun Award	\$ 2,009,334.60
	Federal Investment Tax Credit (ITC)	\$ 1,362,177.36
		\$
		\$
Tota	al Sources of Funds for Project Costs:	\$
E & 877		
evised.	Date:, Revision #:	

Have any of the above costs been p	aid or incurred as of the date of this Application? Yes or No
If Yes, describe particulars:	
Mortgage Recording Tax Exempt recording tax:	tion Benefit: Amount of mortgage that would be subject to mortgage
Mortgage Amount (include	sum total of construction/permanent/bridge financing): \$ 3,019,137.44
Estimated Mortgage Record Amount as indicated above	ding Tax Exemption Benefit (product of mortgage multiplied by 3/4%): \$ 22,643.53
Construction Cost Breakdown:	
Total Cost of Construction \$8	,403,407.69 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials: % sourced in Jefferson Cou % sourced in New York Sta List major material supplier	ite
Expected Total Labor Hours	\$\frac{3,164,264.02}{\text{lent Jobs during construction}} \frac{36}{\text{45,691}}
Sales and Use Tax: Gross amount of and Use tax - said amount to benefit	of costs for goods and services that are subject to State and local Sales from the Agency's Sales and Use Tax exemption benefit:
\$ <u>5,239,143.76</u>	
Estimated State and local Sales and	Use Tax Benefit (product of 4% multiplied by the figure, above):
_{\$} 212,841.99	
and Finance. The Applicant acknow Applicant to undertake the total am estimate, above, represents the ma authorize with respect to this Appli	above will be provided to the New York State Department of Taxation veledges that the transaction documents may include a covenant by the ount of investment as proposed within this Application, and that the eximum amount of sales and use tax benefit that the Agency may cation. The Agency may utilize the estimate, above, as well as the tained within this Application, to determine the Financial Assistance
Revised Date:	, Revision #:

Real Property Tax Benefit	it:		
	ibe if the Project v	vill utilize a r	eal property tax exemption benefit OTHER
Project Costs as contained PILOT Benefit abatement	herein and anticipa amount for each ye	ated tax rates are of the PILO	mount of PILOT Benefit based on estimated and assessed valuation, including the annual OT benefit year and the sum total of PILOT sted in Section II(I) of the Application.
Percentage of Project Co	sts financed from	Public Secto	or sources: Agency staff will calculate the
			rces based upon Sources of Funds for Project
Costs as depicted above in			
*If company is paying for F			ge for each of the uses outlined below:
	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing		-11-2	
Warehouse			
Research & Development			
Commercial			
Retail (see section K)			
Office			
Specify Other			

K) What is your project timetable (Provide dates):

Start date: acquis Estimated complete	tion of equipment or construction of facilities: Second Quarter 202 tion date of project: December 2021-January 2022
Project occupancy	- estimated starting date of operations: January/February 2022
	contracts been signed? ☐ Yes or ■ No
5. Has Financing be	en finalized? Yes or No
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	Document Date: 11/1/2018

** If const	ructions contracts ha	ve heen signed please	provide copies of ever	uted construction contracts
				l related construction costs
		nd 1000-en. 2007 have 1000-en. 1700 b. 1600 b. 1600 b.	2012- 301 000 - 40100 11000 1100 1200 1200 1200 1200 12	tion(s), and/or renovation.
		d, permanent employment	a service comments of the STR	,,
L) Is the pro	oposed Project necess	ary to expand Applican	t employment: Y	es or No
Is the propo	osed Project necessary	to retain existing empl	loyment:	es or 🔳 No
M) Employ		o the proposed project		
		licant has no existing or p	lanned permanent emplo	yment at the Project site.
	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon TWO Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon TWO Years after Project Completion **
Full time (FTE)				
Part Time (PTE)				
Total ***				
				jobs that will be filled, as
		efferson County ave any FTE o		Project site
			The strategies enderth the	
		120 g	- 10 mg	be retained and created if
And the second of the second second second			PARTICULAR SET IN TREPRESENTE (#5.000 AN #5.000 CONTRACTOR FOR AN ANALYSIS	jobs over the TWO-Year FTE jobs by dividing the
				of a 40-hour week for 48
		ks the equivalent of a 2	an an i	
Revised Date:		, Revision #	:	

Salary and Fringe Benefits for Jobs to be Retained and Created:

Management	Average Salary of Kar	e Salary or Range of Salary		Average Fringe Benefits or Range of Fringe Benefits	
-					
Professional					
Administrative					
Production					
Other					
Employment at other loc at each location):	ations in County/City/	Town/Village: (¡ Address		nd number of employees	
	Address	Address		Address	
Full time					
Part Time					
Γotal					
** If any of the facilitie	s described above are	located within	the State of New	York, and you answerea	
Yes to the question, above ** Please note that the A determine the Financial a acknowledges that the to number of jobs and create	Agency may utilize the Assistance that will be ransaction documents e the number of jobs wi	ection IV of this foregoing emplo c offered by the may include a ith respect to the	Application. byment projection Agency to the A covenant by the Project as set for	ns, among other items, to pplicant. The Applicant Applicant to retain the orth in this Application.	
Yes to the question, above ** Please note that the A determine the Financial a acknowledges that the tr number of jobs and create O) Is the proposed Proje	Agency may utilize the Assistance that will be ransaction documents the number of jobs will be the number of jobs will be considered as a continuous of the number of the	foregoing employed offered by the may include a lith respect to the y to prevent the fferson County?	Application. Oyment projection Agency to the Accovenant by the Project as set for Applicant from Projection Yes or	ns, among other items, to pplicant. The Applicant to retain the orth in this Application. moving out of New York No.	

from the Agency for this project, it is unlikely the facility.	Applicant will proceed with the solar
P) What competitive factors led you to inquire about sites State?	outside of Jefferson County or New York
Q) Have you contacted or been contacted by other Local Agencies? Yes or No.	
Have you applied, or intend to apply for additional Grant F If yes, please identify which agencies and what other I assistance sought and dollar amount that is anticipated to b	Local, State and/or Federal assistance and the
Section III Retail Qu	estionnaire
To ensure compliance with Section 862 of the New requires additional information if the proposed Project Project site to undertake either a retail sale transaction	is one where customers personally visit the
Please answer the following:	
A. Will any portion of the Project (including that portion other sources) consist of facilities or property that a goods or services to customers who personally visit	are or will be primarily used in making sales of
☐ Yes or ☐ No. If the answer is yes, please con	tinue. If no, proceed to section V
For purposes of Question A, the term "retail sales Article 28 of the Tax Law of the State of New Y retail sale of tangible personal property (as defined (ii) sales of a service to customers who personally to	ork (the "Tax Law") primarily engaged in the d in Section 1101(b)(4)(i) of the Tax Law), or
B. What percentage of the cost of the Project will primarily used in making sales of goods or services	to customers who personally visit the project? s than 33% do not complete the remainder
If the answer to A is Yes <u>AND</u> the answer to Question of the following questions below apply to the project	on B is greater than <u>33.33%,</u> indicate which :
1. Will the Project be operated by a not-for-profit	corporation Yes or No.
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Revised I	Date:, Revision #:
New Yo	how the Agency's Financial Assistance is required to prevent the Project from relocating out of ork State, or is reasonably necessary to preserve the Project occupant's competitive position in its ve industry:
from A Applica more p Assistar	ency is required by State law to make a determination that, if completion of a Project benefiting gency Financial Assistance results in the removal of an industrial or manufacturing plant of the nt from one area of New York State to another area of the State; or in the abandonment of one or lants or facilities of the Applicant located within the New York State, Agency Financial nce is required to prevent the Applicant from relocating out of the New York State, or is bly necessary to preserve the Applicant's competitive position in its respective industry.
	Section IV Inter-Municipal Move Determination
	5. Is the Project located in a Highly Distressed Area? Yes or No
	If yes, explain
	☐ Yes or ☐ No.
	4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
	If yes, please provide a third party market analysis or other documentation supporting your response.
	☐ Yes or ☐ No
	3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?
	If yes, please provide a third party market analysis or other documentation supporting your response.
	Yes or No
	2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be located?

Section V: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

** Section V of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Construction Value of and Property Renovation Subject to Costs IDA*	
---	--

^{*}Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1			***************************************				
2							
3					1		
4				1			
5							
6							
7							
8		et e					
9							
10							
TOTAL							

^{*}Estimates provided are based on current property tax rates and assessment values

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Percentage of Project Costs financed from Public Sector Table Worksheet:

	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
Calculate %	- Est Sales Tay+	Est Mortgage To	ax+ Other)/Total Proje	
CIDA will als	so complete a Co	ost-Benefit analysi	s using information co	944 A. W.
application, a	nd available to t	AND AND THE RESIDENCE OF THE SECOND S		
	Section VI	Representations, (Certifications and Inde	mnification
				olicant receiving, and <u>must b</u> Section I through Section V
	tion are complete	е.		6
Chris Clark Onfirms Pamelia Sol pplication (th	and says ar, LLC e "Applicant"), t	(name of that he/she(name of charme he/she has rea	is the <u>Authori</u>	ed representative of Applican zed Signatory (title) of ntity) named in the attache cation and knows the content
Chris Clark onfirms Pamelia Sol pplication (thereof, and here A. Job the from emp State adm area	and says ar, LLC e "Applicant"), the by represents, under the Agency, exployment opportunity of the Department of the Department of the Department of the Ininistrative entity	(name of that he/she(name of chat he/she has reanderstands, and other ordance with Sections and agrees except as otherwise mities created as a of Labor Communicollectively with federal job training	is the Authoricorporation or other ed the foregoing Application and the foregoing Application and the Project received by collective result of the Project winity Services Division the DOL, the "JTPA En	ed representative of Applican zed Signatory (title) of antity) named in the attached cation and knows the content Agency and as follows: York General Municipal Law eives any Financial Assistance bargaining agreements, new libe listed with the New Yor (the "DOL") and with the notities") of the service deliver
Chris Clark onfirms Pamelia Sol pplication (the areof, and her from emp State adm area whier the solution of the the s	and says ar, LLC e "Applicant"), the by represents, under the Agency, exployment opportunity a created by the chither Project is lated.	(name of that he/she(name of chat he/she has read nderstands, and otherwise and agrees except as otherwise unities created as a of Labor Communicollectively with federal job training located. For Employment: In aw, the Applicant of the stands and agrees except as otherwise unities created as a labor communicollectively with federal job training located.	is the Authoricorporation or other ed the foregoing Application and the foregoing Application and the Project with the Project with the Project with the Project with the DOL, the "JTPA Eng partnership act (Publication accordance with Section accordance with Section and agrees and the Project with the DOL, the "JTPA Eng partnership act (Publication accordance with Section accordance with Section accordance and agrees and the Project with the DOL, the "JTPA Eng partnership act (Publication accordance with Section accordance with Section accordance and agrees and the Project with	ed representative of Applican zed Signatory (title) of the attache cation and knows the content

agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder

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and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

	(i)	a non-refundable \$ application and publication fee (the "Application Fee");
	(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit
(2	(iii) .00	Unless otherwise agreed to by the Agency, an amount equal to two percents) of the total project costs.

(iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction

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	\$ 3500 000 000 1 000 000 000 000 000 000 00	

counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). <u>Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.</u>
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall

Revised Date:	, Revision #:	

determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Commonwealth of Massachusetts

STATE OF NEW YORK

	OF JEFFERSON) ss.:
Chris (Lank being first duly sworn, deposes and says:
1.	That I am the Share Some Score (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2.	That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. (Signature of Officer)
Subscribed this 4th day	and affirmed to me under penalties of perjury of Hally (Notary Public) ARY PUBLICATION ON THE STATE OF THE PUBLICATION ON THE S
Revised Date	:, Revision #:
	Document Date: 11/1/2018

-89-

Project	NEXAMP WADD	INGHAM ROAD		NAICS: 221114			Project #	3/3/202	
	n 26719 Wadding			Project Acres	Total Acre		School	Indian River	
	cel 65.00-1-46.41		, 111	2			Project Type	Solar 4MW	9
es:				177		55 	Village	331di 471111	
Commu	inity Distributed Ge			% of Proj	NYS Tax	County Tax	Town	Leray	
	roject Costs	6,585,234			4%	4%	Jobs		
Land	N DANGE DOTTE		7.				Retained		0
Infrastr	(1) 10-10-10 (1) 10-10 (1)						Added	<u> </u>	27.
Building	100 CH 100 F						Total		0
	e & Fixtures						Next Five Year	s	_ о
Equipm							Construction J		32
Equip. / Exempt	NYS Production		3,844,137	58%	153,76	5 153,765	Current Assess		81,000
Eng/Arc							Final Assessme	ent	3,976,000
	Charges							4404 000	
Legal Fe							Agency Fee	\$131,709	9
	stallation Labor	950,876	2 377 191	40% Labor?			App Fee Paid		
	oft Costs	300,070	2,5,7,151	40% Luburi					
Total	evene estribut. Politika		6,221,328						
	182 NO								
	x Exemption				Leray Tax F	Rates		% Distributio	n
Total Ma					County	7.439175	2021		
15-14-15-17-17-17	able-Installition	114,105	1800		Town		2021	C)
1% Cour) 5.루 '이루(1972)	153,765	0		School	3.175920	2020	0.29918903	
1% NYS	-	153,765				10.615095		1	
2 3	- 2 2 2 =	421,636							-
	e Recording Tax					Total			
	gage Amount	\$2,386,774				Project Costs		6,221,328	
MRT Sav	ings	17,901				Fed ITC Grant	992,898		
						NY Sun Award	1,811,687	10000000	
						Total Grants		2,804,585	
			W/O PILOT	W/O PILOT		Net Project Co	ots		3,416,743
ILOT	4MW	i i	Current Taxes	Project Taxes		County	Town	School	Total
ear 1	29,028.53	-	859.82	42,205.62		20,343.51	0.00	8,685.02	
ear 2	28,459.35		859.82	42,205.62		19,944.62	0.00	8,514.72	
ear 3	27,901.32		859.82	42,205.62		19,553.55	0.00	8,347.77	
ear 4	27,354.23		859.82	42,205.62		19,170.15	0.00	8,184.09	27,354.23
ear 5	26,817.88		859.82	42,205.62		18,794.26	0.00	8,023.61	26,817.88
ear 6	26,292.04		859.82	42,205.62		18,425.75	0.00	7,866.29	26,292.04
ear 7	25,776.51		859.82	42,205.62		18,064.46	0.00	7,712.05	25,776.51
ear 8	25,271.08		859.82	42,205.62		17,710.25	0.00	7,560.83	25,271.08
ear 9	24,775.57		859.82	42,205.62		17,362.99	0.00	7,412.58	24,775.57
ear 10	24,289.78		859.82	42,205.62		17,022.54	0.00	7,267.24	24,289.78
ear 11	23,813.51		859.82	42,205.62		16,688.77	0.00	7,124.74	23,813.51
ear 12 ear 13	23,346.58 22,888.80		859.82	42,205.62		16,361.54	0.00	6,985.04	23,346.58
ear 13	22,440.00		859.82 859.82	42,205.62		16,040.72	0.00	6,848.08	22,888.80
ear 15	22,000.00		859.82 859.82	42,205.62 42,205.62		15,726.20	0.00	6,713.80	22,440.00
	380,455.17	-	12,897.34	633,084.27		15,417.84 15,417.84	0.00	6,582.16	22,000.00
,	60%	-	22,007104	030,004.27		13,417.04	0.00	113,828.01	380,455.17
	ানক কিক)		New P	roject Per Acre	Land		Current		Current
w Asse	ssment		Assessment	New Land	Current		Assess	Project	Project
	5MW	1MW	4	Assessment	Assess	Acres	Per Acre		Assessment
	4,970,000	994,000	3,976,000	37,159	74,400	107	695.33	21	14,602
rrent Ta	xable Assessment	S227-800/5000	\$81,000	1.000	05.05767960		lew Project Lan		780,336
							:	en e	ा २०० दशक ्र म स्थिति
nminger	Appraisal 5MW		\$4,970,000						
		7070 A 150 FO 1000 FO FO	Marketten, 640 etc. 640 sept.						
A _	Taxable Mati.		County 4%						
Α	3,844,137	153,765	153,765						
	1,922,069		153,765						

Cost-Benefit Analysis for NEXAMP WADDINGHAM ROAD

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

INVESTOR

NAEXAMP WADDINGHAM ROAD SOLAR, LLC **TOTAL INVESTED**

\$6.6 Million

LOCATION

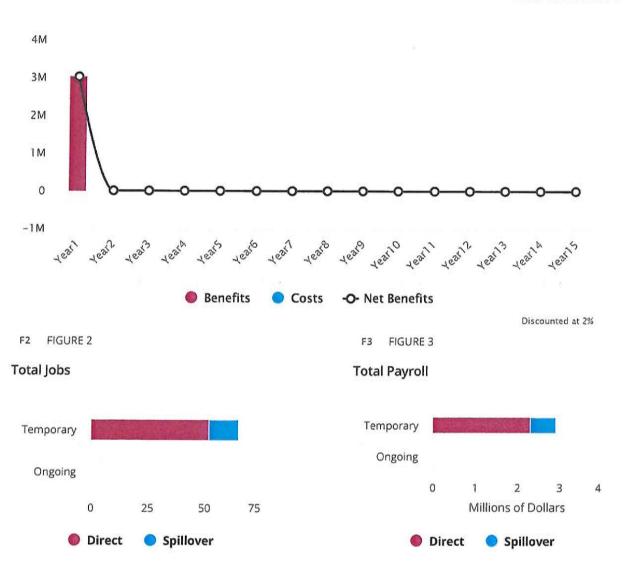
26719 Waddingham Road, Evans Mills, NY TIMELINE

15 Years

F1 FIGURE 1

Discounted* Net Benefits for NEXAMP WADDINGHAM ROAD by Year

Total Net Benefits: \$3,087,000



Proposed Investment

NAEXAMP WADDINGHAM ROAD SOLAR, LLC proposes to invest \$6.6 million at 26719 Waddingham Road, Evans Mills, NY over 15 years. Jefferson County LDC staff summarize the proposed with the following: 4.0 MW Solar Energy Facility

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

21 Acres out of 107

\$6,585,000

Total Investments

\$6,585,000

Discounted Total (2%)

\$6,585,000

May not sum to total due to rounding.

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for NAEXAMP WADDINGHAM ROAD SOLAR, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$338,000	\$293,000
Mortage Recording Tax Exemption	\$18,000	\$18,000
Total Costs	\$356,000	\$311,000

May not sum to total due to rounding.

^{*} Discounted at 2%

State & Regional Impact (Life of Project)

T3 TABLE 3

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$2,669,000	\$567,000	\$3,236,000
To Private Individuals	\$2,274,000	\$560,000	\$2,833,000
Temporary Payroll	\$2,274,000	\$560,000	\$2,833,000
To the Public	\$395,000	\$7,000	\$402,000
Property Tax Revenue	\$366,000	N/A	\$366,000
Temporary Sales Tax Revenue	\$29,000	\$7,000	\$36,000
STATE BENEFITS	\$130,000	\$32,000	\$162,000
To the Public	\$130,000	\$32,000	\$162,000
Temporary Income Tax Revenue	\$101,000	\$25,000	\$125,000
Temporary Sales Tax Revenue	\$29,000	\$7,000	\$36,000
Total Benefits to State & Region	\$2,799,000	\$599,000	\$3,397,000
Discounted Total Benefits (2%)	\$2,799,000	\$599,000	\$3,397,000

May not sum to total due to rounding.

T4 TABLE 4

- 1 T

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$3,236,000	\$299,000	11:1
State	\$162,000	\$12,000	14:1
Grand Total	\$3,397,000	\$311,000	11:1

May not sum to total due to rounding.

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

^{*} Discounted at 2%

Application to

Jefferson County Industrial Development Agency (JCIDA)

Fax Exempt Bond Financing
Faxable Bond Financing
Lease Leaseback Transaction

Please contact the agency for more information regarding project eligibility and application process.

Applicant (Company) Name:			
Waddingham Road Solar, LLC			
Applicant Address:			
7.7			
101 Summer Street, Boston, MA 0211	10		
Phone:			
860-806-0298			
E-mail:			
dmanson@nexamp.com			
Application Date: 11/10/2020			
Internal Use Only			
Staff Signature and Date of Submission:			
Revised Date:	, Revision #:	100	
Completed Application Date:		Staff Initial	

Document Date: November 1, 2018

Fee Schedule

Updated as of the date of the document

Taxable and Tax Exempt Industrial Development Revenue Bonds

Application Fee:	A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the
	application is submitted. This fee will be credited towards the total fee at closing

First \$10 million -2% of the principal amount of the bond series. \$10 million - \$20 million -1% of the bond series. Any amount over \$20 million -0.5% of the bond series.

Annual Fee - \$1,500.00

Point of Contact: Donald Alexander – CEO JCIDA+1 (315) 782-5865

Lease Leaseback Transactions

Application Fee: A non-refundable fee of \$2,500.00 is payable to the JCIDA at the time the

application is submitted. This fee will be credited towards the total fee at closing.

Fee: With a PILOT:

Fee:

First \$10 million – 2%

Second \$10-\$20 million - 0.5% Any amount over \$20 million - 0.25%

No PILOT - 25% of the abatement value

Point of Contact: Donald Alexander - CEO JCIDA +1 (315)782-5865

Revised Date:______, Revision #:_____

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:
Applicant Name: Waddingham Road Solar, LLC
Applicant Address: 101 Summer Street, Boston MA 02110
Phone: 860-806-0298 Fax:
Website: www.nexamp.com E-mail: dmanson@nexamp.com
Federal ID#: <u>84-2095337</u> NAICS: <u>221114</u>
Will a Real Estate Holding Company be utilized to own the Project property/facility? Yes or No
What is the name of the Real Estate Holding Company:
Federal ID#:
State and Year or Incorporation/Organization:
List of stockholders, members, or partners of Real Estate Holding Company:
B) Individual Completing Application:
Name: Dallas Manson
Title: Business Development Manager
Address: 101 Summer Street, Boston MA 02110
Phone: 860-806-0298 Fax:
E-Mail: dmanson@nexamp.com
C) Company Contact (if different from Section B above):
Name:
Title:
Address:
Phone: Fax:
E-Mail:
Revised Date:, Revision #:

D) Company Counsel:
Name of Attorney: Kevin R. McAuliffe
Firm Name: Barclay Damon, LLP
Address: Barclay Damon Tower, 125 East Jefferson Street, Syracuse, NY 13202
Phone: 315-425-2875 Fax:
E-mail: kmcauliffe@barclay.com
E) Identify the assistance being requested of the Agency (select all that apply):
1. Exemption from Sales Tax X Yes or No
2. Exemption from Mortgage Tax ☐ Yes or ☐ No
3. Exemption from Real Property Tax ☐ Yes or ☐ No
4. Tax Exempt Financing * ☐ Yes or ☒ No
* (typically for not-for-profits and qualified small manufacturers)
F) Applicant Business Information (check appropriate category):
Corporation Partnership
Public Corporation
Sole Proprietorship Limited Liability Company
Other (please specify)
Year Established: 2018
State in which Organization is established: Delaware
G) List all Applicant stockholders, members, or partners with % of ownership greater than 20%: Name
% of ownership
Nexamp Capital, LLC '100%
H) Applicant Business Description:
Describe in detail company background, products, customers, goods and services. Description is critical in
determining eligibility: Applicant's parent entity, Nexamp, Inc., develops, designs, builds, owns, finances,
and operates commercial scale solar systems. Nexamp has over 180-solar projects, totaling 200-megawatts of
solar generating capacity. For this project, Applicant proposes to develop and operate a 4.0 MW (AC), inter-
connected solar energy facility at the project site.
Revised Date:, Revision #:

Estimated % of sales within Jefferson County: 30%

Estimated % of sales outside Jefferson County, but within New York State: 70%

Estimated % of sales outside New York State but within the U.S.:

Estimated % of sales outside the U.S.

(*Percentage to equal 100%)

I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Jefferson County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentage of local purchases.

Applicant is not yet operating and has not identified the vendors it will use for this project. The solar panels for this project are only produces by oversea manufactures and the required racking is only manufactured outside of the Agencies defined local region.

Section II: Project Description & Details

A) Project Location:
List your current operation(s) locations in Jefferson County:
None
List your current operation(s) locations in New York State:
List the Proposed Project location(s): 26719 Waddingham Road, Evans Mills NY (located in the Town of LeRay)
Provide the Property Address of the proposed Project:
26719 Waddingham Road, Evans Mills, NY
Tax Parcel ID #: 65.00-1-46.41
Will the completion of the Project result in the removal, or reduction of an industrial or manufacturing
plant of the Applicant from: one area of New York State to Jefferson County; or within Jefferson County?
Yes or No X
If Yes, please provide details
Revised Date:, Revision #:

Will the completion of the Project resul-	t in the abandonment of one or more plants or facilities of the
Applicant located within New York State	?
Yes or No X	
If Yes, please provide details	
Will the Proposed Project affect Applica	ant's current operations within Jefferson County to be closed or
be subjected to reduced activity?	
Yes or No X	
If Yes, please provide details	
	ons, Applicant must complete Section II (Q) and Section IV of
this Application.	
447 744 145 ⁷⁵⁰ 485 115 1761 286 13 1965 29	n the abandonment, removal, or reduction of an industrial or
	competitor from one area of New York State or Jefferson
County?	
Yes or No X	
If Yes, please provide details	
	posed Project will be located: 65.00-1-46.41
What are the current real estate taxes on th	e proposed Project Site? \$1,076.25
If amount of current taxes is not available,	provide assessed value for each:
Land: \$	Buildings(s): \$
** If available please include a copy of cu	errent tax bill.
Are Real Property Taxes current? 🛚 Yes	or No. If no, please explain
Town/City/Village: LeRay	School District: Indian River Central School District
Revised Date:	, Revision #:

Revised Date:	, Revision #:	
provide a statement in t	undertaken without Financial Assistance provided by the Agency, the space provided below indicating why the Project should be under	then taken
X Yes or N If Yes, please provide deta be able to move forward.	No ails: Without the Agency Financial Assistance, it is unlikely this Project w	ould
be undertaken but for th	ting the box, below, if there is a strong possibility that the Project wou he Financial Assistance provided by the Agency?	ld not
Project commercially reas Without real property tax	ssistance will help mitigate the risks associated with this Project, making the sonable and improving the Project's economic feasibility and financeability certainty, the Project cannot be financed. Absent the Agency's financial applicant will undertake the Project.	у.
will have on the Appl	thy the Agency's Financial Assistance is necessary, and the effect the P licant's business or operations. Focus on competitiveness issues, p eligibility determination will be based in part on your answer (s ssary):	roject
acre privately owned proportion otherwise know as a Com Community Solar Program	evelop a 4.0 MW (AC) ground mounted solar energy facility on 21 acres of perty. The project will operate as a Community Distributed Generation pronunity Solar Project. The project will allow local residents to participate im. Residents will subscribe to receive a discount on their electricity bill, we distorate to total saving to residents of \$70,000 annually or \$1.8 million over 25 years.	oject, in the hich
and/or equipment purcl	rrative of project and the purpose of the project (new build, renove hases). Identify specific uses occurring within the project. Describe and users: (This information is critical in determining project eligibility):	ny and
Does Applicant or relate	ed entity have an option/contract to purchase the Project site? Yes or X] No
If No, indicate name of p	present owner of the Project Site: Rusty K. VanTassel	
Does the Applicant or an	ny related entity currently hold fee title to the Project site? Yes or	No

If the A	oplicant is unable to obtain Financial Assistance for the Project, what will be the impact o	n
the App	icant? If the Applicant is unable to obtain Financial Assistance for the Agency for this	
project,	it is unlikely the Applicant will proceed with the Project.	

C) Will Project include leasing any equipment \(\subseteq \text{Yes or } X \text{ No} \) If Yes, please describe:
D) Site Characteristics:
Describe the present use of the proposed Project site: The current project site is used for farming, grazing and storing of sand & gravel. Given the shallow bedrock, which results in poor overall drainage, the landowner was interested in finding another use for the land. The property is 107 acres, the proposed project site is 20 acres. The remaining land will still be grazed and used for gravel.
Will the Project meet zoning/land use requirements at the proposed location? X Yes or No If Yes, please provide local zoning reference that applies: LeRay Town Code 158-130 allows for free
standing solar systems in R1 district through site plan approval which has been obtained.
Describe the present zoning/land use: R1 Describe required zoning/land use, if different: N/A If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:
Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No
Have site plans been submitted to the appropriate planning department? XYes or No ** If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQR") Environmental Assessment Form that may have been required to be submitted
along with the site plan application to the appropriate planning department. Please provide the Agency
Revised Date:, Revision #:

granted, including a negative declaration on SEQR. A Zoning Permit has been issued.
Has the Project received site plan approval from the planning department? XYes or No. If Yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.
E) Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed project site? X Yes or No If yes, please provide a copy.
F) Have any other studies or assessments been undertaken with respect to the proposed project site that indicate the known or suspected presence of contamination that would complicate the site's development. \[\sum \text{Yes} \text{ or } \sum \text{No. If yes, please provide copies of the study} \]
G) Provide any additional information or details:
 ** Please check any and all end users as identified below. ** Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section IV of the Application.
Retail Sales: Yes or No Services: Yes or No
For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sales of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.
Industrial Back Office Retail Retail Housing Mixed Use Facility Facility Facility Facility Facility Facility Facility Facility for Aging Other Solar Facility Mixed Use Facility for Aging Other Solar Facility Mixed Use Facility (not for profit) Other Solar Facility
Revised Date:, Revision #:

I) Project Information:

1. Land and/or Building Acquisition: acressquare feet 2. New Building Construction:square feet \$ 3. New Building Addition(s):square feet \$ 4. Infrastructure Work \$ 5. Reconstruction/Renovation:square feet \$ 6. Manufacturing Equipment: \$ 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$ TOTAL Capital Costs: \$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
2. New Building Construction:square feet \$ 3. New Building Addition(s):square feet \$ 4. Infrastructure Work \$ 5. Reconstruction/Renovation:square feet \$ 6. Manufacturing Equipment: \$ 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$ \$6,585,234 TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ \$Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
3. New Building Addition(s): square feet \$ 4. Infrastructure Work \$ 5. Reconstruction/Renovation: square feet \$ 6. Manufacturing Equipment: \$ 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$ \$6,585,234 TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
4. Infrastructure Work 5. Reconstruction/Renovation: square feet 6. Manufacturing Equipment: \$ 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$ \$6,585,234 TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
5. Reconstruction/Renovation: square feet \$ 6. Manufacturing Equipment: \$ 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$ \$6,585,234 TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$\$1,393,876 Tax Exempt Bond Issuance (if applicable) \$\$
6. Manufacturing Equipment: 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): 8. Soft Costs: (professional services, etc.): 9. Other, Specify: Material + Labor TOTAL Capital Costs: \$ \$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) Sources of Funds for Project Costs: Bank Financing: \$ \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$ \$1,393,876 Tax Exempt Bond Issuance (if applicable)
7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ 8. Soft Costs: (professional services, etc.): \$ 9. Other, Specify: Material + Labor \$
8. Soft Costs: (professional services, etc.): 9. Other, Specify: Material + Labor TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) Sources of Funds for Project Costs: Bank Financing: Equity (excluding equity that is attributed to grants/tax credits) Tax Exempt Bond Issuance (if applicable) \$
9. Other, Specify: Material + Labor \$\$6,585,234 TOTAL Capital Costs: \$\$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$\$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$\$1,393,876 Tax Exempt Bond Issuance (if applicable) \$\$
TOTAL Capital Costs: \$ \$6,585,234 Project refinancing; estimated amount (for refinancing of existing debt only) \$ Sources of Funds for Project Costs: Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
Project refinancing; estimated amount (for refinancing of existing debt only) Sources of Funds for Project Costs: Bank Financing: Equity (excluding equity that is attributed to grants/tax credits) Tax Exempt Bond Issuance (if applicable) \$ 1,393,876
(for refinancing of existing debt only) Sources of Funds for Project Costs: Bank Financing: Equity (excluding equity that is attributed to grants/tax credits) Tax Exempt Bond Issuance (if applicable) \$\frac{2,386,774}{1,393,876}\$ \$\frac{1,393,876}{5}\$
Bank Financing: \$2,386,774 Equity (excluding equity that is attributed to grants/tax credits) \$1,393,876 Tax Exempt Bond Issuance (if applicable) \$
Equity (excluding equity that is attributed to grants/tax credits) \$\frac{1,393,876}{\$}\$ Tax Exempt Bond Issuance (if applicable) \$\frac{1}{393,876}\$
Tax Exempt Bond Issuance (if applicable)
T 11 5 15 15 16 16 16 16 16 16 16 16 16 16 16 16 16
Taxable Bond Issuance (if applicable) \$
Public Sources (Include sum total of all state and federal grants and tax credits) \$
Identify each state and federal grant/credit:
NYSUN Award \$ \$1,811,687
Federal Investment Tax Credit (ITC) \$ 992,898
Total Sources of Funds for Project Costs: \$ 6,585,234
Revised Date:, Revision #:

Have any of the above costs been paid or incurred as of the date of this Application? Yes or No
If Yes, describe particulars:
Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:
Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 2,386,774
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by 3/4%): \$17,900.80
Construction Cost Breakdown:
Total Cost of Construction \$_\$6,585,234 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials: % sourced in Jefferson County: TBD % sourced in New York State List major material suppliers if known \$ 3,844,137 % (including Jefferson County)
Cost for labor: \$\textit{2,377,191}\$ Expected Full-Time Equivalent Jobs during construction 32 Expected Total Labor Hours during construction 33,110 List major subcontractors, if known
Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:
\$ <u>3,844,137</u>
Estimated State and local Sales and Use Tax Benefit (product of4_% multiplied by the figure, above):
\$ <u>161,184.59</u>
** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.
Revised Date:, Revision #:

Real	Pro	perty	Tax	Benefit:
100000000000000000000000000000000000000	-	1000		

Identify and descr THAN the Agency's PILO		vill utilize a r	eal property tax exemption benefit OTHER				
Project Costs as contained PILOT Benefit abatement Benefit abatement amount	herein and anticipa amount for each ye for the term of the P	ted tax rates a ar of the PILO ILOT as depic	mount of PILOT Benefit based on estimated and assessed valuation, including the annual DT benefit year and the sum total of PILOT ted in Section II(I) of the Application.				
<u>Percentage of Project Costs financed from Public Sector sources</u> : Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in <u>Section II(I)</u> of the Application.							
J) For the proposed facility, please indicate the square footage for each of the uses outlined below:*If company is paying for FFE for tenants, please include in cost breakdown							
The company is paying for i	Square Footage	Cost	% of Total Cost of Project				
Manufacturing/Processing	Square Footage	Cost	% of Total Cost of Project				
Warehouse							
Research & Development							
Commercial							
Retail (see section K)							
Office							
Specify Other							
Specify Other							
What is your project timetable (Provide dates): 1. Start date: acquisition of equipment or construction of facilities: Second Quarter 2021							
2. Estimated completion date of project: December 2021-January 2022							
3. Project occupanc	y – estimated starting	g date of opera	ations: January/February 2022				
	n contracts been sign en finalized? 🔲 Ye		or 🛛 No				
	,						
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			Document Date: 11/1/2018				

				uted construction contracts I related construction costs
totaling the	amount of the new bu	uilding construction, and	d/or new building addi	tion(s), and/or renovation.
L) Is the pro	oposed Project necess	ary to expand Applican	t employment: Y	es or X No
Is the propo	osed Project necessary	to retain existing empl	loyment: X Y	es or No
M) Employ	ment Plan (Specific t	o the proposed project l	ocation):	
	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon TWO Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon TWO Years after Project Completion **
Full time (FTE)				
Part Time (PTE)				
Total ***				
indicated in a Market A Applicant with the request for time period for number of P.	the third column, by area includes Jowill not have any lote, Agency staff mustor Financial Assistant collowing Project compact to the project	residents of the Labor efferson County FTE or PTE at the F of project the number of the is granted. Agency pletion. Agency staff of the project of the project of the number of	Market Area, in the forms as well as the Project Site FTE jobs that would staff will project such converts PTE jobs into works the equivalent	jobs that will be filled, as ourth column. The Labor ne following Areas: be retained and created if jobs over the TWO-Year FTE jobs by dividing the of a 40-hour week for 48 eks.
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Salary and Fringe Benefits for Jobs to be Retained and Created	Salary	and	Fringe	Benefits	for	Jobs	to	be	Retained	and	Created	l:
--	--------	-----	--------	----------	-----	------	----	----	----------	-----	---------	----

Category of Jobs to be Retained and Created	Average Salary or Range of S	alary Average F	ringe Benefits or Range Benefits	
Management				
Professional				
Administrative				
Production				
Other				
Employment at other location):	eations in County/City/Town/V	'illage: (provide add	ress and number of employees	s
Full time				_
Part Time				
Total		11.	11-	
** If any of the facilities Yes to the question, abov ** Please note that the a determine the Financial acknowledges that the to number of jobs and creat	ties described above be closed as described above are located as you must complete Section if Agency may utilize the foregoing Assistance that will be offered an action documents may in the the number of jobs with respect reasonably pecessary to produce the reasonably pecessary to pecessary	d within the State of W of this Application ing employment project to d by the Agency to aclude a covenant be ect to the Project as	New York, and you answere ections, among other items, the Applicant. The Applicant to retain the set forth in this Application.	to nt ae
State? Yes of yes, please explain and	or X No. Out of Jefferson d identify the other locations If the Apple the interest of the properties	County? Yes	or No.	
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	hat competitive factors led you to inquire about sites outside of Jefferson County or New York
	ave you contacted or been contacted by other Local, State and/or Federal Economic Development cies? Yes or No.
If yes,	you applied, or intend to apply for additional Grant Funding, or tax incentives? Yes or No. please identify which agencies and what other Local, State and/or Federal assistance and the name sought and dollar amount that is anticipated to be received:
	Section III Retail Questionnaire
requir	sure compliance with Section 862 of the New York General Municipal Law, the Agency res additional information if the proposed Project is one where customers personally visit the et site to undertake either a retail sale transaction or to purchase services.
Please	answer the following:
	Will any portion of the Project (including that portion of the cost to be financed from equity or
	Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of
	Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the
A.	Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or
A. B.	Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?
A. B.	Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? Yes or No. If the answer is yes, please continue. If no, proceed to section V For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?

Assista reasona Explair New Y	how the Agency's Financial Assistance is required to prevent the Project from relocating out of ork State, or is reasonably necessary to preserve the Project occupant's competitive position in its ive industry:
Assista	
from A	gency is required by State law to make a determination that, if completion of a Project benefiting agency Financial Assistance results in the removal of an industrial or manufacturing plant of the ant from one area of New York State to another area of the State; or in the abandonment of one or plants or facilities of the Applicant located within the New York State, Agency Financial nee is required to prevent the Applicant from relocating out of the New York State, or is ably necessary to preserve the Applicant's competitive position in its respective industry.
	Section IV Inter-Municipal Move Determination
	5. Is the Project located in a Highly Distressed Area? Yes or No
	If yes, explain
	Yes or No.
	4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
	If yes, please provide a third party market analysis or other documentation supporting your response.
	☐ Yes or ☐ No
	3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?
	If yes, please provide a third party market analysis or other documentation supporting your response.
	located?

Section V: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

** Section V of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

of New Construction and Renovation Costs	New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	(Town/City/Village)/1000	School Tax Rate/1000
--	--	-------------------------	--------------------------	-------------------------

^{*}Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3				157			
4							
5							
6							
7		,					
8				1			
9							
10							
TOTAL							

^{*}Estimates provided are based on current property tax rates and assessment values

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Percentage of Project Costs financed from Public Sector Table Worksheet:

	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
Calculate %	Est Sales Tay+	- Est Mortgage To	ax+ Other)/Total Proje	
ICIDA will also		ost-Benefit analysi	s using information co	(A)
	Section VI	Representations, (Certifications and Indo	emnification
			ompleted upon the App	plicant receiving, and must b
	the Applicant on are complete		Staff confirmation that	Section I through Section V
f the Applicati	7.7	e.		Section I through Section V
Chris Clark onfirms Waddinghan pplication (the	and says n Road Solar, "Applicant"), t	(name of that he/she LLC (name of othat he/she has rea	CEO or other authorized is the Authorized Authorized Authorized Authorized the foregoing Applied the foregoing Applied the foregoing Applied Authorized Au	ed representative of Applicantized Signatory (title) on the attached cation and knows the content Agency and as follows:
Chris Clark onfirms Waddinghan opplication (the hereof, and here A. Job the A from employed administration area	and says n Road Solar, "Applicant"), to by represents, u Listings: In accomplicant under the Agency, e loyment opporture Department of inistrative entity	(name of that he/she LLC (name of that he/she has read nderstands, and otherwise and agrees except as otherwise unities created as a of Labor Communicollectively with federal job training	CEO or other authorized is the Authorized Authorized the foregoing Applied the foregoing Applied the foregoing Applied the foregoing Applied the Authorized Applied Technology (1997). The New that, if the Project received provided by collective result of the Project with the Services Division the DOL, the "JTPA E	ed representative of Applican rized Signatory (title) on entity) named in the attached cation and knows the conten
Chris Clark onfirms Waddinghan application (the hereof, and here A. Job the Afrom employed administrate whice B. First General	and says n Road Solar, "Applicant"), to by represents, u Listings: In accomplicant under the Agency, elegant opportude Department of inistrative entity created by the character of the Project is the Consideration for all Municipal L	(name of that he/she LLC (name of that he/she has reanderstands, and otherwise and agrees except as otherwise unities created as a of Labor Communiculation (collectively with federal job training located.	CEO or other authorize is the Author corporation or other end the foregoing Application and the foregoing Application 858-b(2) of the New that, if the Project receive provided by collective result of the Project winity Services Division the DOL, the "JTPA Eng partnership act (Publication accordance with Sectunderstands and agrees	ed representative of Applicantized Signatory (title) entity) named in the attached cation and knows the content Agency and as follows: York General Municipal Lavelives any Financial Assistance bargaining agreements, need to be the service with the New York (the "DOL") and with the notities") of the service deliver

agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder

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and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application. the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

(1)	a non-refundable \$2,500 application and publication fee (the "Application Fee");
(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit
(iii) 2	Unless otherwise agreed to by the Agency, an amount equal to <u>two</u> percent %) of the total project costs.

(iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction

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counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall

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determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

ommoni	wealth of Massachusetts
	NEW-YORK-)
COUNTY	OF JEFFERSON) ss.: ういたっしょ
Chai	being first duly sworn, deposes and says:
	20 - 20 MAN SECTO
1.	That I am the Signature (Corporate Office) of Worldingham Road Solar, WC
	That I am the Signature (Corporate Office) of Woodlingham Road Solar, WC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
	That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete. (Signature of Officer)
	and affirmed to me under penalties of perjury of Solvery . 2021. (Notary Public) Other Public . 2021.
Revised Date	; Revision #:
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UNIFORM TAX EXEMPTION POLICY

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY UNIFORM TAX EXEMPTION POLICY AND GUIDELINES

The Jefferson County Industrial Development Agency (herein, the "Agency") was established as a public benefit corporation of the State of New York (the "State") by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 369 of the Laws of 1971 of the State, as amended (hereinafter collectively called the "Act"), with purposes and powers that include, among other things, the undertaking of certain "projects" as defined within the Act, including the construction, operation and maintenance of civic, industrial, manufacturing and commercial facilities.

In accordance with the Act, the Agency has adopted this Uniform Tax Exemption Policy with respect to the provision of financial assistance to applicants, which shall generally include (i) real property tax abatements relating to otherwise taxable real property acquired or leased by the Agency and memorialized within Payment-in-lieu-of-Tax Agreements ("PILOT Agreements"); (ii) exemptions from sales and use taxes for taxable materials and services acquired by agents of the Agency; and (iii) exemptions for mortgage recording taxes in connection with mortgage-secured financings in which the Agency may participate. The Agency may grant enhanced benefits on a case by case basis for a project expected to have a meaningful net positive economic impact within the County of Jefferson (the "County") and/or component municipalities as determined by the Agency's members pursuant to the criteria at Section EF to this policy.

A. Real Property Tax Abatements.

1) (i) Industrial and Non-Industrial Projects. The Agency maintains a policy for the provision of real property tax abatements for qualified projects undertaken by the Agency where the Agency acquires a fee or leasehold interest in real estate. The abatement provided by the Agency for qualifying industrial and non-industrial projects shall apply to the value added to real property brought about by construction and/or renovation of qualifying projects (the "Added Value"), above the parcel's assessed value prior to construction or renovation (the "Base Value"). In establishing these values, the Agency shall have the option of relying on data provided by the assessor for the impacted jurisdiction or requiring the applicant to furnish an appraisal from a qualified commercial real estate appraiser, approved in advance by the Agency.

The period of real property tax abatement for a project shall not exceed the period of the respective project financing or lease, and under no circumstances shall the period of abatement exceed fifteen (15) years (the "PILOT Term"). The abatement shall be on a graduated schedule applicable to county, municipal and school real property taxes, and will result in increasing percentages of real property taxes due over the PILOT Term. Any schedule shall be graduated such that the total abatement provided shall not exceed a fifty percent (50%) abatement over a fifteen (15) year period. Eligible projects include industrial projects (i.e. manufacturing, remanufacturing, assembly, processing, product research and development, etc.); non-industrial projects (i.e.



warehouse, wholesale/distribution, commercial, qualified retail subject to the limitations of Section 862(2) of the Act, office building, hotel, qualified community and civic facilities); and adaptive reuse projects.

- 2) <u>FRenewable Eenergy pProjects</u>— The Agency may also provide real property tax abatements to renewable energy facilities with a rated capacity of less than 25 megawatts. The Agency has developed a standard forumla-
- a. Term: The term of a renewable energy project shall be no more than 15 years.
- b. To estimate the annual PILOT payment, the Agency will determine a dollar value per AC Megawatt (MW) multiplied by the MW generated to arrive at a PILOT payment to be paid by the company each year. The payment schedule will include a two percent (2%) escalator on the prior year's payment.
- c. The PILOT agreement shall only apply to the acreage developed into a solar farm. The balance of the land not used for the solar farm will be classified as taxable.
- d. Any participation by the Agency in sponsoring a renewable energy facility project shall take into account whether a project sponsor is to enter into one or more host community agreement(s).

B. Deviations.

Any project not listed in this policy or any proposed PILOT Agreement, the terms of which are outside the provisions of this policy, shall be treated as a deviation. In accordance with the Act, the Agency shall notify affected taxing jurisdictions prior to undertaking any proposed deviation from this policy and the reasons therefore. Any deviations from the foregoing standard policy shall require the affirmative consent of each affected taxing jurisdiction and will be made only with the specific approval of the Agency's members based on the factors listed in paragraph F to this policy and those described in Section 874(4)(a) of the Act.

C. PILOT Agreement Approval Process.

All applications for PILOT agreements shall be reviewed and evaluated pursuant to the Agency's existing policies, and the applicant shall be required to adhere to these policies for the duration of the PILOT Term. Failure to do so may result in cancellation of the PILOT at the Agency's sole discretion.

The Agency shall comply with applicable provisions of the Act in connection with the provision of financial assistance to any applicant requesting financial assistance of more than \$100,000, including the scheduling and conduct of a public hearing in accordance with Section 859-a of the Act. In addition to public hearing notice requirements contained within the Act, the agency has established the following practices:



- 1) Prior to conducting any required public hearings for a project, Agency staff shall work closely with representatives of the affected taxing jurisdictions to discuss the proposed project and shall provide each affected taxing jurisdiction with the following materials: (i) a copy of the application submitted to the Agency, (ii) a cost-benefit analysis relating to the project, (iii) a summary of the terms and structure of financial assistance to be provided by the Agency (including proposed PILOT abatement or payment schedule(s); (iv) whether the Agency is considering a deviation from this policy with respect to the proposed project; and (v) any additional information an affected taxing jurisdiction may deem necessary or appropriate to their deliberations.
- 2) The Agency's final approval of any PILOT Agreement shall be contingent upon the applicant securing all approvals required for the project from any impacted jurisdiction and providing proof thereof to the Agency.
- 3) The Agency's final consideration and approval of a PILOT Agreement shall be contingent upon compliance with the New York State Environmental Review Act and the regulation promulgated thereunder (SEQRA). For all actions considered to be Type I under SEQRA the Agency shall be considered an involved agency, and the applicant shall be responsible to identify the Agency as such in its submittals to the Lead Agency.
- 4) Each project receiving any abatement from real property taxes will be subject to a PILOT Agreement in a form acceptable to the Agency and in compliance with the Act. The Agency will consider project factors, similar to those described in paragraph EF to this policy, when determining the amounts to be paid under the PILOT Agreement.
- 5) A copy of the PILOT Agreement will be forwarded to each of the affected taxing jurisdictions within fifteen (15) days of execution. In accordance with Section 858(15) of the Act, unless otherwise agreed by the affected taxing jurisdictions, all PILOT Agreements shall provide that PILOT Payments received shall be allocated among the affected taxing jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each affected taxing jurisdiction had the project not been tax exempt as a result of the Agency's involvement in the project.
- 6) Prior to the Agency's approval of any PILOT Agreement, Agency staff shall work closely with representatives of the affected taxing jurisdictions to determine whether the affected taxing jurisdictions collectively desire to establish an allocation of PILOT Payments other than pro-rata. If it is desired by the affected taxing jurisdictions to establish a negotiated allocation of PILOT payments for a particular project (other than pro-rata), the Agency shall provide the affected taxing jurisdiction with forms of approving resolutions for consideration in connection with the establishment of an agreed distribution formula. Any allocation of PILOT payments other than pro-rata shall be considered to be a deviation requiring affirmative consent of all affected taxing jurisdictions.
- 7) The Agency shall require all project applicants to make commitments with respect to the use of local labor and all such project sponsors shall comply with any and all applicable codes of conduct with respect to ethics and conflicts of interest, and in accordance with all applicable policies of the Agency.

D. Sales and Use Tax Exemptions.



The Agency maintains a policy for the provision of sales and use tax exemptions for qualified projects undertaken by the Agency. Where the Agency authorizes the undertaking of a project in accordance with the Act and has appointed an applicant its agent to undertake same, the Agency may enter into one or more agreements with such applicant evidencing such appointment and allowing the applicant to purchase and/or lease materials, equipment and taxable services as agent of the Agency. The abatement provided by the Agency for qualifying projects shall apply to purchases of construction materials and equipment rentals and purchases of project related equipment, furnishings and services made as agent for the Agency, and are therefore afforded full exemption from local and New York State Sales and Use Taxes until the project is completed (i.e. certificate of occupancy). Operating and maintenance expenses of projects are not eligible for sales or use tax relief and no sales tax exemption shall be provided by the Agency for purchases and rentals after a project is completed.

All project applicants must agree in writing to file with the New York State Department of Taxation Form ST-340, and/or such other forms as may from time to time be required, and annual statement of the value of all sales and use taxes exemption claimed in connection with the facility in full compliance with Section 874(8) of the Act.

E. Mortgage Recording Tax Exemptions.

The Agency maintains a policy to provide mortgage recording tax exemptions for qualified projects undertaken by the Agency. Where the Agency authorizes the undertaking of a project in accordance with the Act and the applicant secures one or more loans to pay for project acquisition or improvements that will be secured against the project with one or more mortgages, the Agency may participate as a non-recourse mortgagor with the applicant for purposes of exempting any mortgage recording taxes that would otherwise be due and payable but for the Agency's involvement with the project. The Agency's Policy is to permit mortgage recording tax exemptions on all project related financing to the full extent permitted by New York State Law, whether or not the Agency has issued its bonds to finance the Project.

The Agency may, in its sole discretion, permit mortgage recording tax exemptions on non-project related financings, (e.g. second mortgages on the project to secure subordinated indebtedness of the project applicant). In determining whether to permit such exemptions on non-project related financing, the Agency shall consider such factors as it deems appropriate, including but not limited to the use of the property, the degree of investment, the degree and nature of the employment and the economic condition of the areas in which the facility is located.

F. Evaluation Criteria.

The determination of whether a project is qualified to receive financial assistance from the Agency shall be based on the criteria identified in the Agency's cost benefit analysis and the Application. In making its determination the Agency may consider any or all of the following criteria, no single one of which is determinative:



- 1) The nature of the proposed project (e.g., manufacturing, commercial, civic, etc.).
- 2) The nature of the property before the project begins (e.g., vacant land, vacant building, etc.)
- 3) The economic condition of the area at the time of the application and the economic multiplying effect the project will have on the area.
- 4) The extent to which the project will create or retain permanent, private sector jobs within Jefferson County, the number of jobs to be created/retained and/or the salary ranges of such jobs.
 - 5) The estimated value of tax exemptions to be provided.
 - 6) The estimated value of other public assistance.
- 7) The economic impact of the project and the proposed tax exemptions on affected taxing jurisdictions.
- 8) The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity.
- 9) The amount of private sector investment generated or likely to be generated within Jefferson County by the proposed project.
 - 10) The likelihood of accomplishing the proposed project in a timely fashion.
 - 11) The effect of the proposed project upon the environment and surrounding property.
- 12) The extent to which the proposed project will require the provision of additional services including, but not limited to, educational, transportation, emergency medical or police and fire services.
- 13) The extent to which the proposed project when completed will enhance the long term tax base and/or make a significant capital investment.
- 14) The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.
- 15) Any other pertinent reasons deemed relevant by the Agency provided said reasons are set further in writing.

G. Recapture of Benefits.

Project applicants must agree that the agency, at its sole discretion and on a case-by-case



basis, may determine, (but shall not be required to do so) with respect to a particular project, that a project has failed to meet its intended goals and may recapture the value of any or all exemptions from taxation granted with respect to the project by virtue of the Agency's involvement. The Agency's review and determination in connection with the recapture of benefits shall be conducted pursuant to the Agency's Recapture Policy, as the same may be amended from time to time.

H. Effective Date.

This Uniform Tax Exemption Policy shall apply to all projects for which the Agency has adopted or adopts an Inducement Resolution after February 1, 2018. TBD

I. Amendments.

The Agency, by resolution of its members, and upon notice to all affected taxing jurisdictions as may be required by law, may amend or modify the foregoing policy as it may, from time to time, in its sole discretion determine.