Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800 Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915 www.jcida.com

Notice of Board Meeting

Date:

September 23, 2021

To:

John Jennings Robert Aliasso

W. Edward Walldroff

Paul Warneck William Johnson Lisa L'Huillier

From:

Chairman David Converse

Re:

Notice of Board of Directors' Meeting

The Jefferson County Industrial Development Agency will hold their monthly Board Meeting on Thursday, October 7, 2021 at 8:30 a.m. in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at www.jcida.com.

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

pss

c:

David Zembiec, CEO

Marshall Weir

Lyle Eaton

Joy Nuffer

Christine Powers

Greg Gardner

Kent Burto

Rob Aiken

Justin Miller, Esq.

Media

Jefferson County Industrial Development Agency

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BOARD MEETING AGENDA Thursday, October 7, 2021 - 8:30 a.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Privilege of the Floor
- IV. Minutes September 9, 2021
- V. Treasurer's Report September 30, 2021
- VI. Committee Reports
 - a. Nominating Committee
 - b. Loan Review Committee
 - Consider Resolution No. 10.07.2021.01 for Trudy Latimer d/b/a Adirondack Hearing Innovations
- VII. Unfinished Business
 - 1. 146 Arsenal Street Building/YMCA Project
- VIII. New Business
- IX. Counsel
 - 1. Consider Initial Project Resolution No. 10.07.2021.02 for MLR Realty, LLC
 - 2. Consider Initial Project Resolution No. 10.07.2021.03 for 31606 Felt Mills LLC
 - 3. Consider Supplemental Project Authorizing Resolution No. 10.07.2021.04 for GSPP 24658 County Route 47 North LLC
 - 4. Consider Supplemental Project Authorizing Resolution No. 10.07.2021.05 for GSPP 24658 County Route 47 South LLC
- X. Adjournment

Jefferson County Industrial Development Agency Board Meeting Minutes September 9, 2021



The Jefferson County Industrial Development Agency held their board meeting on Thursday, September 9, 2021 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: David Converse, Chair, John Jennings, W. Edward Walldroff, William Johnson, Paul Warneck, Robert E. Aliasso, Jr., Lisa L'Huillier

Excused: None

Absent: None

Also Present: Rob Aiken, Christine Powers, Brendan Straub from Channel 7 News, Craig Fox from the Watertown Daily Times

Zoom: Justin Miller, Esq.

Staff Present: David Zembiec, Lyle Eaton, Peggy Sampson, Marshall Weir, Jay Matteson

I. Call to Order: Mr. Converse called the meeting to order at 8:27 a.m.

II. Privilege of the Floor: Mr. Converse invited guests to speak. No one spoke.

- III. Minutes: Minutes of the regular meeting held August 5, 2021 and the special meeting held August 18, 2021 were presented. A motion to approve the minutes as presented was made by Mr. Aliasso, seconded by Mr. Jennings. All in favor. Carried.
- IV. Treasurer's Report: Mr. Aliasso reviewed the financials for the period ending August 31, 2021. Mr. Aliasso said that he expects that we will end the year in a surplus on the revenue side. He noted that we are being reimbursed by the YMCA for some of the expenses at the 146 Arsenal Street facility. He said there is only one loan delinquency reported. After discussion, a motion was made by Mr. Aliasso to accept the financial report as presented, seconded by Mr. Jennings. All in favor. Carried.

V. Committee Reports:

- a. Loan Review Committee Mr. Aliasso reviewed the minutes. He said the committee discussed the CWT Farms International, Inc. application, PCB Remediation at 146 Arsenal Street, and the Gill House for which we are waiting for additional information. Mr. Zembiec noted that the Henderson town planning board was to just begin site plan review of the project this month. So, we will not see anything from them until October at the soonest.
- b. Finance Committee Mr. Jennings said the committee met on August 24th to review and discuss the proposed budget. It was noted that the bad debt allowances will remain at the same levels (RLF \$190,000 and MICRO \$31,000).
 - 2021-2022 Budget A motion was made by Mr. Jennings to adopt the proposed budget, seconded by Mr. Warneck. All in favor. Carried.

Jefferson County Industrial Development Agency Board Meeting Minutes September 9, 2021



VI. Unfinished Business:

- 1. 146 Arsenal Street Building/YMCA Project Mr. Zembiec said that the fencing around the upper parking lot was approved by the City of Watertown and installed. He noted that the remediation project is on track and should be completed by December. He said that some of the sources are government funding and possibly a National Grid grant. It was noted that EPA does not need to give final approval they said to compile and keep documentation. Mr. Converse asked to get their decision in writing. Mr. Zembiec will follow up.
- 2. Corporate Park Zoning Mr. Zembiec said that he along with Mr. Warneck and Mr. Aiken attended a work session with the Town of Watertown Planning Board. He said that they are willing to update their regulations regarding the setback requirement and indicated that they will look to the IDA to determine acceptable uses in the park that are consistent with the covenants. The planning board will get back to us in a couple of weeks after they investigate their options further.

VII. New Business:

Marine Sanctuary – Mr. Aliasso reported that he met with County Officials the other night regarding a marine sanctuary and heritage center that the County can compete for. He said that Oswego, Cayuga, and Wayne counties are also competing. Mr. Aliasso said that he believes Jefferson County would be an ideal place for the sanctuary and heritage center because it will improve the water quality and lifestyle as well as map out shipwrecks. He said that he thinks it should be an economic development initiative and would like to see a budget and PR program developed. Mr. Matteson indicated that he is on the council and would like to help where he can.

VIII. Counsel:

- Authorizing Resolution No. 09.09.2021.01 for CWT Farms International, Inc. Mr. Matteson shared renderings/floor plan of the proposed facility in the Thousand Islands Ag Park. A motion was made by Mr. Warneck to approve the attached resolution, seconded by Ms. L'Huillier. Roll call vote was taken. Mr. Aliasso Yea, Mr. Converse Yea, Mr. Jennings Yea, Mr. Johnson Yea, Ms. L'Huillier Yea, Mr. Walldroff Yea, and Mr. Warneck Yea. Carried.
- 2. Initial Project Resolution No. 09.09.2021.02 for DigiCollect LLC A motion to approve the resolution was made by Mr. Johnson, seconded by Mr. Warneck. Discussion ensued. Mr. Aliasso asked if the negotiated fees need to be addressed in the resolution. Attorney Miller said that there has already been a discussion with Hari Achuthan about what the expectations are. Mr. Zembiec said it doesn't need to be in the approving resolution; he indicated that Mr. Achuthan is aware of the requirement, and said the payments are covered in the Land Development Agreements (LDA). Roll call vote was taken. Mr. Converse Yea, Mr. Jennings Yea, Mr. Aliasso Yea, Mr. Walldroff Yea, Mr. Johnson Yea, Ms. L'Huillier Yea, and Mr. Warneck Yea. Carried.



Jefferson County Industrial Development Agency Board Meeting Minutes September 9, 2021

- 3. DigiCollect LLC Land Development Agreement A motion to approve the LDA was made by Mr. Aliasso, seconded by Mr. Johnson. Discussion ensued. Attorney Miller said that the proposed LDA is largely the same as the Convalt LDA that was previously approved. He said that the IDA will issue the 90-day notice to state agencies next week and pursue the curb cut for the entryway. Roll call vote was taken. Mr. Converse Yea, Mr. Jennings Yea, Mr. Aliasso Yea, Mr. Walldroff Yea, Mr. Johnson Yea, Ms. L'Huillier Yea, and Mr. Warneck Yea. Carried.
- IX. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Aliasso, seconded by Mr. Jennings. All in favor. The meeting adjourned at 9:25 a.m.

Respectfully submitted, Peggy Sampson

PROJECT AUTHORIZING RESOLUTION

(CWT Farms International, Inc. Project)

A regular meeting of the Jefferson County Industrial Development Agency was convened on Thursday, September 9, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 09.09.2021.01

RESOLUTION OF THE **JEFFERSON** COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING CWT **FARMS** INTERNATIONAL, INC., FOR ITSELF AND/OR ON BEHALF OF ONE OR MORE ENTITIES TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE TO THE COMPANY (AS FURTHER DEFINED HEREIN); (iv) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA"); AND (v) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, 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 of New York, (the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, CWT Farms International, Inc., for itself and/or on behalf of an entity to be formed (collectively, the "Company"), previously submitted an Application for Financial Assistance (the "Application") requesting that the Agency consider undertaking a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in an approximately 5.31 acre vacant parcel of real property located a 20835 Alexander Drive in the Town of Watertown, New York 13601 (the "Land", being more particularly described as TMID No 82.00-2-1.5 and Lot 8 in the TIAg Park), (ii) the planning, design, construction, equipping and operation of an approximately 29,000 square foot poultry hatchery facility, including hatching spaces, warehousing, storage, shipping, receiving, office and mechanical spaces, external parking improvements, curbage, landscaping, storm water management and related site improvements (collectively, the "Improvements"), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and

equipment (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, on August 18, 2021, the Agency adopted an initial resolution (the "Initial Project Resolution") which (i) accepted the Company's application, (ii) authorized the scheduling and conduct of a public hearing in compliance with the Act, (iii) described the contemplated forms of financial assistance to be provided by the Agency (the "Financial Assistance", as described herein); and (iv) authorized the negotiation of an Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), Lease Agreement (the "Lease Agreement"), Leaseback Agreement (the "Leaseback Agreement") and Payment-in-lieu-of-Tax agreement (the "PILOT Agreement") to be entered into with respect to the Project; and

WHEREAS, in accordance with the Initial Project Resolution, the Agency published and forwarded a Notice of Public Hearing to the Town of Watertown (the "Town"), the County of Jefferson (the "County"), and the Watertown City School District (the "School", and together with the Town and County, the "Affected Tax Jurisdictions") at least ten (10) days prior to said Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 859-a of the Act, the Agency held a public hearing on August 31, 2021 at 1:30 p.m., local time, at Town of Watertown Municipal Building, 22867 County Route 67, Watertown, New York 13601 with respect to the Project (the "Public Hearing") and the proposed Financial Assistance (as further defined herein) being contemplated by the Agency whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views, a copy of the minutes of the Public Hearing also being attached hereto within **Exhibit A**; and

WHEREAS, the Town Planning Board of the Town of Watertown (the "Planning Board") reviewed the proposed Project pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, "SEQRA") and related Environmental Assessment Form ("EAF"), attached hereto as Exhibit B; and

WHEREAS, in furtherance of the foregoing, the Agency desires to authorize (i) the appointment of the Company as agent of the Agency to undertake the Project; (ii) the execution and delivery of the Agent Agreement, Lease Agreement, the Leaseback Agreement, the PILOT Agreement, and related documents; (iii) the provision of the Financial Assistance to the Company, which shall include (a) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (b) a mortgage recording tax exemption for financings undertaken to construct the Facility; and (c) a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real

property taxes to be made for the benefit of the Affected Tax Jurisdictions; and (iv) the review and ratification of findings pursuant to SEQRA in connection with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:
- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (B) It is desirable and in the public interest for the Agency to (i) acquire title to or other interest in the Land, the Existing Improvements, Improvements and the Equipment constituting the Facility, (ii) lease or sell the Agency's interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Company pursuant to a lease agreement or sale agreement, and (iii) enter into a Straight Lease Transaction with the Company; and
- (C) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in the Town, which is located within Jefferson County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and
- (D) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and
- (E) Based upon a review of the Application and the EAF submitted to the Agency, the Agency hereby:
 - (i) consents to and affirms the status of the Planning Board as Lead Agency for review of the Facility, within the meaning of, and for all purposes of complying with SEQRA; and
 - (ii) ratifies the proceedings undertaken by the Planning Board under SEQRA with respect to the construction and equipping of the Facility pursuant to SEQRA; and

(iii) finds that the Project involves an "unlisted action" (as such quoted term is defined under SEQRA). The Agency's review is "uncoordinated" (as such quoted term is defined under SEQRA). Based upon the review by the Agency of the EAF and related documents delivered by the Company to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that (a) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (b) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (c) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA.

Section 2. Subject to (i) the Company executing the Agent Agreement and/or Leaseback Agreement, and (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation, construction, reconstruction, rehabilitation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the Agent Agreement shall expire on December 31, 2022 (unless extended for good cause by the Executive Director of the Agency).

Section 3. Based upon the representation and warranties made by the Company the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to approximately \$2,475,000.00, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed \$198,000.00. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 4. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to

be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project (collectively, items (i) through (vi) hereby defined as a "Recapture Event").

As a condition precedent of receiving sales and use tax exemption benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 5. The Chairman, Vice Chairman and/or Executive Director (or Deputy Executive Director) of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, PILOT Mortgage, and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Executive Director and counsel to the Agency upon execution.

Section 6. The Chairman (or Vice Chairman), Executive Director (or Deputy Executive Director) of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter with the Straight Lease Documents, the "Agency Documents"); and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman), Executive Director (or Deputy Executive Director) of the Agency shall approve, the execution thereof by the Chairman (or Vice Chairman), Executive Director (or Deputy Executive Director) of the Agency to constitute conclusive evidence of such approval; provided, that, in all events, recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required

and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Robert E. Aliasso, Jr.	X			
David J. Converse	X			
John Jennings	X			
William W. Johnson	X			
Lisa L'Huillier	X			
W. Edward Walldroff	X			
Paul J. Warneck	X			

The resolutions were thereupon duly adopted.

STATE OF NEW YORK) COUNTY OF JEFFERSON) ss:

I, the undersigned (Acting) Secretary of the Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing extract of the minutes of the meeting of the Jefferson County Industrial Development Agency (the "Agency") including the resolution contained therein, held on September 9, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this 9th day of Systember, 2021.

V. Su

W. Edward Walldroff (Acting) Secretary

[SEAL]

EXHIBIT A PUBLIC HEARING MATERIALS



Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800 Watertown, New York 13601

ph: 315.782.5865 / 800.553.4111 fx: 315.782.7915

www.jcida.com

NOTICE OF PUBLIC HEARING

August 18, 2021

VIA CERTIFIED MAIL/ RETURN RECEIPT REQUESTED

To:

The Chief Executive Officers of

Affected Tax Jurisdictions on Schedule A

Re:

Jefferson County Industrial Development Agency

CWT Farms International, Inc. Project

Ladies and Gentlemen:

Please note that on August 31, 2021 at 1:30 p.m., local time, at Town of Watertown Municipal Building, 22867 County Route 67, Watertown, New York 13601, the Jefferson County Industrial Development Agency (the "Agency") will conduct a public hearing regarding the above-referenced project. Enclosed is a copy of the Notice of Public Hearing describing the Project and the financial assistance contemplated by the Agency. The Notice has been submitted to the Watertown Daily Times for publication.

You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project, and the Agency will also conduct a concurrent virtual public hearing via live audio broadcast. We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Schedule A Affected Tax Jurisdiction Officials

Jefferson County, New York

Attn: Scott Gray, Chairman, County Legislature

195 Arsenal Street

Watertown, New York 13601

Jefferson County, New York

Attn: Robert Hagemann, County Admin.

195 Arsenal Street

Watertown, New York 13601

Watertown City School District

Attn: Maria T. Mesires, Chair, BOE 1351 Washington Street, P.O. Box 586

Watertown, New York 13601

Watertown City School District

Attn: Patricia LaBarr, Superintendent 1351 Washington Street, P.O. Box 586

Watertown, New York 13601

Town of Watertown, New York

Attn: Joel Bartlett, Town Supervisor Town of Watertown Municipal Building

22867 County Route 67

Watertown, New York 13601

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the Jefferson County Industrial Development Agency (the "Agency") on the 31st day of August, 2021 at 1:30 p.m., local time, at the Town of Watertown Municipal Building, 22867 County Route 67, Watertown, New York 13601, in connection with the matter described below.

CWT Farms International, Inc., for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has submitted an Application for Financial Assistance (the "Application") requesting that the Agency consider undertaking a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in an approximately 5.31 acre vacant parcel of real property located a 20835 Alexander Drive in the Town of Watertown, New York 13601 (the "Land", being more particularly described as TMID No 82.00-2-1.5 and Lot 8 in the TIAg Park), (ii) the planning, design, construction, equipping and operation of an approximately 29,000 square foot poultry hatchery facility, including hatching spaces, warehousing, storage, shipping, receiving, office and mechanical spaces, external parking improvements, curbage, landscaping, storm water management and related site improvements (collectively, the "Improvements"), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and equipment (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction").

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (B) a mortgage recording tax exemption for financings undertaken to construct the Facility, and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the "Affected Tax Jurisdictions").

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: JCIDA JEFFERSON COUNTY, NY Economic Development. In furtherance of the provisions of Section 859-a of the Act requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, the Agency will also conduct a concurrent virtual public hearing via live audio broadcast at JEFFERSON County New York Economic Development - YouTube in accordance with Section 857 of the Act. Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to David Zembiec,

Chief Executive Officer, Jefferson County IDA, 800 Starbuck Avenue, Watertown, New York 13601 and/or dzembiec@jcida.com.

DATED: August 20, 2021

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Jefferson County Industrial Development Agency Public Hearing Minutes August 31, 2021

The Jefferson County Industrial Development Agency held a public hearing at 1:30 p.m. Tuesday, August 31, 2021, at the Town of Watertown Municipal Building, 22867 County Route 67, Watertown, New York, and via live stream for CWT Farms International, Inc. for a Straight Lease transaction.

Project Information:

CWT Farms International, Inc., for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has submitted an Application for Financial Assistance (the "Application") requesting that the Agency consider undertaking a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in an approximately 5.31 acre vacant parcel of real property located a 20835 Alexander Drive in the Town of Watertown, New York 13601 (the "Land", being more particularly described as TMID No 82.00-2-1.5 and Lot 8 in the TIAg Park), (ii) the planning, design, construction, equipping and operation of an approximately 29,000 square foot poultry hatchery facility, including hatching spaces, warehousing, storage, shipping, receiving, office and mechanical spaces, external parking improvements, curbage, landscaping, storm water management and related site improvements (collectively, the "Improvements"), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and equipment (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction").

Staff: David Zembiec, CEO; Marshall Weir, Deputy CEO; Peggy Sampson, Executive Assistant, Jay Matteson, Ag Coordinator

Public Present: None

Mr. Zembiec opened the hearing at 1:32 p.m. and read the public hearing rules and public hearing notice.

Mr. Zembiec asked for public comment. There was no public comment.

At 1:38 P.m., Mr. Zembiec closed the hearing.

David Zembiec	
Hearing Officer	

<u>EXHIBIT B</u> SEQRA MATERIALS

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project spousor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Parent District any ite	m.
Part I - Project and Sponsor Information	
Lundy Contiruction	W. COLLECT CONTROL
Name of Action or Project:	
Project Location Idescribe and arrelated Chicken Hack	cherel
	-1419
LOT OF ITAGIONIC.	
Brief Description of Proposed Action:	
Construction of a 29,000s	A. Chicken hadahani
0 ,	. andon Na renery
	W.
,	
Name of Applicant or Sponsor:	
Microbi E. Luncky	Telephone: (315) 493-2493
Address:	E-Mail:
18841 U.S. Raitell	E-Mailite outde exco malinchiachic com
	i.
Wilter cun	State: Zip Code:
1. Does the proposed action only involve the Legister	New YORK 13601
administrative rule, or regulation?	plan, local law, ordinance, NO VES
If Yes, attach a narrative description of the intent of the proposed action a may be affected in the municipality and proceed to Part 2. If no, continue	and the environmental account of
may be affected in the municipality and proceed to Part 2. If no, continued. Does the proposed action require a continued to Part 2.	to question 2.
f Yes, list agencyts) name and permit or approval	any other government Agency?
117 3 634 640	NO YES
a. Total acreage of the site of the proposed assista	1.31
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the needless.	J acres
and all the state and all the configurations were and	and acted
or controlled by the applicant or project controlled by the applicant of the appl	para Marana
the approach of project sponsor?	150+ acres
the approach of project sponsor?	
Check al! land uses that occur on, are adjoining or near the proposed a	ction
Check all land uses that occur on, are adjoining or near the proposed at Urban Rural (non-agriculture) Industrial Con	ction
Check all land uses that occur on, are adjoining or near the proposed a Urban Rural (non-agriculture) Industrial Cor	

5 1) the proposed action,	
a. A permitted use under the sorting regulations:	NO YES NA
b. Consistent with the adopted comprehensive plan?	
6. Is the proposed action consistent with the predominant character of the entiting built or natural land scape?	
the processmann entractor of the entisting built or natural land super	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	
If Yes, identify:	, NO YES
If Yes, identify:	
S. a. Will the proposed action could be a sub-	
the design of the authoritation of the state	NO YES
b. Are public transportation services available at or near the site of the proposed action?	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	
9. Does the proposed action meet or exceed the state energy code requirements?	
If the proposed action will exceed requirements, describe design features and technologies:	NO YES
requirements, deserve design features and technologies:	
	_ _ _
(6) Will the proposed action connect to an existing public private water supply?	
If No. describe method for providing potable water:	NO I YES
position states.	- - -
Will the proposed action connect to existing wastewater utilities?	
If No. describe method for providing wastewater treatment;	NO YES
ISB OF TEND I CAN F	- - -
high is listed on the National or Serv P volume of the	NO YES
ommissioner of the NYS Office of Parks, Romersian and Black, or that has been determined by the	NO I TES
tate Register of Historic Places?	
h Ivaha must	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for chaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
2. 3. Does any portion of the site of the proposed and	
a tederal, state of local agency?	NO YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	
Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	PIN
the control of alterations in square feet or acres:	_ = = = = = = = = = = = = = = = = = = =
	-

14 Literary). the typical habit is type of that occur on, or are likely to be found on the project site. Check all that apply	
☐ Shoreline ☐ Forest ☐ Agricultural grasslands ☐ Early mid-successional	
Wetland Urban Suburban	
, Substituti	
15 Does the site of the proposed action contain any species of animal, or a sociated habitats, listed by the State or Federal government as threatened or endangered?	
: a second as an extended or endangered.	NO A AE
In Inthe populations because in the trans-	AL
To Ts the project site located in the 190-year flood plan?	NO : YE
	.N.7 . TE.
17. Will the proposed action as an	TUIL
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes.	NO YES
a. Will storm water discharges flow to adjacent properties?	
b. Will storm water discharges be directed to established conveyance systems (ramoff and storm drains)? If Yes, briefly describe:	
If Yes, briefly describe:	
NRW Sporm works System.	
S. Drues the property order in test	1
5. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam?)	NO : YES
If Yes, explain the purpose and size of the impoundment:	1
	10
9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	
f Yes, describe:	NO 1 YES
	MIL
9. Has the site of the proposed action or an adjoining	
9. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or ompleted) for hazardous waste?	NO YES
Yes, describe:	1
	do
1 COOM	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	
7 1	ST OF
Applicant sponsor name: MICHABL WWY	1-1
Signature: 1	2
Title: CS	ALEXA DE LA CASA DEL CASA DE LA CASA DEL CASA DE LA CAS
1	

Agency Use Only [If applicab			
Project:			
Date:			

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

1	Will A	No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?	X	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	×	
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7.	Will the proposed action impact existing: a. public / private water supplies?	X	
	b. public / private wastewater treatment utilities?	Z.	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	风	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	风	
11.	Will the proposed action create a hazard to environmental resources or human health?	X	

ly [If applicable]

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a

particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Of this is a modification of an existing approvable to include additions. To the previous symbol that to include additions to the previous symbol that to include additions to a the previous symbol that to include additions to a suppose the previous symbol that to include additional to the previous symbol that the provious symbol that the previous symbol that the provious symbol that the previous symbol that the provious symbol that the provious symbol that the previous symbol that the provious symbol that the provious

Check this box if you have determined, based on the info that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
Check this box if you have determined, based on the information that the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in any significant and the proposed action will not result in the proposed action to the proposed action will not result in the proposed action will not result in the proposed action to the proposed action will not result in the proposed action to the proposed action will not be action to the proposed action to the proposed action will not be action to the proposed actio	The state of the contract of the state of th
Town of Water Town Hunning Board Nather of Lead Agency C. Rande Vaa 8	SEOR Coordinater
Print or Type Name of Responsible Officer in Lead Agency Signature of Responsible Officer in Lead Agency	Title of Responsible Officer
organizate of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A.	. Name of applicant:	
	Mailing address:	
В.	· · · · · · · · · · · · · · · · · · ·	
С.	Project site address:	
D.		
E:	The project is located on property: ☐ within an Agricultural District containing a farm operation ☐ with boundaries within 500 feet of a farm operation locat	n or
F.	Number of acres affected by project:	ni di
G.	Is any portion of the project site currently being farmed? ☐ Yes. If yes, how many acres or square ☐ No.	feet?
H. and	Name and address of any owner of land containing farm op is located within 500 feet of the boundary of the property up	perations within the Agricultural District on which the project is proposed.
	V	
I. of fa	Attach a copy of the current tax map showing the site of the arm operations identified in Item H above.	proposed project relative to the location
~ ~ ~	FARM NOTE	
or reg	pective residents should be aware that farm operations may gener conditions that may be objectionable to nearby properties. Local gulate farm operations within State Certified Agricultural Districts of fety is threatened.	governments shall not unreasonably restrict unless it can be shown that the public health
	Name and Title of Person Completing Form	Date

INITIAL PROJECT RESOLUTION

(DigiCollect LLC Project -Phase 1 Project and LDA)

A special meeting of the Jefferson County Industrial Development Agency convened on September 9, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 09.09.2021.02

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING AN APPLICATION SUBMITTED BY DIGICOLLECT LLC, FOR ITSELF AND/OR ON BEHALF OF ONE OR MORE ENTITIES TO BE FORMED (COLLECTIVELY, THE "COMPANY") WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW); (ii) AUTHORIZING SCHEDULING AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT; (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF LAND DEVELOPMENT AGREEMENT EXCLUSIVE OPTION AND LICENSE ("LDA") TO BE ENTERED INTO WITH THE COMPANY; AND (v) AUTHORIZING THE ISSUANCE OF A NOTICE OF DISPOSITION WITH RESPECT TO CERTAIN REAL ESTATE OWNED BY THE AGENCY.

WHEREAS, 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 of New York, as amended (hereinafter collectively called the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, DIGICOLLECT LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project or projects (collectively, the "Project") consisting of: (i) the disposition by the Agency of all or portions of approximately 12.10 acres of real property owned by the Agency and located at 16904 State Route 12F in the Town of Hounsfield, Jefferson County, New York (the "Land", being more particularly described as tax parcel No. 81.00-1-5), (ii) the phased planning, design, construction and operation of an approximately 50,000 square foot manufacturing facility for use by the Company to produce data sensors, monitors, data collection and storage and related software developed for renewable energy and utility usage, including building improvements for manufacturing, warehousing, office space, data storage and related internal spaces, external parking

improvements, storm water management and related site improvements, and related on and offsite utility improvements (collectively, the "Improvements"), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and equipment (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, the Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (B) a mortgage recording tax exemption for financings undertaken to construct the Facility, and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the "Affected Tax Jurisdictions"); and

WHEREAS, the Agency and Company have negotiated of terms for disposition of all or portions of the Land to the Company (the "Disposition") to be memorialized within a contemplated Land Development Agreement with Exclusive Option and License ("LDA") to be entered into a furtherance of the Project; and

WHEREAS, in furtherance of the Disposition, and in accordance with applicable provisions of the Public Authorities Law ("PAL"), the Agency further contemplates the issuance of a Notice of Disposition to required recipients pursuant to PAL Section 2897(6)(d) (the "Disposition Notice"), such Disposition being exempted from publicly advertising for bids pursuant to PAL Section 2897(6)(c)(v) and obtaining fair market value pursuant to PAL Section 2897(7)(ii); and

WHEREAS, pursuant to the terms of the LDA, as set forth within Exhibit A, hereto, the Agency and Company have proposed terms for (i) the Disposition of the Land to the Company in furtherance of the Project, and (ii) the Company's obligations with respect to undertaking the Project, and (iii) the Agency's obligation to undertake a certain Agency Infrastructure Project to prepare the land for the Project, all of the foregoing being contemplated by the Agency and Company to be necessary to undertake the Project, which will be undertaken by the Company as agent of the Agency pursuant to and in accordance with the Act; and

WHEREAS, the Agency desires to (i) accept the Application, (ii) authorize the scheduling and conduct of a public hearing pursuant to an in accordance with the Act, (iii) authorize the execution of the LDA and issuance of the Disposition Notice, and (iv) authorize related undertakings as set forth within the LDA; and

WHEREAS, once the Project secured local site plan and other regulatory approvals, it is contemplated that the Agency will conduct the Public Hearing and negotiate, but not execute, an

Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), a Lease Agreement (the "Lease Agreement"), Leaseback Agreement (the "Leaseback Agreement") and PILOT Agreement pursuant to which the Agency would be willing to take or retain a leasehold interest in the Land, the Improvements, the Equipment and personal property constituting the Facility; and

WHEREAS, the Agency intends to describe the Project, accept the Application, describe the forms of Financial Assistance contemplated by the Agency, secure any necessary consents from the Affected Tax Jurisdictions, and authorize the scheduling and conduct of public hearing(s) pursuant to and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:
- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (B) It is desirable and in the public interest for the Agency to (i) dispose of interests in the Land pursuant to the LDA and appoint the Company as agent to construct the Improvements and acquire the Equipment constituting the Facility pursuant to the Agent Agreement and Leaseback Agreement to be negotiated as components of one or more Straight Lease Transactions; and
- (C) Subject to the terms and conditions set forth within Section 4, hereof, the Agency has the authority to take the actions contemplated herein under the Act; and
- (D) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing capital investment and employment opportunities in the Town of Hounsfield, and otherwise furthering the purposes of the Agency as set forth in the Act; and
- (E) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.
- Section 2. The proposed financial assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the

qualifying personal property included within the Project or used in the acquisition, construction or equipping of the Project, (ii) a mortgage recording tax exemption for financings undertaken to construct the Facility, and (iii) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of the Affected Tax Jurisdictions.

- Section 3. The Agency further authorizes the scheduling and conduct of a public hearing as required by Section 859-a of the Act (the "Public Hearing"). Prior to such Public Hearing, the Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized and directed to negotiate the terms of one or more PILOT Agreements for the Project in accordance with the Agency's Uniform Tax Exemption Policy ("UTEP").
- Section 4. The Agency's formal inducement to undertake the Project and approve the Financial Assistance shall be by one or more further resolutions of the Agency and shall be subject to the terms and conditions as are set forth therein.
- Section 5. The Agency hereby authorizes the undertaking of the Disposition of the Land to the Company in accordance with the terms and conditions set forth within the LDA, along with the terms of the Option, as further defined therein. The Chairman (or Vice Chairman) and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the LDA in substantially the form attached hereto as Exhibit A, with such changes, variations, omissions and insertions as authorized by the Chairman, Vice Chairman and/or Executive Director of the Agency, the execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval. The Agency hereby further authorizes the issuance of the Disposition Notice in such form as approved by the Chief Executive Officer and Transaction Counsel to the Agency.
- Section 6. Harris Beach PLLC, as General and Transaction Counsel for the Agency, is hereby authorized to work with counsel to the Company and others to prepare for submission to the Agency all documents necessary to effect the conduct of the Public Hearing issuance of the Disposition Notice.
- Section 7. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized and directed to negotiate, but not execute, the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, and related documents to undertake the Straight Lease Transaction. The Agency's authorization of the Project and the Financial Assistance shall be subject to the adoption of Agency resolutions relative to same.
- Section 8. The Chairman, Vice Chairman and Chief Executive Officer of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
- Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for an in the name and on behalf of the Agency to do all acts and things required

and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	ľ	Nay Absent		Abstain			
David J. Converse	[X	1	E.	1	1]	I	1
John Jennings	[X	ĵ	Ī	Ĩ	Ĩ	Ĩ	Ĩ	ĺ
Robert E. Aliasso, Jr.	įχ	ī	Ĩ	ĩ	Ĩ	ĩ	Ĩ	ĺ
W. Edward Walldroff	įχ	Ĩ	Ť	í	Ì	í	Ť	ĩ
William W. Johnson	ίx	í	Ť	í	Ĩ	í	Í	í
Lisa L'Huillier	ίx	í	Ĩ	í	Ĭ	í	Í	í
Paul J. Warneck	χj	j	į	j	j	j	į	j

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) SS:

I, the undersigned (Acting) Secretary of Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Jefferson County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on September 9, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this gir day of _______, 2021.

W. Edward Walldroff (Acting) Secretary

[SEAL]

EXHIBIT A FORM OF LDA

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Income Statement for the Twelve Month Period Ending September 30, 2021
Prepared by Lyle Eaton, September 29, 2021

UNRECONCILED

				Promise Anna Const Construction			
	Current Year	Year-to-Dat e Total		Current Month	Previous Month	Balance Remaining	
Revenues	Budget			5			
Application & Process Fees	\$ 3,000.00	42,251.53	\$	2,600.00	7,900.00	(20.254.52)	
RCI Annual CD Fund	279,427.00	279,427.20	Ψ	0.00	0.00	(39,251.53)	
Bond Admin Fee	3,000.00	3,000.00		0.00	0.00	(0.20) 0.00	
PILOT/Sale Leaseback Fees	914,174.00	1,364,758.66		0.00	0.00	(450,584.66)	
Fee Income - RLF Program	43,424.00	18,092.90		0.00	0.00	25,331.10	
Fee Income - Micro Program	26,137.00	10,890.40		0.00	0.00	15,246.60	
Interest Income	3,500.00	2,036.97		137.75	166.44	1,463.03	
Interest Income - RLF Program	25,000.00	24,238.90		1,935.96	3,799.60	761.10	
Interest Income - City Fund	6,000.00	4,426.45		332.23	333.63	1,573.55	
Interest Income - Micro Prog.	9,000.00	7,908.43		813.27	490.74	1,091.57	
Late Payment Penalty - Micro Miscellaneous Income	100.00	361.57		0.00	104.05	(261.57)	
YMCA Income	1,500.00 0.00	69,815.87		177.16	175.84	(68,315.87)	
Credits on Easement	0.00	59,903.13 2,656.44		21,067.48 0.00	5,807.95 0.00	(59,903.13) (2,656.44)	
Total Revenues	AT A SECTION NO. OF A SECTION		-				
rotal Revenues	1,314,262.00	1,889,768.45	ŀ	27,063.85	18,778.25	(575,506.45)	
Operations							
Office Expense	1,000.00	2,097.50		580.40	232.49	(1,097.50)	
RCI Fee Sharing	139,714.00	139,713.50		0.00	0.00	0.50	
Admin Services Exp	662,665.00	662,664.96		55,222.08	55,222.08	0.04	
Electric Service	0.00	7,553.01		0.00	23.57	(7,553.01)	
Depreciation Expense - Saiing D&O Insurance	0.00	6,789.80		1,357.96	1,357.96	(6,789.80)	
Commercial Insurance	14,000.00 10,000.00	14,571.96		1,214.33	1,214.33	(571.96)	
FTZ Expense	1,250.00	7,727.04 1,250.00		643.92 0.00	643.92 0.00	2,272.96	
Legal- Retainer	0.00	6,000.00		1,500.00	1,500.00	0.00 (6,000.00)	
Legal - Unrestricted	18,000.00	21,111.60		0.00	145.29	(3,111.60)	
Legal YMCA	0.00	6,163.30		0.00	0.00	(6,163.30)	
Accounting & Auditing	11,000.00	10,700.00		0.00	0.00	300.00	
CEDS Update	7,500.00	0.00		0.00	0.00	7,500.00	
Consultants	0.00	1,500.00		0.00	0.00	(1,500.00)	
Coffeen Park Taxes	1,700.00	1,759.79		0.00	0.00	(59.79)	
Airport Park Taxes Fees Expense	1,000.00 2,000.00	1,052.54 2,150.70		0.00	0.00	(52.54)	
Loss on Disposal Fixed Assets	0.00	111,574.96		0.00 0.00	0.00	(150.70)	
Bad DebtRLF	190,000.00	(15,805.00)		0.00	0.00 0.00	(111,574.96) 205,805.00	
Bad DebtMicro	30,642.00	(6,000.00)		0.00	0.00	36,642.00	
RLF Program Expense	43,424.00	18,092.90		0.00	0.00	25,331.10	
Microenterprise Program Exp	26,167.00	10,930.80		0.00	0.00	15,236.20	
RLF Audit Expense	800.00	0.00		0.00	0.00	800.00	
146 Arsenal Bldg Maintenance	0.00	2,765.00		0.00	0.00	(2,765.00)	
Plowing 146 Arsenal	20,000.00	22,839.00		22,839.00	0.00	(2,839.00)	
IDA 146 Arsenal Bldg Expense	25,000.00	20,926.66		186.34	276.48	4,073.34	
City/County Parking Lot Fund Insurance	20,000.00	20,000.00		0.00	0.00	0.00	
Building Depreciation	13,000.00	25,869.00		2,155.75	2,155.75	(12,869.00)	
146 Arsena Equip. Depreciation	33,000.00 3,000.00	58,157.61 3,579.48		2,443.47	2,443.47	(25,157.61)	
146 Arsenal Electric	20,000.00	55,975.79		0.00 556.23	0.00 8,109.54	(579.48) (35,975.79)	
146 Arsenal Water	2,200.00	4,378.33		0.00	720.51	(2,178.33)	
Salary Expense	17,000.00	34,147.18		2,481.54	2,635.28	(17,147.18)	
Miscellaneous - Unrestricted	200.00	0.00	_	0.00	0.00	200.00	
Total Operations	1,314,262.00	1,260,237.41	_	91,181.02	76,680.67	54,024.59	
Total Revenue	1,314,262.00	1,889,768.45		27,063.85	18,778.25	(575,506.45)	
Total Expenses	1,314,262.00	1,260,237.41	_	91,181.02	76,680.67	54,024.59	
Net Income Over Expenditures	\$ 0.00 F	629,534 04 or Interr-34-lse	\$ On	(64,117.17)	(57,902.42)	(629,531.04)	

Jeff Co Industrial Development Agency Balance Sheet September 30, 2021

ASSETS

Current Assets General Checking Savings Account PILOT Checking Account Microenterprise Account City Loan Account Revolving Loan Fund Account PILOT Monies Receivable Miscellaneous Receivable Accounts Receivable YMCA Acct Receivable - Rogers RLF Loans Receivable Microenterprise Loans Rec. Watn. Economic Growth Fund Rec Allowance for Bad Debts-RLF Allow. for Bad Debts-MICRO	\$	765,877.47 2,248,819.09 10,087.63 109,680.49 208,270.46 1,738,557.50 8,946.22 49,576.26 15,226.00 17,877.62 2,711,546.64 201,272.06 79,397.75 (190,000.00) (30,641.75))	
Prepaid Expense	-	450.15	-	
Total Current Assets				7,944,943.59
Property and Equipment Accum Depr - Building Accum Depr. Equipment Accumulated Depreciation Sidin Total Property and Equipment Other Assets IT Server Galaxy Tablets 146 Arsenal WIP Remediation Corp. Park Improvements Airport Property Intangible Asset WIP Airport WIP Intersection Woolworth Building Rail Siding CCIP 146 Ars Building Improvements WIP Arsenal Deck & Sidewalks WIP 146 Arsenal - Renovations		(1,015,707.06) (52,269.66) (6,789.80) 6,050.00 13,366.00 116,334.63 209,995.14 884,326.02 53,195.00 145,825.86 244,973.52 505,000.00 244,434.00 730,948.56 12,495.00 5,864.54)	(1,074,766.52)
Total Other Assets			_	3,172,808.27
Total Assets			\$_	10,042,985.34
			=	

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable - Unrestricte	\$ 556.23
PILOT Monies Payable	19,033.85
RLF Loan Payable	2,000,000.00
Due HUD - RLF Interest	1,701.71
Due HUD - MICRO Interest	12.52
Due HUD - CITY Loan Interest	3.51
Maintenance Reserve Convergys	14,445.48
Maintenance Expense Convergys	25,927.57

Unaudited - For Mai-35-ent Purposes Only

Jeff Co Industrial Development Agency Balance Sheet September 30, 2021

Car Freshner Signage	11,000.00		
Total Current Liabilities			2,072,680.87
Long-Term Liabilities			
Due NYS/IAP L.T.	180,159.78		
Deferred Revenue - Rogers	18,530.76		
Total Long-Term Liabilities		_	198,690.54
Total Liabilities			2,271,371.41
Capital			
General Fund Bal - Unrestrict.	1,065,873.31		
Fund Bal - RLF Restricted	4,419,309.27		
Fund Bal - Micro Restricted	414,850.76		
Fund Bal - City Restricted	262,489.22		
Cap. Impr. Convergys	979,560.33		
Net Income	629,531.04		
Total Capital		-	7,771,613.93
Total Liabilities & Capital	\$	\$_	10,042,985.34
		_	

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY 146 Arsenal Expenses for the Twelve Month Period Ending September 30, 2021 Prepared by Lyle Eaton

		Current Year Budget	Year-to-Da te Total		Current Month	Previous Month	% YTD of Budget
Expenses			2				
146 Arsenal Bldg Maintenanc	\$	0.00	2,765.00	\$	0.00	0.00	0.00
Plowing 146 Arsenal		20,000.00	22,839.00		22,839.00	0.00	114.20
IDA 146 Arsenal Bldg Expens		25,000.00	20,926.66		186.34	276.48	83.71
City/County Parking Lot Fund		20,000.00	20,000.00		0.00	0.00	100.00
Insurance		13,000.00	25,869.00		2,155.75	2,155.75	198.99
Building Depreciation		33,000.00	58,157.61		2,443.47	2,443.47	176.24
146 Arsena Equip. Depreciati		3,000.00	3,579.48		0.00	0.00	119.32
146 Arsenal Electric		20,000.00	55,975.79		556.23	8,109.54	279.88
146 Arsenal Water		2,200.00	4,378.33		0.00	720.51	199.02
Salary Expense	12	17,000.00	34,147.18	_	2,481.54	2,635.28	200.87
Total Expenses	\$	153,200.00	248,638.05	\$ =	30,662.33	16,341.03	162.30

Jeff Co Industrial Development Agency Miscellaneous Receivables

As of Sep 30, 2021
Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
CIDC CARTHAGE INDUSTRIAL DEV. COR JOHN MCHUGH 493-4429	PR 3-23-12				-338.38	-338.38
CIDC CARTHAGE INDUSTRIAL DEV. COR					-338.38	-338.38
DYA ROBINSON DYA ROBINSON ROAD LLC	3614				24,888.13	24,888.13
DYA ROBINSON DYA ROBINSON ROAD LLC					24,888.13	24,888.13
DYA WAYSIDE DYA WAYSIDE DRIVE, LLC	3615	 		,	24,888.13	24,888.13
OYA WAYSIDE OYA WAYSIDE DRIVE, LLC					24,888.13	24,888.13
eport Total					49,437.88	49,437.88

Jeff Co Industrial Development Agency PILOT Cash Receipts Journal For the Period From Sep 1, 2021 to Sep 30, 2021 Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
9/2/21	121001	5000000063	Invoice: 3567		35,000.00
	121001		Invoice: 3568		35,000.00
	121001		Invoice: 3569		35,000.00
	121001		Invoice: 3570		35,000.00
	102001		OYA SOLAR NY,LP	140,000.00	
9/2/21	121001	0100463429	Invoice: 3633		110,000.00
	102001		GREAT LAKES CHEESE OF NY INC.	110,000.00	7 L
9/9/21	121001	102054601	Invoice: 3637		50,004.00
	102001		CLAYTON HARBOR HOTEL, LLC	50,004.00	
9/23/21	121001	0172046935	Invoice: 3639		72,697.57
	102001		ARC FEWTRN001, LLC	72,697.57	
9/23/21	121001	2169	Invoice: 3641	3	19,513.38
	102001		LAWLER REALTY	19,513.38	
9/23/21	121001	31015	Invoice: 3640		4,414.50
	102001		AVIAGEN NORTH AMERICA, INC	4,414.50	.,
9/30/21	121001	2308	Invoice: 3638		10,087.63
	102001		SCHOLASTIC STRUCTURES INC.	10,087.63	.0,007.00
				406,717.08	406,717.08

Jeff Co Industrial Development Agency General Checking Cash Receipts Journal For the Period From Sep 1, 2021 to Sep 30, 2021 Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
9/2/21	125001	CASH	Invoice: 3636		100.00
	100001		PINK KETTLE, LLC	100.00	
9/2/21	207005	532	DUE MICRO		968.86
	205602		DUE SHLDC		968.87
	100001		THE SANDWICH BAR	1,937.73	000.07
9/2/21	125001	0640	Invoice: 3630		5,807.95
	100001		YMCA	5,807.95	3,007.33
9/2/21	125501	3318	8/21 PRINCIPAL		177.16
	412501		8/21 INTEREST		137.75
	100001		KENNETH F. ROGERS	314.91	137.75
9/9/21	207005	533	DUE MICRO		968.86
	205602	000	DUE SHLDC		968.87
	100001		THE SANDWICH BAR	1,937.73	900.07
			THE SANDWICH BAR	1,937.73	
9/16/21	207005	19430	DUE MICRO		565.35
	205602		DUE SHLDC		424.02
	100001		PAINFULL ACRES	989.37	
9/16/21	207005	1411	DUE MICRO		134.51
	205602		DUE SHLDC		134.52
	100001		MAIN STREET CRAFTS & DRAFTS	269.03	104.02
9/16/21	125001	2081	Invoice: 3648		2,500.00
	100001		MLR,LLC	2,500.00	2,300.00
9/23/21	125001	04011		000 B.D.D.D.D.D.D.D.D.D.D.D.D.D.D.D.D.D.D.D	
9/23/21		CASH	Invoice: 3650	0.00000	100.00
	100001		ADIRONDACK HEARING INNOVATIONS	100.00	
9/24/21	125001	ACH	Invoice: 3653		2,500.00
	100001		31606 FELT MILLS LLC	2,500.00	3.
9/30/21	125100	0645	Invoice: 3642		5,841.48
	100001		YMCA	5,841.48	0,041.40
9/30/21	207005	534	DUE MICRO		968.86
605.00000 d	205602	7.7 T	DUE SHLDC		
	100001		THE SANDWICH BAR	1 027 72	968.87
			THE STREET BAIL	1,937.73	
				24,235.93	24,235.93
					The state of the s

Jeff Co Industrial Development Agency Cash Disbursements Journal For the Period From Sep 1, 2021 to Sep 30, 2021 Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
9/2/21	7593	200001 100001	Invoice: 21-858 BERNIER, CARR & ASSOCIATES, P.C.	1,020.00	1,020.00
9/2/21	7594	200001 100001	Invoice: 9/21 SANDWICH JEFFERSON COUNTY INDUSTRIAL	968.86	968.86
9/2/21	7595	200001 200001 100001	Invoice: MONTHLY ADMIN FEE11 Invoice: 2348 JEFF COUNTY LDC	55,222.08 2,481.54	57,703.62
9/2/21	7596	200001 200001 100001	Invoice: 45150-8/21 Invoice: 45157-8/21 NATIONAL GRID	607.76 23.57	631.33
9/2/21	7597	200001 100001	Invoice: 9/21+ SANDWICH SACKETS HARBOR LDC	968.87	968.87
9/2/21	7598	200001 100001	Invoice: 3370640-0448-0 WASTE MANAGEMENT	82.04	82.04
9/9/21	7599	200001 100001	Invoice: 8-2021 DEVELOPMENT AUTHORITY OF THE	1,071.32	1,071.32
/9/21	7600	200001 100001	Invoice: SANDWICH 9/21 JEFFERSON COUNTY INDUSTRIAL	968.86	968.86
/9/21	7601	200001 100001	Invoice: 17024-8/21 NATIONAL GRID	7,501.78	7,501.78
/9/21	7602	200001 100001	Invoice: SANDWICH 9/21 SACKETS HARBOR LDC	968.87	968.87
/9/21	7603	200001 200001 100001	Invoice: 0001851-8/21 Invoice: 0000011-8/21 CITY OF WATERTOWN COMPTROLLER	43.38 677.13	720.51
/16/21	7604	200001 100001	Invoice: 8821005 HARRIS BEACH	1,500.00	1,500.00
/16/21	7605	200001 100001	Invoice: 21.0621-5 PARADIGM ENVIRONMENTAL, LLC	5,300.00	5,300.00
16/21	7606	200001 100001	Invoice: 19700005 THOMAS TRASH SERVICE	200.00	200.00
23/21	7607	200001 100001	Invoice: 21-889 BERNIER, CARR & ASSOCIATES, P.C.	4,055.00	4,055.00
23/21	7608	200001 100001	Invoice: 472959 DEVELOPMENT AUTHORITY OF THE	30.24	30.24
23/21	7610	200001 100001	Invoice: 9/21 PAINFULL JEFFERSON COUNTY INDUSTRIAL	565.35	565.35
23/21	7611	200001 100001	Invoice: 9/21 PAINFULL SACKETS HARBOR LDC	424.02	424.02
23/21	7612		Invoice: 2285 SWBG WHOLESALE INC.	22,839.00	22,839.00
23/21	7613		Invoice: 16792 WESTELCOM	186.34	186.34
23/21	7614		Invoice: 9/21 MAIN ST JEFFERSON COUNTY INDUSTRIAL	134.51	134.51
23/21	7615		Invoice: 9/21 MAIN ST SACKETS HARBOR LDC	134.52	134.52
23/21	7616	200001	Invoice: 8821006 -41-	4,900.00	

Jeff Co Industrial Development Agency Cash Disbursements Journal For the Period From Sep 1, 2021 to Sep 30, 2021 Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check#	Account ID	Line Description	Debit Amount	Credit Amount
		100001	HARRIS BEACH		4,900.00
9/30/21	7617	200001 100001	Invoice: 21-963 BERNIER, CARR & ASSOCIATES, P.C.	1,530.00	1,530.00
9/30/21	7618	200001 100001	Invoice: 09141JI-1 COUGHLIN PRINTING	380.40	380.40
9/30/21	7619	200001 100001	Invoice: 9/29/21 SANDWICH JEFFERSON COUNTY INDUSTRIAL	968.86	968.86
9/30/21	7620	200001 100001	Invoice: 9/27/21 SANDWICH SACKETS HARBOR LDC	968.87	968.87
	Total			116,723.17	116,723.17

Jeff Co Industrial Development Agency Unrestricted Aged Payables As of Sep 30, 2021 Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor	Invoice/CM #	Date	Net To Pay	
NATIONAL GRID	45150-9/21 45157-9/21	9/22/21 9/22/21	532.66 23.57	
NATIONAL GRID		<u></u>	556.23	
			556.23	

Jefferson County Industrial Development Agency Revolving Loan Fund Receivables September 30, 2021

	Recipient	Date Issued	Original Amount	Current Balance	Current Status	Purpose of Loan
1	RBM Manufacturing	November-19	200,000.00	400,000.00	Current	Working Capital Additional 11/2020
	Meadowbrook Terrace	August-12	250,000.00		Current	Working Cap During Construction
	MLR, LLC	July-07	250,000.00	88,245.92	Current	Expand Warehouse
	Wright Bros, LLC	June-12	241,743.00	178,733.47	Current	Purchase Building
5	JCIDA	August-21	2,000,000.00	2,000,000.00	Current	146 Arsenal Remediation
_						
-						
	Total RLF Receivables		2,941,743.00	2,711,456.64		

Jefferson County Industrial Development Agency MICRO Loan Fund Receivables September 30, 2021

Recipient	Date Issued	Original Amount	Current Balance	Current Status	Purpose of Loan
Colleens Cherry Tree Inn	May-19	40,000.00	31,107.92	2 Delinquent	Expand Restaurant - Ice Ceram Shop
R. L. Gould & Son, LLC	March-19	40,000.00	23,088.08	Current	Open UPS Store
TI Area Habitat For Humanity	April-18	40,000.00	15,836.74	Current	Open ReStore
Main Street Crafts & Drafts	Sep-18	7,150.00	3,544.99	Current	Craft Shop & Bar
Painfull Acres	Mar-18	40,000.00	23,615.75	Current	Amish Furniture Store
The Sandwich Bar	Feb-19	19,000.00	2,967.45	Current	Restaurant
Sarah's Barber Shop	Mar-20	10,000.00	7,571.02	1 Delinquent	Barber Shop
The Scrub Hub	Apr-18	18,656.00	6,722.32	Current	Scrubs Clothing
Standard Machine	Aug-21	20,000.00	20,000.00	New Loan	Fbrication
Therartpy	Jul-21	10,102.00	9,804.28	Current	Art Therapy
Taste of Design	Apr-07	40,000.00	17,013.51	1 Delinquent	Coffee Shop
Willowbrook	Jul-21	40,000.00	40,000.00	Current	Purchase Gole Club
Total MICRO Receivables		324,908.00	201,272.06	-	

Jefferson County Industrial Development Agency City Loan Fund Receivables September 30, 2021

	Recipient	Date Issued	Original Amount	Current Balance	Current Status	Purpose of Loan
1	Current Applications	Apr-15	101,403.00	79,397.75	Current	Manufacturing Plant Expansion
2						
3						
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24						
	Total CITY FUNDReceivables		101,403.00	79,397.75	-	

1 JCIDA WIP 146 ARSENAL ABATEMENT Board 2 GL# 150200 Allocation 3 Amount Allocation 4 Vendor Payments Amount Retainage 2,000,000 6 07/02/21 SES 1272 13,150.00 7/15/2021 7558 13,150.00 1,986,850.0 7 06/30/21 PARADIGM 21.0630.45 6,035.00 7/15/2021 7563 19,185.00 1,980,815.0 8 06/30/21 Harris Beach 8811903 6,325.00 7/22/2021 7565 25,510.00 1,974,490.0 9 07/16/21 Bernier Carr 21-641 48,695.00 7/25/2021 7570 74,205.00 1,925,795.0 10 07/14/21 PARADIGM 21.0714.5 7,250.00 7/29/2021 7573 81,455.00 1,918,545.0 11 7/xx/21 Thomas Trash Service 7-INVOICES 1,600.00 7/29/2021 7573 81,455.00 1,916,945.0 12 08/08/21 PARADIGM 21.0806.03 12,500.00 8/12/2021 7582 95,555.00 1,904,445.0 13 07/30/21 Harris Beach 8815480 4,3		Α	В	С	D	E	F	G	Н	T i
2 Olive September Company	1	Table 1 to 1 to 1 to 1							- "	
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Amount	_	GL# 13020	1		1					
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9 07/15/21 Bernier Carr 21-641 48,695.00 7/25/2021 7570 74,205.00 1,925,795.00 1,925,795.00 1,915,855.00 1,915,855.00 1,915,985.00		The second secon	200 100 100 100 100 100 100 100 100 100							
10 07/14/21 PARADIGM					The second secon		-			
11 7/ss/21 Thomas Trash Service 7-INVOICES 1,600.00 7/29/2021 7572 83,055.00 1,916,945.00 1		The second secon	The state of the s					The state of the s		The second secon
12 08/08/21 PARADIGM	11	7/xx/21	Thomas Trash Service							
13 07/30/21 Harris Beach 8815480	12					THE RESERVE OF THE PARTY OF THE	-			
14 07/31/21 Bernier Carr 21-787 898.07 8/24/2021 7587 100,778.07 1,899,221.9 15 08/31/21 DANC-Tipping Fees	13	The second secon	The second of th							The state of the s
15 08/31/21 DANC-Tipping Fees Aug-21 1,071.32 9/9/2021 7599 101,849.39 1,898,150.65 16 08/30/21 PARADIGM 21-0621-5 5,300.00 9/16/2021 7605 107,149.39 1,898,150.65 17 09/07/21 Thomas Trash Service 19700005 200.00 9/16/2021 7605 107,149.39 1,892,850.65 18 08/31/21 Harris Beach 8821006 4,900.00 9/23/2021 7615 112,249.39 1,887,750.65 19 08/31/21 Bernier Carr 21-889 4,055.00 9/23/2021 7607 116,304.39 1,883,665.31 20 09/07/21 DANC-Tipping Fees 472959 30.24 9/23/2021 7608 116,334.63 1,883,665.31 21 22 23	14									
16 08/30/21 PARADIGM	15	08/31/21	DANCTipping Fees	Aug-21			The state of the s	The second secon		The Property of the Control of the C
17 09/07/21 Thomas Trash Service 19700005 200.00 9/16/2021 7606 107,349,39 1,892,650.66 18 08/31/21 Barris Beach 8821000 4,900.00 9/23/2021 7607 112,249.39 1,883,695.66 1,883,695	16	08/30/21	PARADIGM							
18 08/31/21 Harris Beach 8821006	17	09/07/21	Thomas Trash Service	19700005		The second residence of the second se				
19 08/31/21 Bernier Carr 21-889	18			8821006	4,900.00					The second secon
20 09/07/21 DANC-Tipping Fees	19			21-889	4,055.00	The second secon	7607	116,304.39		
21		09/07/21	DANCTipping Fees	472959	30.24	9/23/2021	7608	116,334.63		1,883,665.37
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Jefferson County Industrial Development Agency Loan Review Committee Meeting Minutes September 29, 2021

Present: Robert Aliasso, Chair; John Jennings, David Converse

Absent: None

Also Present: David Zembiec, Lyle Eaton, Peggy Sampson, Joy Nuffer, Jay Matteson, Trudy

Latimer, Brendan Straub from Channel 7 News

Zoom: Justin Miller, Esq.

I. Call to Order: Chair Aliasso called the meeting to order at 8:00 a.m.

II. Pledge of Allegiance

III. Trudy Latimer d/b/a Adirondack Hearing Innovations — A request for a MICRO loan in the amount of \$8,000 to be used to purchase equipment to establish a hearing aid center in Felts Mills, NY. Staff reviewed the request and recommended approval for a 5-year amortization with a rate of 5%. Personnel will include the owner with addition of one position in year one and up to a maximum of four. Collateral will be a first position lien on the assets of the business and a personal guarantee of Trudy Latimer.

Mr. Aliasso indicated that the loan amount is slightly over the 40% threshold. He said it should be noted in the resolution. Committee members agreed.

Ms. Latimer said that she already has a building located in Felts Mills and has a customer base from her previous work in the business. She said that she will hold pop-up events at nursing homes and will market to Lowville, Carthage, Felts Mills, Ogdensburg and Massena. She noted that there is also a need for the younger generation due to sports.

Mr. Jennings asked if there is licensing involved. Ms. Latimer said yes, for the hearing instruments.

At 8:10 a.m., Mr. Converse made a motion to enter into executive session to discuss the personal financials of a particular person, seconded by Mr. Jennings. Committee members, staff, counsel and Ms. Latimer remained.

At 8:17 a.m., a motion was made by Mr. Converse to leave executive session, seconded by Mr. Jennings.

After review and discussion, a motion was made by Mr. Jennings to move the request to the full board, seconded by Mr. Converse. All in favor.

Jefferson County Industrial Development Agency Loan Review Committee Meeting Minutes September 29, 2021

IV. Other/Unfinished Business:

1. MLR Realty, LLC – An application for a PILOT transaction for their expansion project in the City Center Industrial Park along with the cost benefit analysis and summary were included in the packet. Mr. Zembiec said they plan to add 20,000 square feet to their existing facility (10,000 sq. ft. for cold storage and 10,000 sq. ft. for dry storage) and noted that the application fee was received. He indicated that the land conveyance needs to be finalized.

Attorney Miller said the project will be a straight lease transaction, but noted that the assembly will include the land swap which involves the City of Watertown and the Watertown Local Development Corporation. He said that the cost benefit analysis should be modified to show a 10-year PILOT rather than a 15-year PILOT.

After discussion, a motion was made by Mr. Converse to move the application to the full board, seconded by Mr. Jennings. All in favor. Attorney Miller said that he will have the initial resolution prepared by the end of the week.

2. 31606 Felt Mills LLC (Lightstar) – An application, cost benefit analysis and summary were included in the packet for a PILOT transaction for their proposed solar project in Felts Mills, NY. Mr. Zembiec said the application fee was paid. He asked Attorney Miller if this project will be subject to prevailing wage because its over \$5 million. Attorney Miller said that he will look into it, but noted that it is under 5 megawatts.

Mr. Aliasso pointed out that the application says there will be 50% sales in Jefferson County and shows zero for equity, which he doesn't believe to be true. He asked Mr. Zembiec to check with the applicant prior to the upcoming board meeting. Mr. Zembiec said he would check. He added that community scale projects have to serve residential users primarily, but those sales are not limited to municipal boundaries. Mr. Aliasso wondered if grants/credits should be listed on the summary sheet. He said there are positives to the application such as it being community solar and using low value land.

Attorney Miller said that the development team that is engaging with us now has already indicated that they will sell the project. Attorney Miller noted that there is equity floating in the deal, but they are not reporting it. Attorney Miller said that we could ask for the sales agreement, although he suspects the answer will be no, in which case we could tell the developer that the buyer will be required to fill out the application.

After discussion, a motion was made by Mr. Jennings to move the application to the full board, seconded by Mr. Converse. All in favor. Attorney Miller said that he will have the initial resolution prepared by the end of the week.

Jefferson County Industrial Development Agency Loan Review Committee Meeting Minutes September 29, 2021

V. Adjournment: With no further business before the committee, Mr. Converse made a motion to adjourn the meeting, seconded by Mr. Jennings. The meeting adjourned at 8:56 a.m.

Respectfully submitted, Peggy Sampson

Jefferson County Industrial Development Agency Loan Review Committee

Date:

9/29/2021

Borrower:

Trudy Latimer d/b/a Adirondack Hearing Innovations

Amount:

\$8,000.00

Project:

Purchase of equipment to establish

a hearing aid center

Personnel:

Owner, add 1 position in year one, add 1 position a year till at maximum 4

Sources and Uses:

Personal Cash \$10,000 JCIDA MICRO Loan \$8,000 Total Project \$18,000

Renovations \$10,000 Equipment \$18,000

\$8,000

Terms:

5 year loan, 5 % interest

Financials:

Low credit score due to identity theft and subsequent bankruptcy

UCC filing, first position lien on assets of the organization and personal guarantee of Trudy Latimer

Proforma-Adirondack Hearing Innovations

Proforma Sales	Year 1	Year 2	Year 3
Sales	\$240,000	\$276,000	\$317,400
Cost of Goods Sold	\$156,000	\$179,400	\$206,310
Gross Profit	\$84,000	\$96,600	\$111,090
Expenses	\$19,555	\$28,480	\$37,672
Net Profit	\$64,445	\$68,120	\$73,418
Debt Service Requirem	\$1,457	\$1,531	\$1,609
Excess Cash	\$62,988	\$66,589	\$71,809

Borrower has extensive background in the hearing aid business and has clients ready for when she opens.



JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY Resolution Number 10.07.2021.01

RESOLUTION FOR AUTHORIZING A MICRO ENTERPRISE LOAN TO Trudy Latimer d/b/a Adirondack Hearing Innovations

WHEREAS, Trudy Latimer, owner of Adirondack Hearing Innovations requested by application to this Agency a Micro Enterprise Loan in the amount of Eight Thousand Dollars (\$8,000.00) to purchase equipment to establish a hearing aid center in Felts Mills, NY, and

WHEREAS, Staff reviewed this request and recommends approval of a loan in the amount of \$8,000 for a five-year amortization with a rate of 5%. Personnel will include the owner with the addition of one position in year one and up to a maximum of 4. Collateral will be a first position lien on the assets of the business and a personal guarantee of Trudy Latimer, and

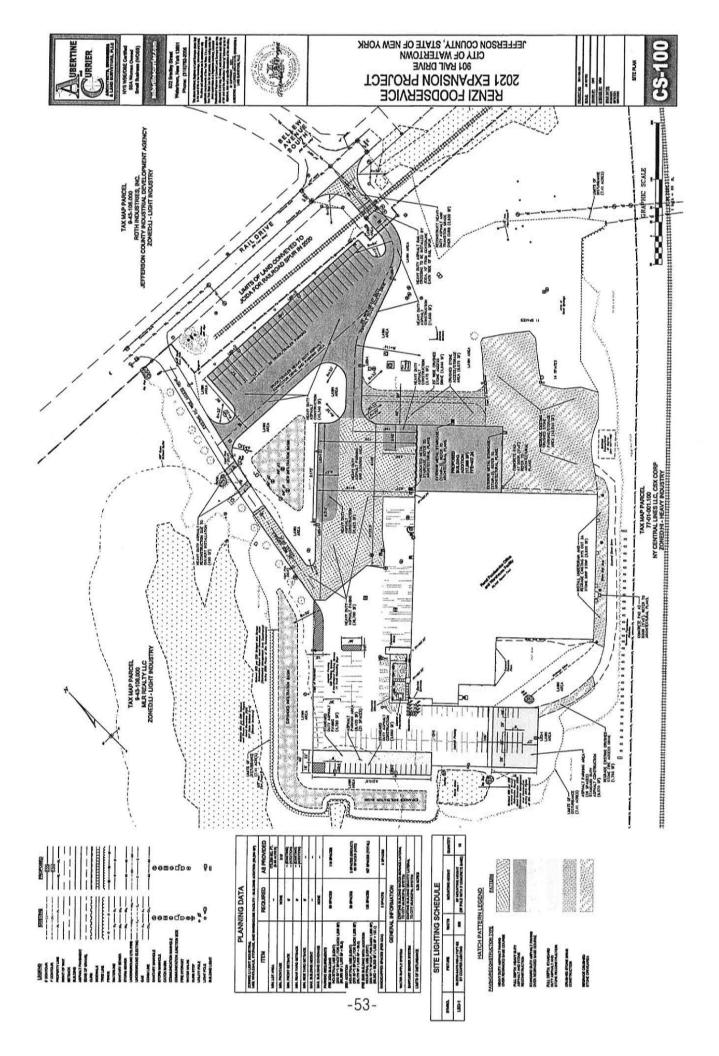
WHEREAS, on September 29, 2021, the Loan Review Committee of the Jefferson County Industrial Development Agency reviewed this request. They made a note that the loan amount is slightly over the 40% threshold. The Committee recommended approval of the loan and terms to the full Board of Directors, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approved the request for a Eight Thousand Dollar (\$8,000.00) loan to Trudy Latimer d/b/a Adirondack Hearing Innovations with all terms and conditions as set forth in this Resolution, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.

W. Edward Walldroff Secretary





INITIAL PROJECT RESOLUTION

(MLR Realty, LLC Project – Renzi Bros., Inc. d/b/a Renzi Foodservice)

A regular meeting of the Jefferson County Industrial Development Agency convened on Thursday October 7, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 10.07.2021.02

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING AN APPLICATION SUBMITTED BY MLR REALTY, LLC, FOR ITSELF AND/OR ON BEHALF OF ONE OR MORE ENTITIES TO BE FORMED (COLLECTIVELY, THE "COMPANY") WITH RESPECT TO A CERTAIN PROJECT DESCRIBED BELOW): (ii) (AS AUTHORIZING SCHEDULING AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT; (iv) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") WITH RESPECT TO THE PROJECT; AND (v) AUTHORIZING THE ACQUISITION OF CERTAIN RAIL SPUR LANDS (AS DEFINED HEREIN).

WHEREAS, 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 of New York, as amended (hereinafter collectively called the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, MLR Realty, LLC, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has submitted an Application for Financial Assistance (the "Application") requesting that the Agency consider undertaking a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in an approximately 40 acres of real property located at or adjacent to 901 Rail Drive, Watertown, New York 13601 (the "Land", being more particularly described as TMID No 9-43-101.008 (approx. 21 acres), portions of TMID No 9-43-101.220 (approximately 10 acres), TMID No 9-43-101.210 (approximately 6 acres), and 9-26-102.001 approximately 3 acres)), along with the existing improvements located thereon including approximately 100,000 square feet of building space and related onsite improvements (the "Existing Improvements") utilized for warehousing, storage and office space by Renzi Bros, Inc. d/b/a Renzi Food Service ("Renzi Foodservice"), (ii) the planning, design, construction, reconstruction, modification and equipping of the Existing Improvements and the addition of approximately 20,000 square feet of building addition



to provide for expanded docking, refrigerated storage and warehousing space, including warehousing, storage, shipping, receiving, office and mechanical spaces, additional external parking improvements, driveways, curbage, landscaping, storm water management and related site improvements (collectively, the "Improvements"), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and equipment (the "Equipment" and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility"), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, the Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (B) a mortgage recording tax exemption for financings undertaken to construct the Facility, and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the "Affected Tax Jurisdictions"); and

WHEREAS, the City Council of the City of Watertown (the "City Council") previously reviewed the proposed Project pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, "SEQRA") along with a related Environmental Assessment Form ("EAF"), and in accordance with SEQRA adopted a Negative Declaration with respect to the Project on August 16, 2021 (the "Negative Declaration", attached hereto along with the EAF as Exhibit A; and

WHEREAS, in connection with the undertaking of the Project, the Agency is undertaking the relocation of certain railway spur improvements located within and upon the Land, to wit, the abandonment of the former railway spur and construction of certain new railway spur improvements to be located adjacent to Rail Drive (the "Rail Spur Relocation"), such Rail Spur Relocation to include the acquisition of certain lands owned by the City of Watertown (the "City") and to be acquired by the Agency through the Watertown Local Development Corporation ("WLDC"), such lands being identified as a portion of existing tax parcel TMID No 9-43-101.220, and herein, the "Rail Spur Lands"); and

WHEREAS, the Agency desires to (i) accept the Application, (ii) authorize the scheduling and conduct of a public hearing pursuant to an in accordance with the Act, (iii) describe the forms of financial assistance contemplated by the Agency, (iv) authorize the acquisition of the Rail Spur Lands from WLDC, and (v) adopt findings with respect to the Project pursuant to SEQRA.



NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:
- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (B) It is desirable and in the public interest for the Agency to appoint the Company as agent to construct the Improvements and acquire the Equipment constituting the Facility pursuant to the Agent Agreement and Leaseback Agreement to be negotiated as components of one or more Straight Lease Transactions; and
- (C) Subject to the terms and conditions set forth within Section 4, hereof, the Agency has the authority to take the actions contemplated herein under the Act; and
- (D) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing capital investment and employment opportunities in the City of Watertown, and otherwise furthering the purposes of the Agency as set forth in the Act; and
- (E) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.
- (F) Based upon a review of the Application and the EAF submitted to the Agency, the Agency hereby:
 - (i) consents to and affirms the status of the City Council as Lead Agency for review of the Facility, within the meaning of, and for all purposes of complying with SEQRA; and
 - (ii) ratifies the proceedings undertaken by the City Council under SEQRA with respect to the construction and equipping of the Facility pursuant to SEQRA; and
 - (iii) finds that the Project involves an "unlisted action" (as such quoted term is defined under SEQRA). The Agency's review is "uncoordinated" (as such quoted term is defined under SEQRA). Based upon the review by the Agency of the EAF and related documents delivered by the Company to the Agency and other representations made by



the Company to the Agency in connection with the Project, the Agency hereby finds that (a) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (b) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (c) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA.

Section 2. The proposed financial assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Project or used in the acquisition, construction or equipping of the Project, (ii) a mortgage recording tax exemption for financings undertaken to construct the Facility, and (iii) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of the Affected Tax Jurisdictions.

Section 3. The Agency further authorizes the scheduling and conduct of a public hearing as required by Section 859-a of the Act (the "Public Hearing"). Prior to such Public Hearing, the Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized and directed to negotiate the terms of one or more PILOT Agreements for the Project in accordance with the Agency's Uniform Tax Exemption Policy ("UTEP").

Section 4. The Agency's formal inducement to undertake the Project and approve the Financial Assistance shall be by one or more further resolutions of the Agency and shall be subject to the terms and conditions as are set forth therein.

Section 5. Harris Beach PLLC, as General and Transaction Counsel for the Agency, is hereby authorized to work with counsel to the Company and others to prepare for submission to the Agency all documents necessary to effect the conduct of the Public Hearing.

Section 6. The Agency hereby authorizes the acquisition of the Rail Spur Lands from WLDC, along with the acceptance of all existing improvements located thereon as constructed and relocated by the Agency. The Agency further hereby ratifies and confirms all prior actions and approvals associated with the swap of certain lands with the Company associated with the Rail Spur. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized to execute and deliver all necessary deeds and recording forms associated with acquiring the Rail Spur Lands from WLDC, along with related documents with such changes as shall be approved by the Chairman, Vice Chairman, and/or Chief Executive Officer, and counsel to the Agency upon execution.

Section 7. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized and directed to negotiate, but not execute, certain lease agreements, an Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), the PILOT Agreement(s), and related documents to undertake the Straight Lease



Transaction. The Agency's authorization of the Project and the Financial Assistance shall be subject to the adoption of Agency resolutions relative to same.

Section 8. The Chairman, Vice Chairman and Chief Executive Officer of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and WLDC, and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for an in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Ye	a	N	ay	Abs	ent	Abs	tain
David J. Converse	[]	[1	[1	1]
John Jennings	Ĩ	Ĩ	Ī	Ĩ	Ĩ	ĺ	Ī	Ī
Robert E. Aliasso, Jr.	Ĩ	ī	Ĩ	ĵ	Ĩ	j	Ī	Ī
W. Edward Walldroff	Ĩ	Ĩ	Ĩ	Ĩ	Ĩ	ĺ	Ĩ	Ī
William W. Johnson	Ì	ĩ	Ĩ	ĺ	Ĩ	ĵ	Ĩ	Ĩ
Lisa L'Huillier	Ĩ	ī	Ĩ	Ĩ	Ĩ	ĺ	Ĩ	Ī
Paul J. Warneck	Ì	j	Ĩ	j	Ĩ	ĵ	Ĩ	ĵ

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) SS:

DRABE"

I, the undersigned (Acting) Secretary of Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Jefferson County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on October 7, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS	WHEREOF, I have	hereunto set	my	hand	and	affixed	the	seal	of	said
Agency this day o	f	, 2021.								

W. Edward Walldroff, (Acting) Secretary

[SEAL]

EXHIBIT A SEQRA MATERIALS

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

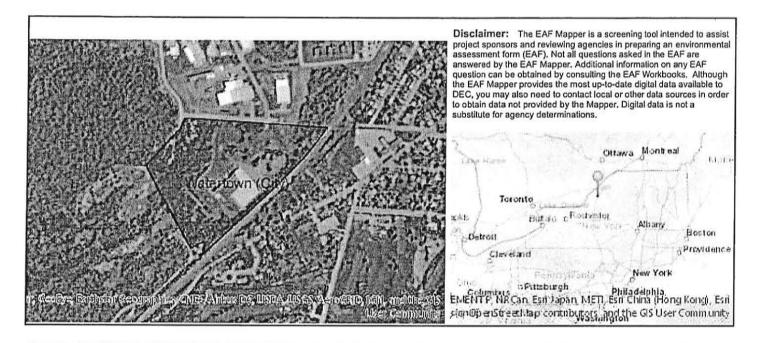
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information								
Name of Action or Project:								
Renzi Foodservice 2021 Expansion Project								
Project Location (describe, and attach a location	on map):							-
Renzi Foodservice, 901 Rail Drive Watertown, NY	A CONTRACTOR OF THE VOICE							
Brief Description of Proposed Action:						-		
The Renzi Foodservice 2021 Expansion project include warehouse facility and associated site and utility impressing the second sec	des a 38,170 SF wa ovements.	arehouse b	uilding addi	tion on the northe	east side of	the exis	sting office	and
Name of Applicant or Sponsor:				Telephone: 31	5-788-5610)		
Renzi Foodservice - Attn: John Renzi				E-Mail: johnre	nzi@renzi.r	net		
Address:				jornino	1216510112111	101		
901 Rail Drive								
City/PO:				State:		Zip C	Code:	
Watertown				NY		13601		
 Does the proposed action only involve the administrative rule, or regulation? 	legislative adopt	tion of a p	olan, local	law, ordinance,			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				\checkmark				
2. Does the proposed action require a permit,	approval or fund	ding from	any other	government A	gency?		NO	YES
If Yes, list agency(s) name and permit or approval: NYS DEC - SPDES Permit; NYS DEC - Joint Permit USACE - Joint Permit; City of Watertown - Site Plan Approval				✓				
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 31.3 acres 9.23 acres 31.3 acres								
4. Check all land uses that occur on, are adjoin	ning or near the p	proposed a	action:					
5. Urban Rural (non-agriculture)	✓ Industrial	☑ Co	ommercial	✓ Residenti	ial (suburb	oan)		
✓ Forest ☐ Agriculture	☐ Aquatic	☐ Ot	ther(Specif	y):				
Parkland								

5.	Is the proposed action, NO	YES	N/A
	a. A permitted use under the zoning regulations?		
	b. Consistent with the adopted comprehensive plan?	V	
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
	P-P-P		\checkmark
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If	Yes, identify:	V	
		NO	YES
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	1	
	b. Are public transportation services available at or near the site of the proposed action?	片	7
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	V	
9.	Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If th	ne proposed action will exceed requirements, describe design features and technologies:		V
10.	Will the proposed action connect to an existing public/private water supply?	NO	YES
The b	If No, describe method for providing potable water: building addition will connect to the existing building water supply. Existing exterior fire and domestic water facilities will be ated to accomodate the addition.		√
11.	Will the proposed action connect to existing wastewater utilities?	NO	YES
	If No, describe method for providing wastewater treatment:		
	ouilding addition will connect to the existing building sanitary sewer. No new sanitary sewer mains or laterals will be constructed art of this project		\checkmark
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	NO	YES
Con	ch is listed on the National or State Register of Historic Places, or that has been determined by the numissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	V	
State	e Register of Historic Places?		
arch	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for aeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		√
	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	МО	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	H	7
IfY	es, identify the wetland or waterbody and extent of alterations in square feet or acres:		
	are wetlands both on and adjacent to the site. A wetland and stream delineation report was completed by EDR in December		
2020.	USACE is currently in the process of making a jurisdictional determination of the wetlands described in the EDR report.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		V
Indiana Bat, Northern Long	┸	
16. Is the project site located in the 100-year flood plan?	NO	YES
	\checkmark	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		\checkmark
a. Will storm water discharges flow to adjacent properties?	V	П
1 100	H	旨
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	Ш	✓
Stormwater runoff will be directed to one of two on-site stormwater basins prior to discharging west to an existing State wetland.		
	brois.	
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
The project will include expansion of one (1) existing infiltration basin and construction of one new infiltration basin.		\checkmark
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
	1	
		_
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	STOF	
MY KNOWLEDGE		
Applicant/sponsor/name: Renzi Foodservice - Attn: John Renzi Date: 7/19/2	§8	
Signature: John W. Kinz Title: 7/19 Pusident	47	-
Signature: Title: 7/19 Pusidut		_

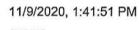


No
No
Yes
Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Yes
Indiana Bat, Northern Long-eared Bat
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
No

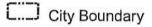
Short Environmental Assessment Form - EAF Mapper Summary Report

Renzi Foodservice 2021 Building Expansion



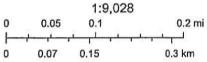






Parcels

ROADS



New York State, USDA FSA, GeoEye, Maxar

SHORT EAF SUMMARY REPORT:

Questions 12b, 13a, and 15 are answered automatically by the EAF mapper based upon limited digital mapping information that is available.

- Questions 12b, Archeological Sites, is answered yes due to the location of the historic railroad car maintenance turn-table located on the adjacent tax parcel number 9-43-101.231, northeast of the site. See Subdivision Final Plat, City Center Industrial Park, 11/21/2008, Jeff. Co. File #4655.
- Question 13a, Wetlands, is answered yes due to the location of wetlands and streams located on site and wetlands located adjacent to the site directly west of the City Center Industrial Park site. A wetland and stream delineation was performed by EDR. Locations of wetlands on and adjacent to the site can be seen on the site plans. USACE is currently in the process of making a jurisdictional determination of the wetlands described in the EDR report and a joint permit application has been sent to the DEC for disturbing area within 100' of a state wetland. The project will not disturb any Federal or State wetlands, only previously developed stormwater ponds and drainage swales.
- Question 15, Threatened or Endangered Species, is answered yes due to the listed presence of the Indiana Bat and Northern Long-Eared Bat near the project site as listed on the NYS DEC environmental mapper database. A letter has been sent to the DEC requesting further information.



NYS WBE/DBE Certified SBA Woman Owned Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street Watertown, New York 13601

Phone: 315.782.2005 Fax: 315.782.1472

Managing Partner Annette M. Mason, P.E. Structural Engineer

Partners
Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E. Civil Engineer

Jayson J. Jones, P.L.S. Land Surveyor

CITY OF WATERTOWN, NEW YORK

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



SUITE 305, CITY HALL 245 WASHINGTON STREET WATERTOWN, NEW YORK 13601-3362 TEL. (315) 785-7741 FAX (315) 785-7829

MICHAEL A. LUMBIS PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

August 19, 2021

Matthew R. Morgia, P.E. Aubertine and Currier, PLLC 522 Bradley Street Watertown, NY 13601

Re:

Site Plan Approval - 901 Rail Drive, Parcel Number 9-43-108.000

Dear Matthew:

At its August 16, 2021 meeting, the City Council of the City of Watertown considered your request for Site Plan Approval to construct a 38,170 SF building addition, an aggregate 59,304 square-foot (SF) asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000.

At that meeting, the City Council approved the site plan submitted to the City Planning and Community Development Department on August 3, 2021, contingent upon the following:

- 1. The applicant must obtain, minimally, the following permits prior to construction: Building Permit and Water Supply Permit.
- 2. The applicant shall coordinate the construction of the new truck access drive with the Jefferson County Industrial Development Agency (JCIDA), as the adjacent owner, prior to work commencing on the JCIDA property and shall provide the City and JCIDA a construction detail showing the proposed at grade road crossing of the rail spur.

Enclosed is a certified copy of the resolution adopted by the City Council for your records. All further permits and requirements for the project can be determined by contacting City Code Enforcement Bureau.

Sincerely,

Michael J. DeMarco

Planner

cc: John Renzi, Renzi Foodservice, 901 Rail Drive, Watertown, NY 13601 Dana Aikins, City Code Enforcement Supervisor

Resolution No. 8

August 16, 2021

RESOLUTION

Page 1 of 2

Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel Number 9-43-108.000

	YEA	NAY
Council Member HENRY-WILKINSON, Ryan J.	X	
Council Member PIERCE, Sarah V.C.	Х	
Council Member RUGGIERO, Lisa A.	Х	
Council Member SPAZIANI, Leonard G.	X	
Mayor SMITH, Jeffrey M.	X	
Total	5	0

Introduced by

Council Member Ryan J. Henry-Wilkinson

WHEREAS Matthew R. Morgia, P.E. of Aubertine and Currier, PLLC on behalf of Renzi Foodservice, has submitted an application for Site Plan Approval for the construction of a 38,170 sq. ft. building addition, an aggregate 59,304 sq. ft. asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000, and

WHEREAS the City Planning Board reviewed the site plan at its meeting held on August 3, 2021 and voted to recommend that the City Council of the City of Watertown approve the site plan with the following conditions:

- 1. The applicant must obtain, minimally, the following permits prior to construction: Building Permit and Water Supply Permit.
- 2. The applicant shall coordinate the construction of the new truck access drive with the Jefferson County Industrial Development Agency (JCIDA), as the adjacent owner, prior to work commencing on the JCIDA property and shall provide the City and JCIDA a construction detail showing the proposed at grade road crossing of the rail spur.

And,

WHEREAS the City Council has reviewed the Full Environmental Assessment Form, responding to each of the questions contained in Part 2, and has determined that the project, as submitted, is a Type 1 Action and will not have a significant impact on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed construction and site plan constitute a Type 1 Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant impact on the environment, and

Resolution No. 8

August 16, 2021

RESOLUTION

Page 2 of 2

Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel Number 9-43-108.000

	YEA	NAY
Council Member HENRY-WILKINSON, Ryan J.	X	
Council Member PIERCE, Sarah V.C.	Х	
Council Member RUGGIERO, Lisa A.	Х	
Council Member SPAZIANI, Leonard G.	Х	
Mayor SMITH, Jeffrey M.	Х	
Total	5	0

BE IT FURTHER RESOLVED that it is an express condition of this Site Plan Approval that the applicant provide the City Engineer with a copy of any change in stamped plans forming the basis for this approval at the same time such plans are provided to the contractor. If plans are not provided as required by this condition of site plan approval, the City Code Enforcement Officer shall direct that work on the project site shall immediately cease until such time as the City Engineer is provided with the revised stamped plans. Additionally, any change in the approved plan, which, in the opinion of the City Engineer, would require Amended Site Plan Approval, will result in immediate cessation of the affected portion of the project work until such time as the amended site plan is approved. The City Code Enforcement Officer is directed to periodically review on-site plans to determine whether the City Engineer has been provided with plans as required by this approval, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that Site Plan Approval is hereby granted to Matthew R. Morgia, P.E. of Aubertine and Currier, PLLC on behalf of Renzi Foodservice for the construction of a 38,170 sq. ft. building addition, an aggregate 59,304 sq. ft. asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000, and, as depicted on the site plan submitted to the City Planning and Community Development Department on July 20, 2021, contingent upon the applicant meeting the conditions listed above.

Seconded by: Council Member Lisa A. Ruggiero

RESOLUTION By: Council Member Ryan J. Henry-Wilkinson
By: Council Member Ryan J. Henry-Wilkinson Date: August 16, 2021
SUBJECT: Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel Number 9-43-108 000
Number 9-43-108.000

STATE OF NEW YORK

Jefferson County
CITY OF WATERTOWN

S.

I, Ann M. Saunders, City Clerk of the City of Watertown, hereby certify that the within Resolution was adopted at a meeting of the City Council of said City, held <u>August 16. 2021</u> and that the same is the whole of said Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Watertown, New York

City Clerk

INITIAL PROJECT RESOLUTION

(31606 Felt Mills LLC Project)



A regular meeting of the Jefferson County Industrial Development Agency convened on Thursday, October 7, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 10.07.2021.03

JEFFERSON RESOLUTION OF THE COUNTY INDUSTRIAL **AGENCY** DEVELOPMENT (i) ACCEPTING AN APPLICATION SUBMITTED BY 31606 FELT MILLS LLC WITH RESPECT TO A CERTAIN (AS DESCRIBED BELOW); **AUTHORIZING** PROJECT (ii) SCHEDULING AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY; (iv) ADOPTING **FINDINGS** TO THE STATE WITH RESPECT ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA"); AND (v) AUTHORIZING THE NEGOTIATION OF CERTAIN AGREEMENTS RELATING TO THE PROJECT.

WHEREAS, 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 of New York, as amended (hereinafter collectively called the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, 31606 FELT MILLS LLC, for itself and/or for an entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 20 acres of real property located at 31606 NYS Rote 3 in the Town of Rutland, New York (the "Land", being more particularly described as a portion of tax parcel No. 76.09-1-42.1); (ii) the planning, design, construction and operation of a 3MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, pursuant to and in accordance with Section 859-a of the Act, the Agency desires to schedule and conduct a public hearing (the "Public Hearing") relating to the Project and the proposed financial assistance contemplated by the Agency (collectively, the "Financial Assistance"), such Financial Assistance to include a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Rutland Planning Board (the "Planning Board"), acting as "lead agency" (as such term is defined under SEQRA), previously reviewed the Project pursuant to SEQRA and on March 4, 2021 issued a "negative declaration" (as such term is defined under SEQRA) with respect to the Project (the "Negative Declaration", a copy of which, along with related Environmental Assessment Form, or "EAF"), is attached hereto as **Exhibit A**); and

WHEREAS, the Agency desires to (i) accept the Application, (ii) authorize the scheduling and conduct of a public hearing pursuant to and in accordance with the Act, and (iii) negotiate, but not enter into an Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), a Lease Agreement (the "Lease Agreement"), a Leaseback Agreement (the "Leaseback Agreement"), a Payment-in-Lieu-of-Tax Agreement (the "PILOT Agreement"), and related documents with the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's Application, the Agency hereby finds and determines that:
- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (B) The Agency has the authority to take the actions contemplated herein under the Act; and
- (C) The action to be taken by the Agency will induce the Company to develop the Project, thereby creating significant employment opportunities and critical investment in Jefferson County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and



- (D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and
- (E) Based upon a review of the Application, EAF and the Negative Declaration submitted to the Agency, the Agency hereby:
 - (i) consents to and affirms the status of the Planning Board as Lead Agency for review of the Project, within the meaning of, and for all purposes of complying with SEQRA; and
 - (ii) ratifies the proceedings undertaken by the Planning Board pursuant to SEQRA with respect to the construction and equipping of the Project pursuant to SEQRA, including the Negative Declaration; and
 - (iii) Based upon the review by the Agency of the EAF, Negative Declaration and related documents delivered by the Company to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that (a) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (b) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (c) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA.
- Section 2. The proposed financial assistance being contemplated by the Agency includes a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions.
- Section 3. The Chairman, Vice Chairman, and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to negotiate the terms of the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, and related documents; provided, the provisions of the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

Section 4. The Agency hereby authorizes the scheduling and conduct a public hearing in compliance with the Act.

<u>Section 5</u>. Harris Beach PLLC, as General and Transaction Counsel for the Agency, is hereby authorized to work with counsel to the Company and others to prepare for submission to the Agency of all documents necessary to effect the foregoing authorizations.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Ye	ea	N	ay	Abs	ent	Abs	tain
Robert E. Aliasso, Jr.]]	[]	Ι]]]
David J. Converse	Ĩ	ī	Ĩ	Ĩ	Ĩ	ĺ	Ĩ	Ĩ
John Jennings	Ĩ	ī	Ĩ	ĺ	Ĩ	ĩ	Ĩ	Ĩ
William W. Johnson	Ĩ	ĩ	Ĩ	í	Ĩ	ī	Ì	ĩ
Lisa L'Huillier	Ĩ	ĩ	Ť	í	Ĭ	í	Ĩ	ĩ
W. Edward Walldroff	Ĩ	í	Ť	í	Ì	ĺ	Ĩ	ĺ
Paul J. Warneck	Ì	ĺ	ĵ	j	Ì	ĵ	Ì	í

The Resolution was thereupon duly adopted.

STATE OF N	EW YORK
COUNTY OF	IEFFERSON

)) SS:



I, the undersigned (Acting) Secretary of Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Jefferson County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on October 7, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I hav Agency this day of	e hereunto set my, 2021.	hand and	affixed	the seal	of said
	W. Edward Wall	droff. (Act	ing) Sec	retarv	-

[SEAL]

EXHIBIT A SEQRA MATERIALS

Full Environmental Assessment Form Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:			
Felts Mills Solar Project			
Project Location (describe, and attach a general	location map):		
31606 STATE ROUTE 3, FELTS MILLS, NY 13638	New York State Tax Parcel	ID: 76.09-1-42.1	
Brief Description of Proposed Action (include p	ourpose or need):		
Site plan approval for the construction of solar panel arr arrays, one concrete pad for equipment is also propose designed for stabilized construction access, and an acc	d. One 20" wide gravel access	road will be constructed to acce	ess the site, with an entrance
Name of Applicant/Sponsor:	W.	Telephone: 732-682-	1389
31606 Felt Mills LLC		7/18/00/7/JPSS:	716070230.
A 11		Andrew.Varro	ow@lightstar-renewables.com
Address: 745 Atlantic Avenue			
City/PO: Boston	=	State: MA	Zip Code: 02111
Project Contact (if not same as sponsor; give nar	ne and title/role):	Telephone: 732-682-	1389
Andrew Varrow, Senior Business Development Manage	r		w@lightstar-renewables.com
Address: 745 Atlantic Avenue			
City/PO:		State:	Zip Code:
745 Atlantic Avenue		MA	02111
Property Owner (if not same as sponsor):		Telephone: 719-529-	0602
Dennis L Esch Revocable Trust		E-Mail: Andrew.Varro	w@lightstar-renewables.com
Address: 2006 North 101st Circle	40	***************************************	
City/PO: Omaha		State: NE	Zip Code: ₆₈₁₃₄

B. Government Approvals

Government Entity	If Yes: Identify Agency and Approval(s) Required		tion Date projected)
a. City Counsel, Town Board, ✓Yes☐↑ or Village Board of Trustees	Town Planning Board, Consultation	V	P3
b. City, Town or Village VYes N Planning Board or Commission	Town Planning Board, consultation		
c. City, Town or ☑Yes☐N Village Zoning Board of Appeals	Town Engineer, Consultation, and signature		
d. Other local agencies ☑Yes□N	Town Building Department, Consultation		
e. County agencies ☑Yes□N	O Jefferson County Planning Board Review		
f. Regional agencies	0		
g. State agencies ☑Yes□N	NYSDAM, NYSDEC, NYSOPRHP, NYSDOT	NYSOPRHP-12/8/20; NYSDEC- early Januar	
h. Federal agencies Yes N i. Coastal Resources.	0	USFWS IPAC- not requ	uired by used for DEC
iii. Is the project site within a Coastal Ero	nity with an approved Local Waterfront Revitaliza sion Hazard Area?	tion Program?	☐ Yes☑No
iii. Is the project site within a Coastal EroC. Planning and ZoningC.1. Planning and zoning actions.	or amendment of a plan, local law, ordinance, rule		☐ Yes☑No ☐ Yes☑No ☐ Yes☑No
c. Planning and Zoning C.1. Planning and zoning actions. Will administrative or legislative adoption, only approval(s) which must be granted to If Yes, complete sections C, F and	or amendment of a plan, local law, ordinance, rule enable the proposed action to proceed?	or regulation be the	☐ Yes Z No
c. Planning and Zoning C.1. Planning and zoning actions. Will administrative or legislative adoption, only approval(s) which must be granted to If Yes, complete sections C, F and	or amendment of a plan, local law, ordinance, rule enable the proposed action to proceed?	or regulation be the	☐ Yes ☑ No
c. Planning and Zoning C.1. Planning and zoning actions. Will administrative or legislative adoption, only approval(s) which must be granted to If Yes, complete sections C, F and If No, proceed to question C.2 and C.2. Adopted land use plans. Do any municipally- adopted (city, town, where the proposed action would be located found be located?	or amendment of a plan, local law, ordinance, rule enable the proposed action to proceed? G. complete all remaining sections and questions in F village or county) comprehensive land use plan(s) ed? specific recommendations for the site where the p	or regulation be the Part 1 include the site proposed action	☐ Yes Z No
c. Planning and Zoning C.1. Planning and Zoning C.1. Planning and zoning actions. Will administrative or legislative adoption, only approval(s) which must be granted to If Yes, complete sections C, F and If No, proceed to question C.2 and C.2. Adopted land use plans. Do any municipally- adopted (city, town, where the proposed action would be located fewer of Yes, does the comprehensive plan include yould be located? Is the site of the proposed action within an	or amendment of a plan, local law, ordinance, rule enable the proposed action to proceed? G. complete all remaining sections and questions in F village or county) comprehensive land use plan(s) ed?	or regulation be the Part I include the site proposed action xample: Greenway;	☐ Yes ☑No ☐Yes ☑No ☐Yes ☑No
c. Planning and Zoning C.1. Planning and zoning actions. Will administrative or legislative adoption, only approval(s) which must be granted to form If No, proceed to question C.2 and If No, proceed to question C.2 and C.2. Adopted land use plans. Do any municipally- adopted (city, town, where the proposed action would be located? Yes, does the comprehensive plan include yould be located? Is the site of the proposed action within a Brownfield Opportunity Area (BOA); desor other?) If Yes, identify the plan(s):	or amendment of a plan, local law, ordinance, rule enable the proposed action to proceed? G. complete all remaining sections and questions in F village or county) comprehensive land use plan(s) ed? specific recommendations for the site where the play local or regional special planning district (for exignated State or Federal heritage area; watershed restricted in an adopted municipartially within an area listed in an adopted municipartially within an area listed in an adopted municipartial special planning district.	or regulation be the Part 1 include the site proposed action example: Greenway; management plan;	☐ Yes☑No ☐Yes☑No ☐Yes☑No ☐Yes☑No

C.3. Zoning	
Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Incant land located in a commercial district	☑ Yes□No
Is the use permitted or allowed by a special or conditional use permit?	☑Yes□No
Is a zoning change requested as part of the proposed action? Yes, What is the proposed new zoning for the site?	□Yes□No
.4. Existing community services.	
In what school district is the project site located? Carthage Central School District	
What police or other public protection forces serve the project site? Carthage Police Department	· ·
Which fire protection and emergency medical services serve the project site? Felts Mills Fire Department, Carthage Area Hospital	
What parks serve the project site? N/A	
D. Project Details	
2. Project Details	
200 M 107 (200 A 108 A 1	
1. Proposed and Potential Development	nixed, include all
.1. Proposed and Potential Development What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? 52.20 acres	nixed, include all
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? 52.20 acres 19.7 acres	nixed, include all
.1. Proposed and Potential Development What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? 52.20 acres	nixed, include all
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 52.20 acres Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n	□ Yes☑ No
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n square feet)? Units: Units:	☐ Yes☑ No niles, housing units,
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n square feet)? Is the proposed action a subdivision, or does it include a subdivision? Yes,	□ Yes☑ No
D.1. Proposed and Potential Development What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n square feet)? Is the proposed action a subdivision, or does it include a subdivision? Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? ii. Number of lots proposed?	☐ Yes☑ No niles, housing units,
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n square feet)? Solution of the proposed action a subdivision, or does it include a subdivision? Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) i. Is a cluster/conservation layout proposed? i. Number of lots proposed? j. Minimum and maximum proposed lot sizes? Minimum Maximum	☐ Yes☑ No niles, housing units, ☐Yes ☑No ☐Yes ☐No
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What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if n components)? Industrial - Solar Electricity a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, n square feet)? Is the proposed action a subdivision, or does it include a subdivision? Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) i. Is a cluster/conservation layout proposed? i. Number of lots proposed? i. Number of lots proposed? i. Minimum and maximum proposed lot sizes? Minimum Maximum Will the proposed action be constructed in multiple phases? If No, anticipated period of construction: 4 months	☐ Yes☑ No niles, housing units, ☐Yes ☑No ☐Yes ☐No
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f. Does the project include new residential uses?	□Yes☑No
If Yes, show numbers of units proposed.	□ i es v i i i i
	amily (four or more)
Initial Phase	
At completion	
of all phases	
3 000 00 000 000 000 000 000 000 000 00	
g. Does the proposed action include new non-residential construction (including expansion of the proposed action include new non-residential construction (including expansion).	ons)? ☑Yes□No
i. Total number of structures 1629	
ii. Dimensions (in feet) of largest proposed structure: 8 height; 8 width;	and 10 length
iii. Approximate extent of building space to be heated or cooled:	o square feet
h. Does the proposed action include construction or other activities that will result in the	
liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other	storage?
If Yes,	
i. Purpose of the impoundment:	
ii. If a water impoundment, the principal source of the water:	er Surface water streams Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.	
iv. Approximate size of the proposed impoundment. Volume: millio	n gallons; surface area: acres
iv. Approximate size of the proposed impoundment. Volume: millio v. Dimensions of the proposed dam or impounding structure: height;	length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., e	arth fill, rock, wood, concrete):
777 NO	Consider the Consisting Arm Consisters of the Professional Consisters Consisters (Application Consisters Arms)
D.2. Project Operations	
a. Does the proposed action include any excavation, mining, or dredging, during construct	ion, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundation	where all excavated
materials will remain onsite)	Miloto dii okod kilod
If Yes:	
i. What is the purpose of the excavation or dredging?	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed	rom the site?
Volume (specify tons or cubic yards):	
Over what duration of time? iii. Describe nature and characteristics of materials to be excavated or dredged, and plans	
m. Describe nature and characteristics of materials to be excavated or dredged, and plans	o use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials?	Yes√No
If yes, describe.	
v. What is the total area to be dredged or excavated?	acres
vi. What is the maximum area to be worked at any one time?	acres
vii. What would be the maximum depth of excavation or dredging?	feet
viii. Will the excavation require blasting?	∐Yes. ✓ No
ix. Summarize site reclamation goals and plan:	
b. Would the proposed action cause or result in alteration of, increase or decrease in size of	f, or encroachment Yes No
into any existing wetland, waterbody, shoreline, beach or adjacent area?	A 195-57
If Yes: i Identify the wetland or waterbody which would be affected (by name, water index num	her watland man number or access to
 i. Identify the wetland or waterbody which would be affected (by name, water index num description): 	loer, wettand map number or geographic

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation alteration of channels, banks and shorelines. Indicate extent of activities, alterations and	on, fill, placement of structures, or additions in square feet or acres:
iii. Will the proposed action cause or result in disturbance to bottom sediments?	□Yes☑No
If Yes, describe:	
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation	on? ☐ Yes☑No
If Yes:	
acres of aquatic vegetation proposed to be removed: expected acreage of aquatic vegetation remaining after project completion:	
and a strange of adjusted to gottation formanning after project completion.	WWX.
 purpose of proposed removal (e.g. beach clearing, invasive species control, boat acceptance) 	ess):
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
Section (1994)	
Will the proposed action use, or create a new demand for water?	□Yes ☑ No
Yes:	
i. Total anticipated water usage/demand per day: gallon	is/day
ii. Will the proposed action obtain water from an existing public water supply?	□Yes □No
Yes:	
Name of district or service area:	<u> </u>
 Does the existing public water supply have capacity to serve the proposal? 	☐ Yes ☐ No
 Is the project site in the existing district? 	☐ Yes☐ No
 Is expansion of the district needed? 	☐ Yes☐ No
 Do existing lines serve the project site? 	☐ Yes☐ No
i. Will line extension within an existing district be necessary to supply the project?	□Yes □No
Yes:	
 Describe extensions or capacity expansions proposed to serve this project: 	
Source(s) of supply for the district:	
v. Is a new water supply district or service area proposed to be formed to serve the project si Yes:	ite? Yes No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
v. If a public water supply will not be used, describe plans to provide water supply for the pr	oject:
. If water supply will be from wells (public or private), what is the maximum pumping capac	city: gallons/minute.
Will the proposed action generate liquid wastes?	☐ Yes ☑No
Yes:	
Total anticipated liquid waste generation per day: gallons/day	
Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combinatio	on, describe all components and
approximate volumes or proportions of each):	
Will the proposed action use any existing public wastewater treatment facilities?	CIV on CONT.
If Yes:	☐ Yes ☑ No
Name of wastewater treatment plant to be used:	
 Name of district: Does the existing wastewater treatment plant have capacity to serve the project? 	☐ Yes ☐ No
Is the project site in the existing district?	☐ Yes ☐ No
Is expansion of the district needed?	□Yes□No

	Do existing sewer lines serve the project site?	□Yes□No
	 Will a line extension within an existing district be necessary to serve the project? 	☐Yes ☐No
	If Yes:	
	Describe extensions or capacity expansions proposed to serve this project:	
iv.	Will a new wastewater (sewage) treatment district be formed to serve the project site?	☐Yes ☑No
	If Yes:	
	Applicant/sponsor for new district:	
	 Date application submitted or anticipated: What is the receiving water for the wastewater discharge? 	
ν	If public facilities will not be used, describe plans to provide wastewater treatment for the project, including	a specifying proposed
	receiving water (name and classification if surface discharge or describe subsurface disposal plans):	5 speetlying proposed
vi.	Describe any plans or designs to capture, recycle or reuse liquid waste:	
	Will the proposed action disturb more than one acre and create stormwater runoff, either from new point	☑ Yes □ No
	sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point	
If.	source (i.e. sheet flow) during construction or post construction? Yes:	
	How much impervious surface will the project create in relation to total size of project parcel?	
88	Square feet or acres (impervious surface)	
	Square feet or 52.2 acres (parcel size)	
ii.	Describe types of new point sources.	
222	Where will the stammater museff he directed (i.e. as site stammater as a facility /stamture directed	
ш.	Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjac groundwater, on-site surface water or off-site surface waters)?	ent properties,
	Stormwater runoff will be directed to follow natural drainage patterns utilizing properly designed erosion and sediment con	trol features
	If to surface waters, identify receiving water bodies or wetlands:	*
	Will stormwater runoff flow to adjacent properties?	☐ Yes☐ No
	Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwa	
	Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	☑ Yes □ No
	combustion, waste incineration, or other processes or operations? Yes, identify:	
	Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
	construction equipment (only construction related emissions)	
	Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
Α		
iii. A	Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
g. 1	Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Perm	nit, Yes No
C	or Federal Clean Air Act Title IV or Title V Permit?	
fY	res:	
	s the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	t □Yes□No
	ambient air quality standards for all or some parts of the year)	
i. I	n addition to emissions as calculated in the application, the project will generate:	
	Tons/year (short tons) of Carbon Dioxide (CO ₂)	
	Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
	Tons/year (short tons) of Perfluorocarbons (PFCs)	
	Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
	Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
	Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

landfills, composting facilities)? If Yes:	cluding, but not limited to, sewage treatment plants,	□Yes□No
i. Estimate methane generation in tons/year (metric):		
ii. Describe any methane capture, control or elimination electricity, flaring):	measures included in project design (e.g., combustion to	generate heat or
Will the proposed action result in the release of air poll quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g.	3 1 2 2	□Yes☑No
j. Will the proposed action result in a substantial increase new demand for transportation facilities or services? If Yes:	in traffic above present levels or generate substantial	∐Yes☑No
i. When is the peak traffic expected (Check all that app.	ly): Morning Evening Weekend truck trips/day and type (e.g., semi trailers and dump truck	ss):
iii. Parking spaces: Existing	Proposed Net increase/decrease	
 Does the proposed action include any shared use park 	king? existing roads, creation of new roads or change in existing	☐Yes☐No access, describe:
vi. Are public/private transportation service(s) or facilitie	es available within ½ mile of the proposed site? sportation or accommodations for use of hybrid, electric	□Yes□No □Yes□No
or other alternative fueled vehicles?		(Indiana)
	or bicycle accommodations for connections to existing	☐Yes☐No
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial for energy? If Yes: i. Estimate annual electricity demand during operation or		□Yes□No
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial proposed action) for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projother):	projects only) generate new or additional demand	□Yes□No
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the proj	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l	□Yes□No
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial proposed action) for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projuter): in-site renewable - photo voltaic solar cells iii. Will the proposed action require a new, or an upgrade,	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l	☐Yes☐No ☐Yes☐No ☐ocal utility, or
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial proposed action) for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projother): vin-site renewable - photo voltaic solar cells iii. Will the proposed action require a new, or an upgrade, i. Hours of operation. Answer all items which apply. i. During Construction:	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l	☐Yes☐No ☐Yes☐No ☐ocal utility, or
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projection: will the proposed action require a new, or an upgrade, iii. Will the proposed action require a new, or an upgrade, i. Hours of operation. Answer all items which apply. i. During Construction: Monday - Friday: 8 AM - 5 PM	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l to an existing substation? ii. During Operations: Monday - Friday:	Yes No Yes No ocal utility, or
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projection: which is the proposed action require a new, or an upgrade, iii. Will the proposed action require a new, or an upgrade, i. Hours of operation. Answer all items which apply. i. During Construction: Monday - Friday: Saturday: N/A	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l to an existing substation? ii. During Operations: Monday - Friday: Saturday:	Yes No ✓Yes No ocal utility, or Yes No
or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial for energy? If Yes: i. Estimate annual electricity demand during operation or emand will be minimal as this is an electrical production facility ii. Anticipated sources/suppliers of electricity for the projection: will the proposed action require a new, or an upgrade, iii. Will the proposed action require a new, or an upgrade, i. Hours of operation. Answer all items which apply. i. During Construction: Monday - Friday: 8 AM - 5 PM	projects only) generate new or additional demand f the proposed action: ject (e.g., on-site combustion, on-site renewable, via grid/l to an existing substation? ii. During Operations: Monday - Friday: Saturday: Sunday:	☐Yes☐No ☐Yes☐No ocal utility, or ☐Yes☑No

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	☑ Yes □No
If yes:	
i. Provide details including sources, time of day and duration:	
During construction, machinery used in tree removal, clearing, grading, installation of piles, and transportation of equipment will provi- between 8 AM and 5 PM for a short period of time. Overall construction duration is tentatively estimated to be 4 months.	de additional noise
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	☑ Yes □ No
Describe: Tree removal will be done on site with an active buffer still in place of existing trees.	
n. Will the proposed action have outdoor lighting? If yes:	□Yes□No
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	☐Yes ☑No
Describe:	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons)	☐Yes ☑No
or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes:	_ resigno
i. Product(s) to be stored	
ii. Volume(s) per unit time (e.g., month, year)	
iii. Generally, describe the proposed storage facilities:	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	☐ Yes ☑No
If Yes:	
i. Describe proposed treatment(s):	cool wash to the Mark of 30 Japania (SOC 1700) (SOC
At this time the use of pesticides is not anticipated, if invasive weeds become an issue and other methods of reconsultation will occur to determine with hand applied pesticides are the best method forward. Any use of such an item consultation with the town and the NYS DEC. We have a Noxious Weeds Best Management Practice.	moval do not work will be conducted
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☑No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal	
of solid waste (excluding hazardous materials)?	☐ Yes ☑No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
 Construction: tons per (unit of time) Operation: tons per (unit of time) 	
• Operation : tons per (unit of time)	
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: Construction: 	
Operation:	
ii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction:	
Operation:	
	HO CONSTITUTE IN

s. Does the proposed action include construction or model of Yes: i. Type of management or handling of waste proposed other disposal activities): ii. Anticipated rate of disposal/processing: Tons/month, if transfer or other non- Tons/hour, if combustion or thermal	d for the site (e.g., recycling of combustion/thermal treatment	or transfer station, composti	☐ Yes ☑ No		
iii. If landfill, anticipated site life:					
t. Will the proposed action at the site involve the commo waste? If Yes: i. Name(s) of all hazardous wastes or constituents to b		Proposition (Proposition of the Proposition of the			
ii. Generally describe processes or activities involving	hazardous wastes or constitu	ents:			
iii. Specify amount to be handled or generatedt iv. Describe any proposals for on-site minimization, rec	ons/month cycling or reuse of hazardous	constituents:			
v. Will any hazardous wastes be disposed at an existing If Yes: provide name and location of facility:	g offsite hazardous waste fac	ility?	□Yes☑No		
If No: describe proposed management of any hazardous	wastes which will not be sen	t to a hazardous waste facili	ty:		
E. Site and Setting of Proposed Action					
E.1. Land uses on and surrounding the project site					
☐ Urban ☐ Industrial ☑ Commercial ☐ Resid ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other ii. If mix of uses, generally describe:	a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. Urban Industrial Commercial Residential (suburban) Rural (non-farm) Forest Agriculture Aquatic Other (specify): ii. If mix of uses, generally describe: The current plot of land has a 0.05 pre-exisiting graveled area, the a road leading to a residential house (the house is not a part of the Project). The				
b. Land uses and covertypes on the project site.					
Land use or	Current	Acreage After	Change		
Covertype	Acreage	Project Completion	(Acres +/-)		
 Roads, buildings, and other paved or impervious surfaces 	0.50	1.7	1.4		
Forested	30	32	0		
 Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural) 	20.5	18.5	-1.4		
Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A		
Surface water features (lakes, ponds, streams, rivers, etc.) N/A N/A N/A					
Wetlands (freshwater or tidal)	N/A	N/A	N/A-		
Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A		
Other Describe:	N/A	N/A	N/A		

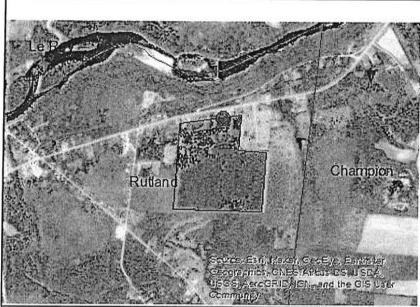
day care centers, or group homes) within 1500 feet of the project site? Yes, i. Identify Facilities:	d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: c. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment:	
Yes: Domensions of the dam and impoundment: Dam leight: Dam leight: Teet Dam length: Teet Surface area: Volume impounded: Dam's existing hazard classification: Provide date and summarize results of last inspection: The project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes: Has the facility been formally closed? If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes: Describe waste(s) handled and waste management activities, including approximate time when activities occurred: Describe waste(s) handled and waste management activities, including approximate time when activities occurred: Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes — Spills Incidents database Provide DEC ID number(s): Yes — Spills Incidents database Provide DEC ID number(s): Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No	Yes: i. Dimensions of the dam and impoundment:]Yes 🗾 No
Yes: Domensions of the dam and impoundment: Dam leight: Dam leight: Teet Dam length: Teet Surface area: Volume impounded: Dam's existing hazard classification: Provide date and summarize results of last inspection: The project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes: Has the facility been formally closed? If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes: Describe waste(s) handled and waste management activities, including approximate time when activities occurred: Describe waste(s) handled and waste management activities, including approximate time when activities occurred: Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes — Spills Incidents database Provide DEC ID number(s): Yes — Spills Incidents database Provide DEC ID number(s): Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No	Yes: i. Dimensions of the dam and impoundment:]Yes☑No
Dimensions of the dam and impoundment: Dam height: feet Dam height: feet Dam length: get Surface area: gallons OR acre-feet Dam's existing hazard classification: Dam's exis	i. Dimensions of the dam and impoundment:	
Dam height:	4774 CONTROL	
Dam length: Surface area: Volume impounded: Dam's existing hazard classification: In Provide date and summarize results of last inspection: It is the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? The summarize results of last inspection: It is the facility been formally closed? It is the facility been formally closed? If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? The provide waste(s) handled and waste management activities, including approximate time when activities occurred: Potential contamination history. Has there been a reported spill at the proposed project site, or have any were medial actions been conducted at or adjacent to the proposed site? The provide Decommental Site is the distance of the site listed on the NYSDEC Spills Incidents database or Environmental Site when a provide Decommental Site remediation database? Provide Decommental Site Remediation database or Environmental Site remediation database or Environmental Site remediation database? Provide Decommental Site Remediation database results of the site is the site of the site listed on the NYSDEC Environmental Site Remediation database? Provide Decommental Site Remediation database results of the site is the site of the site of the site is the site of the si		
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es, provide DEC ID number(s):		
	es, provide DEC ID number(s):	I CSBCJ INO
	If yes to (i), (ii) or (iii) above, describe current status of site(s):	

v. Is the project site subject to an institutional control	l limiting property uses?	☐Yes☑No
If yes, DEC site ID number: Describe the type of institutional control (e.)	g., deed restriction or easement):	
 Describe any use limitations: 		
Describe any engineering controls:		
 Will the project affect the institutional or en Explain: 	gineering controls in place?	□Yes□No
D 00001 - 0.0000 0		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project		
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bed	drock outcroppings?%	☐ Yes ZNo
c. Predominant soil type(s) present on project site:	Galway very stony silt loam (GmC)	58 %
		36 %
	Plainfield sand (PoB)	5%
d. What is the average depth to the water table on the	project site? Average:3 feet	
e. Drainage status of project site soils: Well Draine		
	Well Drained:1% of site	
Poorly Drain	A CONTRACTOR OF THE CONTRACTOR	
f. Approximate proportion of proposed action site with		
	☐ 10-15%:% of site ☐ 15% or greater: % of site	
g. Are there any unique geologic features on the project	ct site?	□Yes☑No
If Yes, describe:		
h. Surface water features.		
i. Does any portion of the project site contain wetland ponds or lakes)?		□Yes☑No
ii. Do any wetlands or other waterbodies adjoin the pr	oject site?	☐Yes \ No
If Yes to either i or ii, continue. If No, skip to E.2.i.	No. 1. Annual de la company de	
iii. Are any of the wetlands or waterbodies within or a state or local agency?	djoining the project site regulated by any rederal,	☐Yes ☑No
iv. For each identified regulated wetland and waterbook	dy on the project site, provide the following information Classification	
• Wetlands: Name	Approximate Size	
r. The diff of the doore mater boates listed in the most	Classification Approximate Size t recent compilation of NYS water quality-impaired	☐Yes ☑No
waterbodies? If yes, name of impaired water body/bodies and basis f	for listing as impaired:	
The state of the s		
i. Is the project site in a designated Floodway?	45	☐Yes ☑No
i. Is the project site in the 100-year Floodplain?		□Yes ☑ No
k. Is the project site in the 500-year Floodplain?		□Yes☑No
Is the project site located over, or immediately adjoin	ning, a primary, principal or sole source aquifer?	Z Yes □No
i. Name of aquifer: Principal Aquifer		

	pecies that occupy or use the project site:	
squirrels rabbit	small rodents	
turkey	song birds	
n. Does the project site contain a design If Yes:	possible white-tailed deer nated significant natural community? omposition, function, and basis for designation):	□Yes☑No
iii. Extent of community/habitat:Currently:	ct as proposed: acres acres acres acres	
endangered or threatened, or does it co If Yes:	of plant or animal that is listed by the federal government or NYS as ontain any areas identified as habitat for an endangered or threatened atened):	species?
special concern? If Yes: i. Species and listing: All NYS listed species, all threatened: Back's S	cies of plant or animal that is listed by NYS as rare, or as a species of plant or animal that is listed by NYS as rare, or as a species of order of the second of the sec	
Smoke, Riverweed, Twinleaf		
q. Is the project site or adjoining area cuilifyes, give a brief description of how the	rrently used for hunting, trapping, fishing or shell fishing? e proposed action may affect that use:	□Yes ☑No
E.3. Designated Public Resources On	or Near Project Site	
 a. Is the project site, or any portion of it, Agriculture and Markets Law, Article If Yes, provide county plus district name 		□Yes ☑ No
 b. Are agricultural lands consisting of high i. If Yes: acreage(s) on project site?	ghly productive soils present?	Yes☑No
Natural Landmark? If Yes: i. Nature of the natural landmark:	rt of, or is it substantially contiguous to, a registered National Biological Community Geological Feature k, including values behind designation and approximate size/extent:	□Yes []No
If Yes: i. CEA name: ii. Basis for designation:	adjoin a state listed Critical Environmental Area?	□Yes☑No

e. Does the project site contain, or is it substantially contiguous to, a which is listed on the National or State Register of Historic Places. Office of Parks, Recreation and Historic Preservation to be eligible If Yes:	, or that has been determined by the Commissioner of	
 i. Nature of historic/archaeological resource:	te Historic Building or District	
iii. Brief description of attributes on which listing is based:		
Phase IA/IB survey has been conducted and no cultural resources have been	en identified within or adjacent to the project area.	
f. Is the project site, or any portion of it, located in or adjacent to an archaeological sites on the NY State Historic Preservation Office (Yes∏No
g. Have additional archaeological or historic site(s) or resources been If Yes:	s data madakan mengelah sanggerok kanggan ♣ kalang ¥ manya sanggan berasa	res No
i. Describe possible resource(s):ii. Basis for identification:	7.00.20	
	1 10 1	, F7
 h. Is the project site within fives miles of any officially designated an scenic or aesthetic resource? If Yes: i. Identify resource: 	d publicly accessible federal, state, or local	res ☑No
 Nature of, or basis for, designation (e.g., established highway ove etc.): 	20 1	c byway,
iii. Distance between project and resource:	miles.	
 i. Is the project site located within a designated river corridor under Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: 		res ⊠ No
ii. Is the activity consistent with development restrictions contained		res □No
F. Additional Information Attach any additional information which may be needed to clarify you have identified any adverse impacts which could be associate any measures which you propose to avoid or minimize them. :Attach	ed with your proposal, please describe those impacts	
G. Verification I certify that the information provided is true to the best of my know	GRANCE WAS A REST TO A REST TO A REST OF THE SAME AND A COMMISSION OF THE	
Applicant/Sponsor Name Andrew Varrow	Date19 Feb 2021	
Signature	TitleDevelopment Director	_

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmenta assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Washinghina (Hong Kong), Esri

D::	ICt-I	10	Vaterfront	A 7
DJJ	IL Oasiai	OF V	varennoni	Areal

B.i.ii [Local Waterfront Revitalization Area]

C.2.b. [Special Planning District]

E.1.h [DEC Spills or Remediation Site -Potential Contamination History]

E.1.h.i [DEC Spills or Remediation Site -Listed]

E.1.h.i [DEC Spills or Remediation Site -Environmental Site Remediation Database]

E.1.h.iii [Within 2,000' of DEC Remediation Site]

E.2.g [Unique Geologic Features]

E.2.h.i [Surface Water Features]

E.2.h.ii [Surface Water Features]

E.2.h.iii [Surface Water Features]

E.2.h.v [Impaired Water Bodies]

E.2.i. [Floodway]

E.2.j. [100 Year Floodplain]

E.2.k. [500 Year Floodplain]

E.2.I. [Aquifers]

E.2.I. [Aquifer Names]

E.2.n. [Natural Communities]

No

No

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

No

No

No

Yes

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF

Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF

Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF

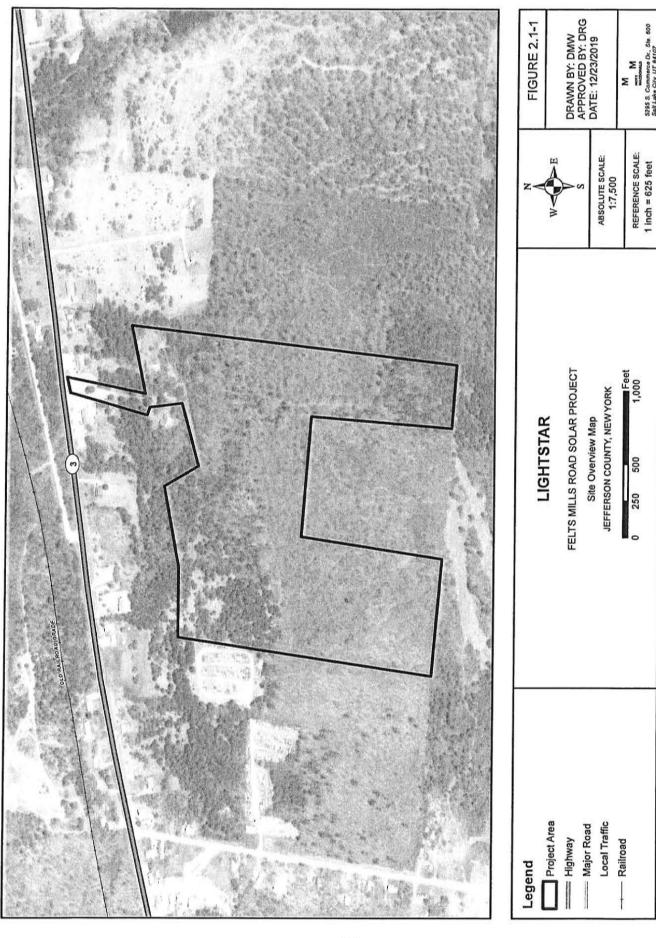
Workbook.

Yes

Principal Aquifer

No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



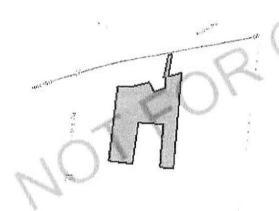
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Jefferson County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334

(607) 753-9699

3817 Luker Road Cortland, NY 13045-9385

http://www.fws.gov/northeast/nyfo/es/section7.htm

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

- 1. Draw the project location and click CONTINUE.
- 2. Click DEFINE PROJECT.
- 3. Log in (if directed to do so).
- 4. Provide a name and description for your project.
- 5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the <u>Ecological Services Program</u> of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact <u>NOAA Fisheries</u> for <u>species under their jurisdiction</u>.

- Species listed under the <u>Endangered Species Act</u> are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the <u>listing status page</u> for more information.
- 2. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Indiana Bat Myotis sodalis

Endangered

There is **final** critical habitat for this species. Your location is outside the critical habitat.

https://ecos.fws.gov/ecp/species/5949

Northern Long-eared Bat Myotis septentrionalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045 **Threatened**

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described <u>below</u>.

- 1. The Migratory Birds Treaty Act of 1918.
- 2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds
 http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the <u>USFWS Birds of Conservation Concern</u> (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ <u>below</u>. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the <u>E-bird data mapping</u> <u>tool</u> (Tip: enter your location, desired date range and a species on your list). For projects that occur

off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found <u>below</u>.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED
FOR A BIRD ON YOUR LIST, THE
BIRD MAY BREED IN YOUR
PROJECT AREA SOMETIME WITHIN
THE TIMEFRAME SPECIFIED,
WHICH IS A VERY LIBERAL
ESTIMATE OF THE DATES INSIDE
WHICH THE BIRD BREEDS
ACROSS ITS ENTIRE RANGE.
"BREEDS ELSEWHERE" INDICATES
THAT THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT AREA.)

Bald Eagle Haliaeetus leucocephalus

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

https://ecos.fws.gov/ecp/species/1626

Breeds Dec 1 to Aug 31

Black-billed Cuckoo Coccyzus erythropthalmus

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/9399

Breeds May 15 to Oct 10

Bobolink Dolichonyx oryzivorus

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Jul 31

Canada Warbler Cardellina canadensis

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Aug 10

Eastern Whip-poor-will Antrostomus vociferus

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Aug 20

Golden Eagle Aquila chrysaetos

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

https://ecos.fws.gov/ecp/species/1680

Breeds Jan 1 to Aug 31

Golden-winged Warbler Vermivora chrysoptera

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/8745

Breeds May 1 to Jul 20

Henslow's Sparrow Ammodramus henslowii

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/3941

Breeds May 1 to Aug 31

Prairie Warbler Dendroica discolor

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker Melanerpes erythrocephalus

This is a Bird of Conservation Concern (BCC) throughout its range

This is a Bird of Conservation Concern (BCC) throughout its range in

the continental USA and Alaska.

Breeds May 10 to Sep 10

Snowy Owl Bubo scandiacus

This is a Bird of Conservation Concern (BCC) throughout its range in

the continental USA and Alaska.

Breeds elsewhere

Wood Thrush Hylocichla mustelina

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

- 1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
- 2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
- 3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

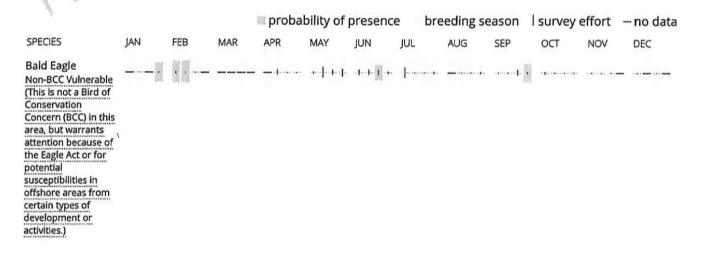
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

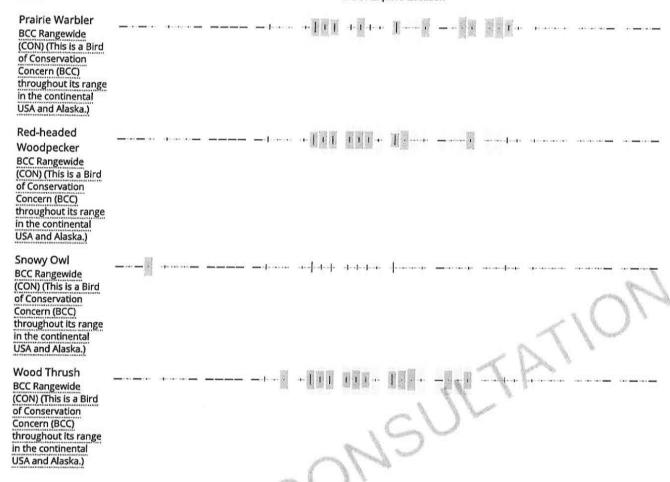
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Black-billed Cuckoo BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)		dioresso		-1	·-+#+	T T-t-	olomo z en	www.vennenger	and the	(Market Market)	***	
Bobolink BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)		-Proceed comm			-111	1-12			·	apone and		
Canada Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)		discourse (-111	11-11-1	II	-11-11		1	\C	1/
Eastern Whip- poor-will BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)				-1	-[-]	1	(5)	10	7			
Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)	()	C	7		-11++	++++	1	-		•••		
Golden-winged Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)		1		-desires	· [] [<u>I</u> I++		-1-1		abanaman.		
Henslow's Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)		-		.	- II + II	f-1 T-e			e e la tr	Le suive aprecione —		



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS <u>Birds of Conservation Concern (BCC)</u> and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the <u>Avian Knowledge Network (AKN)</u>. The AKN data is based on a growing collection of <u>survey</u>, <u>banding</u>, <u>and citizen science datasets</u> and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (<u>Eagle Act</u> requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the <u>AKN Phenology Tool</u>.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the <u>Avian Knowledge Network (AKN)</u>. This data is derived from a growing collection of <u>survey, banding, and citizen science datasets</u>.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

- "BCC Rangewide" birds are <u>Birds of Conservation Concern</u> (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
- "BCC BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
- 3. "Non-BCC Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the <u>Eagle Act</u> requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the <u>Diving Bird Study</u> and the <u>nanotag studies</u> or contact <u>Caleb Spiegel</u> or <u>Pam Loring</u>.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to <u>obtain a permit</u> to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to <u>NWI wetlands</u> and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local <u>U.S. Army Corps of Engineers District</u>.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

New York Nature Explorer County Results Report

Criteria: County: Jef	ferson						
							1
1							
							1
						1.6	
ommon Name	Subgroup	Distribution Status	Year Last Documente		ion Status Federal	Comser State	vation Rank Global
County: Jeff	erson). 		3.44	Wirelike
nimal: Mamma	Caramira Salawahina wa mafahasa da Salam	·多尔·多尔·多门。			SI PANASA T	(ME) (M. 1941)	
stern Small-footed Myotis	Bats	Recently Confirmed	2010	Special Concer	n	S1S3	G4
Myotis leibii		Confirmed					
liana Bat	Bats	Recently Confirmed	2011	Endangered	Endangered	S1	G2
Myotis sodalis		and the second s					
rthern Long-eared Bat	Bats	Recently Confirmed	2013	Threatened	Threatened	S1	G1G2
Myotis septentrionalis							
nimal: Birds							

New York Nature Explorer

				-/ 10			
Common Name	Sulognosija	Distribution Status	Year Las Documen		tion Status Federal	Ciorisia Sitatra	nvailion Rain Global
Bald Eagle	Hawks, Falcons, Eagles,		2017	Threatened	1-90(9) 51	S2S3B,S2	
	Vultures	Confirmed	2017	imeatened		32330,32	1405
Haliaeetus leucocephalus	0. II. T						
Black Tern	Gulls, Terns, Plovers, Shorebirds	Recently Confirmed	2018	Endangered		S2B	G4
Chlidonias niger							
Common Tern	Gulls, Terns, Plovers, Shorebirds	Recently Confirmed	2000	Threatened		S3B	G5
Sterna hirundo							
Henslow's Sparrow	Sparrows and Towhees	Recently Confirmed	2018	Threatened		S3B	G4
Ammodramus henslowii							
Least Bittern	Herons, Bitterns, Egrets, Pelicans	Recently Confirmed	2018	Threatened		S3B,S1N	G5
Ixobrychus exilis	1.00 T. 1.20 T. 10 T						
Loggerhead Shrike	Shrikes	Recently Confirmed	1984	Endangered		S1B	G4
Lanius ludovicianus							
Northern Harrier	Hawks, Falcons, Eagles, Vultures	Recently Confirmed	2017	Threatened		S3B,S3N	G5
Circus hudsonius							
Peregrine Falcon	Hawks, Falcons, Eagles, Vultures	Recently Confirmed	2015	Endangered		S3B	G4
Falco peregrinus							
Pied-billed Grebe	Grebes	Recently Confirmed	2018	Threatened		S3B,S1N	G5
Podilymbus podiceps							
Piping Plover	Gulls, Terns, Plovers, Shorebirds	Recently Confirmed	2015	Endangered	Endangered/Thr eatened	S3B	G3
Charadrius melodus							
Sedge Wren	Wrens	Recently Confirmed	2014	Threatened		S3B	G5
Cistothorus platensis							
Short-eared Owl	Owls	Recently Confirmed	2018	Endangered		S2	G5
Asio flammeus		Committee					
pland Sandpiper	Gulls, Terns, Plovers, Shorebirds	Recently Confirmed	2016	Threatened		S3B	G5
Bartramia longicauda	Choreshes	Commined					
Animal: Reptiles							
landing's Turtle	Turtles	Recently Confirmed	2011	Threatened		S2S3	G4
Emydoidea blandingii		TO RESERVATION					
piny Softshell	Turtles	Recently Confirmed	1990	Special Concern	n ,	S2S3	G5
Apalone spinifera							

New York State Department of Environmental Conservation

Page 2 of 4

New York Nature Explorer

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Colmination Meanice	Sulaigroup	Distribution Status	Year Last Doouments		otion Status Federal	Cionisia Stata	rvattion Stant Global
Lake Sturgeon	Sturgeons and Paddlefish	Recently Confirmed	2012	Threatened		S2S3	G3G4
Acipenser fulvescens		F. U. A. de al a a U.	A. 7. 200				
Mooneye	Mooneyes	Historically Confirmed	1932	Threatened		S2	G5
Hiodon tergisus		-19					
Pugnose Shiner Notropis anogenus	Minnows, Shiners, Suckers	Recently Confirmed	2004	Endangered		S1S2	G3
Animal: Butterfl	ies and Moths						
Karner Blue Plebejus melissa samuelis	Butterflies and Skippers	Historically Confirmed		Endangered	Endangered	S1	G5T2
Animal: Mayflie	s						
Tomah Mayfly Siphlonisca aerodromia	Mayflies	Recently Confirmed	2012	Endangered		S1	G2G3
Animal: Animal	Assemblages						
Animai. Animai	, toootiiibiagoo						
Bat Colony Bat Colony	Animal Assemblages	Recently Confirmed	2005			SNRN	GNR
Bat Colony	Animal Assemblages		2005			SNRN	GNR
Bat Colony Bat Colony	Animal Assemblages		2005	Threatened		SNRN S2	GNR G5
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose	Animal Assemblages	Confirmed		Threatened Endangered			
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade	Animal Assemblages Plants Other Flowering Plants Orchids	Recently Confirmed Historically	2007			S2	G 5
Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade Neottia convallarioides Dragon's Mouth Orchid Arethusa bulbosa Michigan Lily	Animal Assemblages Plants Other Flowering Plants Orchids Other Flowering Plants	Recently Confirmed Historically Confirmed	2007	Endangered		S2 S1	G5 G5
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade Neottia convallarioides Dragon's Mouth Orchid Arethusa bulbosa Michigan Lily Lilium michiganense	Animal Assemblages Plants Other Flowering Plants Orchids Other Flowering Plants	Recently Confirmed Historically Confirmed Recently Confirmed	2007 1927 1994	Endangered		S2 S1 S2 S1	G5 G5
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade Neottia convallarioides Dragon's Mouth Orchid Arethusa bulbosa Aichigan Lily Lilium michiganense	Animal Assemblages Plants Other Flowering Plants Orchids Other Flowering Plants Other Flowering Plants Orchids	Recently Confirmed Historically Confirmed Recently Confirmed Recently Confirmed Historically Confirmed	2007 1927 1994	Endangered Threatened Endangered		S2 S1 S2 S1	G5 G5 G5
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade Neottia convallarioides Dragon's Mouth Orchid Arethusa bulbosa Michigan Lily Lilium michiganense	Animal Assemblages Plants Other Flowering Plants Orchids Other Flowering Plants Orchids Other Flowering Plants	Recently Confirmed Historically Confirmed Recently Confirmed Recently Confirmed Historically Confirmed	2007 1927 1994	Endangered Threatened Endangered		S2 S1 S2 S1	G5 G5 G5
Bat Colony Bat Colony Plant: Flowering Bird's Eye Primrose Primula mistassinica Broad-lipped Twayblade Neottia convallarioides Dragon's Mouth Orchid Arethusa bulbosa Aichigan Lily Lilium michiganense Puttyroot Aplectrum hyemale	Animal Assemblages Plants Other Flowering Plants Orchids Other Flowering Plants Orchids Other Flowering Plants	Recently Confirmed Historically Confirmed Recently Confirmed Recently Confirmed Historically Confirmed Recently Confirmed	2007 1927 1994 1997	Endangered Threatened Endangered Endangered		S2 S1 S2 S1	G5 G5 G5 G5

New York State Department of Environmental Conservation 12/4/20 5:06 PM

New York Nature Explorer

Common Name Subgroup		Distribution	Year Last	Proteotion State	ira (Ĉioinia	Conservation Rank	
		Stations	Dietelumitemite	State Fedi	eral Stat	e Gholoal	
Striped Coralroot	Orchids	Historically Confirmed	SHERNING THERESELLS	Endangered	S1	G5T5	
Corallorhiza striata var. striata							
Yellow Mountain Saxifrage	Other Flowering Plants	Recently Confirmed	2007	Threatened	S2	G5	
Saxifraga aizoides							

This list only includes records from the databases of the NY Natural Heritage Program, the second NYS Breeding Bird Atlas Project, and the NY Amphibian and Reptile Atlas Project. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities.

Full Environmental Assessment Form Part 2 - Identification of Potential Project Impacts

	Agency Use Only [If applicable]
Project:	
Date:	

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental rofessionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that in be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- · Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- . If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general
 question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

 Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2. 	□NO □YES		
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. The proposed action may involve construction on land where depth to water table is less than 3 feet. 	E2d	」	
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	Ø	
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a		Ø
 d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. 	D2a	囟	
 The proposed action may involve construction that continues for more than one year or in multiple phases. 	Dle	M	
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	风	
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	凶、	
h. Other impacts:		図	

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhib access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)	it 💆 no) 🗆	YES ,
If "Yes", answer questions a - c. If "No", move on to Section 3.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g		
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c		
c. Other impacts:			
	\		
3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If "Yes", answer questions a - l. If "No", move on to Section 4.	Øис	· 🗆	YES
	Relevant	No, or	Moderate
	Part I Question(s)	small impact	to large impact may
	Dal Dil	may occur	occur
The proposed action may create a new water body.	D2b, D1h		
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b		
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a		
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h		
 The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. 	D2a, D2h		
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c		
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d		
 h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. 	D2e		
 The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. 	E2h		
 The proposed action may involve the application of pesticides or herbicides in or around any water body. 	D2q, E2h		
The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d		

1. Other impacts:			
4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquif (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.	er.) [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c		
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c		·
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c		
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E21		
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h		
 f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. 	D2p, E2l		
The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c		
h. Other impacts:			
 Impact on Flooding The proposed action may result in development on lands subject to flooding. 	Дио		YES
(See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i		
b. The proposed action may result in development within a 100 year floodplain.	E2j		
c. The proposed action may result in development within a 500 year floodplain.	E2k		
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e		
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k		
If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	Ele		

g. Other impacts:			
6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) If "Yes", answer questions a - f. If "No", move on to Section 7.	Mino) [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO₂) ii. More than 3.5 tons/year of nitrous oxide (N₂O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane 	D2g D2g D2g D2g D2g		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g		
The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s		
f. Other impacts:			
7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. If "Yes", answer questions a - j. If "No", move on to Section 8.	mq.)	,Дио	□YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p		
The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	Е3с		
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	П	
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m		
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E1b		
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q		
j. Other impacts:			
8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. a If "Yes", answer questions a - h. If "No", move on to Section 9.	Мио	□YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b		П
The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb		
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b		
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	П	
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, Elb		
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d		
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c		
h. Other impacts:			

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10.	NA DA	0 [YES
1) Tes , answer questions u - g. 1) 110 , go to bection 10.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	口	
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	B	
 d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities 	E3h E2q, E1c		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½-3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g		
g. Other impacts:			
10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. B.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11.	Mи) [YES
ti	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g		

d. Other impacts:				
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:				
 The proposed action may result in the destruction or alteration of all or part of the site or property. 	E3e, E3g, E3f			
 The proposed action may result in the alteration of the property's setting or integrity. 	E3e, E3f, E3g, E1a, E1b			
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3			
11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.				
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p			
The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q			
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q			
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c			
e. Other impacts:				
12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)				
If "Yes", answer questions a - c. If "No", go to Section 13.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d			
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d			
Other impacts:				

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. (See Part 1, D.2.j) If "Yes", answer questions a - f. If "No", go to Section 14.				
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. Projected traffic increase may exceed capacity of existing road network.	D2j			
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j			
c. The proposed action will degrade existing transit access.	D2j			
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j			
e. The proposed action may alter the present pattern of movement of people or goods.	D2j			
f. Other impacts:				
14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) If "Yes", answer questions a - e. If "No", go to Section 15.				
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
The proposed action will require a new, or an upgrade to an existing, substation.	D2k			
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k			
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k			
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	Dlg			
e. Other Impacts:				
15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. [NO YES (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16.				
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
 a. The proposed action may produce sound above noise levels established by local regulation. 	D2m			
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d			
The proposed action may result in routine odors for more than one hour per day.	D2o			

d. The proposed action may result in light shining onto adjoining properties.	D2n		
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a		
S. Other impacts:			
16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. ar If "Yes", answer questions a - m. If "No", go to Section 17.	nd h.)	o 🔲	YES
¥	Relevant Part I Question(s)	No,or small impact may eccur	Moderate to large impact may occur
 a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. 	E1d		
b. The site of the proposed action is currently undergoing remediation.	Elg, Elh		
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	Elg, Elh		
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	Elg, Elh	П	
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	Elg, Elh		
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t		
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f		
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f		
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s		
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	Elf, Elg Elh		
 k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. 	E1f, E1g		
I. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r		
m. Other impacts:			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans.	MNO		ÆS
(See Part 1. C.1, C.2. and C.3.)	Milo	Ш,	. 11.0
If "Yes", answer questions a - h. If "No", go to Section 18.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a		
h. Other:			
8. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	ОијД	. 🗆	res ,
If "Yes", answer questions a - g. If "No", proceed to Part 3.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	П	П
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	П	
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	П	
f. Proposed action is inconsistent with the character of the existing natural landscape.			
	C2, C3 E1a, E1b E2g, E2h	-	

PRINT FULL FORM

	Agency Use Only [IfApplicable]
Project :	
Date:	335-350

Full Environmental Assessment Form Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact
 occurring, number of people affected by the impact and any additional environmental consequences if the impact were to
 occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where
 there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse
 environmental impact.
- · Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that
 no significant adverse environmental impacts will result.
- · Attach additional sheets, as needed.

Potential impact with shallow bedrock will mitigated by drilling foundation post into bedrock.

	Determination	on of Significance	- Type 1 and	Unlisted Actions	S	
SEQR Status:	Y Type 1	Unlisted	1500		,	
Identify portions of	EAF completed for this P	Project: X Part 1	Part 2	💢 Part 3		

Upon review of the information recorded on this EAF, as noted, plus this additional supp	ort information
nd considering both the magnitude and importance of each identified potential impact, it	
A. This project will result in no significant adverse impacts on the environment, and statement need not be prepared. Accordingly, this negative declaration is issued.	as lead agency that: d, therefore, an environmental impact
B. Although this project could have a significant adverse impact on the environmer substantially mitigated because of the following conditions which will be required by the	
There will, therefore, be no significant adverse impacts from the project as conditioned, a declaration is issued. A conditioned negative declaration may be used only for UNLISTE	and, therefore, this conditioned negative ED actions (see 6 NYCRR 617.7(d)).
C. This Project may result in one or more significant adverse impacts on the enviro statement must be prepared to further assess the impact(s) and possible mitigation and to impacts. Accordingly, this positive declaration is issued.	
Name of Action: Felt's Mills Solar Project	
Name of Action: Felt's Mills Solar Project Name of Lead Agency: Rulland Planning Board	
Name of Responsible Officer in Lead Agency: Tonothen Boomhon	\(\lambda\)
Title of Responsible Officer: Chairman	
Signature of Responsible Officer in Lead Agency: Like DA	Date: 3/04/2021
Signature of Preparer (if different from Responsible Officer)	Date:
For Further Information:	
Contact Person:	
Address:	
Telephone Number:	
E-mail:	
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is s	ent to:
Chief Executive Officer of the political subdivision in which the action will be principally Other involved agencies (if any) Applicant (if any)	located (e.g., Town / City / Village of)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html	

Jefferson County Industrial Dev	elopment Agency		
Project Summary	ad the • Three factors (the e s . (finite) • •	Date 10/5/20	21
Project GSPP North		Project #	
Location 24658 CR 47 North, Town of Cl	nampion, NY 13601	School Carthage C	Central
Tax Parce 76.06-1-38.1		Project Type 875KW, No	Storage
Total Tx. \$2,291		Village	
Community Distributed Generation	7.96 Acres	Town Champion	
Total Project Costs \$1,507,84	0	Jobs	
Land	_	Retained	0
Infastructure	330,170	Added	2
Building		Total	2
Furnituer & Fixtures	220,286	Next Five Years	
Equipment		Construction Jobs	27
Solar Equipment	848,537	Current Assessment	126,600
Interconnect Costs	108,847	Final Assessment	782,250
Eng/Arch Fees			
Finance Charges		Agency Fee \$30,15	57
Legal Fees		App Fee Paid 2,50	00 5/19/2020
Solar Installation Labor		Agency Fee is calculated b	ased on the fee schedule
Other-Soft Costs		on the Application. This pr	oject is under \$10 Million
Total	1,507,840	so the fee is 2% of Total Pi	roject Costs.

Sales Tax Exemption	Not Applied For		Champion T	ax Rates 2020
Total Material			County	7.377142
Taxable Material			Town	3.499207
4% County Tax		0	School CCs	\$7.870833
4% NYS Tax			The state of the s	18.747182

Mortgage Recording Tax Not Applied For Est Mortgage Amount \$0

MRT Savings \$0.0

(No Storage)

PILOT	Per .875 MW	W/O PILOT
Year 1	6,349.99	14,664.98
Year 2	6,225.48	14,664.98
Year 3	6,103.41	14,664.98
Year 4	5,983.74	14,664.98
Year 5	5,866.41	14,664.98
Year 6	5,751.38	14,664.98
Year 7	5,638.61	14,664.98
Year 8	5,528.05	14,664.98
Year 9	5,419.66	14,664.98
Year 10	5,313.39	14,664.98
Year 11	5,209.20	14,664.98
Year 12	5,107.06	14,664.98
Year 13	5,006.93	14,664.98
Year 14	4,908.75	14,664.98
Year 15	4,812.50	14,664.98
2	83,224.56	219,974.75

38%

New Assessment

5MW	1MW	0.875
4,470,000	894,000	782,250

GSPP NORTH (OMNI NAVITAS) Cost Benefit Analysis Inform Analytics Powered	Page 1 of 8	}

Cost-Benefit Analysis for GSPP NORTH (OMNI NAVITAS)

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

GSPP 24658 CR47 NORTH, LLC TOTAL JOBS

TOTAL INVESTED

LOCATION

TIMELINE

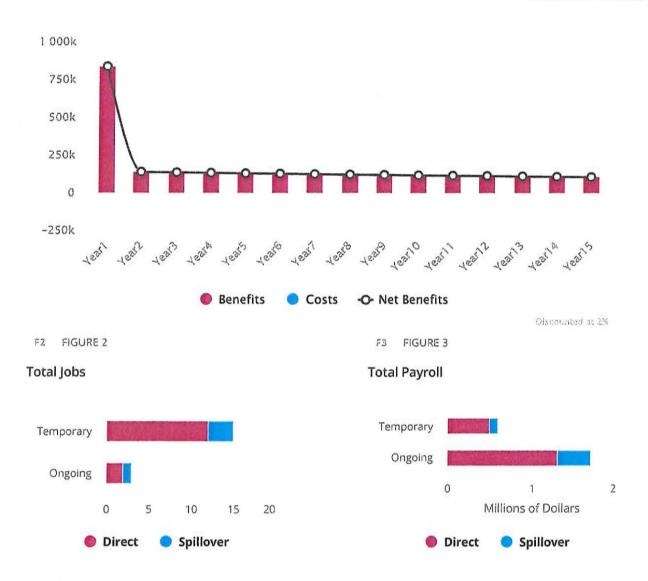
3 Ongoing; 15 Temporary \$1.5 Million

24658 CR 47 NORTH TOWN OF CHAMPION 15 Years

F1 FIGURE 1

Discounted* Net Benefits for GSPP NORTH (OMNI NAVITAS) by Year

Total Net Benefits: \$2,516,000



Proposed Investment

GSPP 24658 CR47 NORTH, LLC proposes to invest \$1.5 million at 24658 CR 47 NORTH TOWN OF CHAMPION over 15 years. Jefferson County LDC staff summarize the proposed with the following: 875KW SOLAR ARRAY

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

Community Distributed

Generation

\$1,508,000

Total Investments

\$1,508,000

Discounted Total (2%)

\$1,508,000

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 GSPP 24658 CR47 NORTH, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$93,000	\$81,000
Total Costs	\$93,000	\$81,000

May not sum to total due to rounding.

^{*} 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	\$2,105,000	\$608,000	\$2,713,000
To Private Individuals	\$2,021,000	\$599,000	\$2,620,000
Temporary Payroll	\$521,000	\$128,000	\$649,000
Ongoing Payroll	\$1,500,000	\$471,000	\$1,971,000
To the Public	\$85,000	\$9,000	\$94,000
Property Tax Revenue	\$55,000	N/A	\$55,000
Temporary Sales Tax Revenue	\$8,000	\$2,000	\$10,000
Ongoing Sales Tax Revenue	\$22,000	\$7,000	\$29,000
STATE BENEFITS	\$120,000	\$31,000	\$151,000
To the Public	\$120,000	\$31,000	\$151,000
Temporary Income Tax Revenue	\$23,000	\$6,000	\$29,000
Ongoing Income Tax Revenue	\$71,000	\$18,000	\$89,000
Temporary Sales Tax Revenue	\$7,000	\$2,000	\$8,000
Ongoing Sales Tax Revenue	\$19,000	\$6,000	\$25,000
Total Benefits to State & Region	\$2,225,000	\$639,000	\$2,864,000
Discounted Total Benefits (2%)	\$2,022,000	\$576,000	\$2,597,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

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

Description	Benefit*	Cost*	Ratio
Region	\$2,461,000	\$81,000	30:1
State	\$137,000	\$O	N/A
Grand Total	\$2,597,000	\$81,000	32:1

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 Fina	ncing
□ Taxable Bond Financin	g
□ Lease Leaseback Trans	action

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

Applicant (Company) Name: GSPP 24658 County Route 47 North, LLC	_
Applicant Address:	
1 Landmark Square, Suite 320, Stamford, CT 06901	
Phone:	
203-496-8950	
E-mail:	
commercialoperations@gspp.com	_
Application Date: 10/4/21	
Internal Use Only	
Staff Signature and Date of Submission: Och Samue	
Completed Application Date: 1019/21 Staff Initial	

Document Date: September 30, 2021

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 - \$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:	David Zembiec - CEO JCIDA+1 (315) 782-5865
	E.
i e	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:	David Zembiec - 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 rece	iving benefit:
Applicant Name: GSPP 24658 County I	Route 47 North, LLC
Applicant Address: 1 Landmark Square	
Phone: 203-496-8950	Fax:
Website: gspp.com	: DD@genn.com
Federal ID#: 84-5051832	NAICS: 221114
Will a Real Estate Holding Company be utili	ized to own the Project property/facility?
What is the name of the Real Estate Holding	Company: GSPP NN FUND IV, LLC
Federal ID#: 84-5014476	- 0000000
State and Year or Incorporation/Organization	n: NY, 9/1/2020
List of stockholders, members, or partners of	Real Estate Holding Company: N/A
<u> </u>	
Renewable Energy Projects: Attach owners	ship chart and indicate companies that will eventually own
and operate project	
B) Individual Completing Application:	
Name: Olivia Sproviero	
Title: Project Manager	
Address: 1 landmark squire suite 320 st	tamford ct 06901
Phone: 203.947.2609	Fax:
E-Mail: osproviero@gspp.com	
	,
C) Company Contact (if different from Sec	ction B above):
Name: Scott Kerner	
Title: Manager	
Address: 1 Landmark Square, Suite 320), Stamford CT 06901
Phone: 203-496-8950	Fax:
E-Mail: Scott@gspp.com	A MAI.
Revised Date:	Revision #

D) Compar	orney: Debi Gall	ler			
	Green Street F		s, LLC		
Address:	The second secon			ahassee, FL 323	30
Phone: 774	-269-2564		Fax	c: 617-507-5624	
4447-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4	ller@gspp.com	1			
E) Identify	the assistance be	ing requested o	f the Agency	(select all that app	ıly):
1. Exen	nption from Sales	Tax		☐ Yes or ☐	No
2. Exen	nption from Morte	gage Tax		☐ Yes or ☐	No
3. Exen	ption from Real	Property Tax		Yes or	No
4. Tax I	Exempt Financing	; *		☐ Yes or ☐	No
* (ty	oically for not-for-	-profits and qual	ified small ma	anufacturers)	
F) Applican	t Business Inform	nation (check a	ppropriate c	ategory):	
Corpo	oration		Partnership		
Publi	c Corporation		Joint Ventur	re	
Sole I	Proprietorship		Limited Lial	bility Company	×
	(please specify)				
	Established: Marc				
State	in which Organiza	ation is establish	ed: NY		
G) List all A	oplicant stockho	lders, members	, or partners	with % of owners	hip greater than 20%:
Name				% of ownershi	i <u>p</u>
GSPP NN F	und IV, LLC		100)	
y 			_		
\$					
H) Applicant	Business Descrip	otion:			
Describe in de	tail company bac	kground, produc	cts, customers	, goods and service	es. Description is critical
in determining	eligibility: The comp	pany was formed for the :	sole purpose of the pl	notovoltaic solar array and the	electricity the array will be producing.
-					
Revised Date:		,1	Revision #:		

	Estimated % of sales within Jefferson County: 25
	Estimated % of sales outside Jefferson County, but within New York State: 75
	Estimated % of sales outside New York State but within the U.S.: None
	Estimated % of sales outside the U.S. None
	(*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.
-	
	Section II: Project Description & Details
A) Proje	ect Location:
List your None	current operation(s) locations in Jefferson County:
List your None	current operation(s) locations in New York State:
	he Property Address of the proposed Project: County Route 47 North champion NY 13601
N	
Will the o	completion of the Project result in the removal, or reduction of an industrial or manufacturing
plant of th	e Applicant from: one area of New York State to Jefferson County; or within Jefferson County?
	Yes or No
If	Yes, please provide details
Davised D-	to: Devicion #.
Kevised Da	te:, 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 cause 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 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: 76.06-1-38.1
What are the current real estate taxes on the proposed Project Site?
If amount of current taxes is not available, provide assessed value for each:
Land: \$126,600 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: Champion School District: Carthage School district
Does the Applicant or any related entity currently hold fee title to the Project site? Yes or No No, indicate name of present owner of the Project Site: Estate of Elwood M Thomas
Pavised Data: Pavision #
Revised Date:, Revision #:

Does Applicant or rela	ated entity have an option/contract to purchase the Project site? Yes or No
and/or equipment pu all tenants and any/a	narrative of project and the purpose of the project (new build, renovations, rchases). Identify specific uses occurring within the project. Describe any and Il end users: (This information is critical in determining project eligibility):und mounted photovoltaic solar energy system. This project covers approximately 7.96 acres of the parcel located
at 24658 County Route 47 - N	lorth, Champion, NY 13601. The solar system will be comprised of Tier 1 modules in a single-axis tracker setup,
equipment pads for transforme	rs, and a 16' gravel access road coming from the west off County Route 47. The system will be installed to maximize
production and output, while n	ninimizing the disturbance of any soils. Currently, the property is being used for hay crop, and will continue to be
used for such outside the prop	osed project area. At the end of the project life, the property will be restored to its existing condition.
will have on the Apshortfalls, etc You	why the Agency's Financial Assistance is necessary, and the effect the Project oplicant's business or operations. Focus on competitiveness issues, project or eligibility determination will be based in part on your answer (attach cessary): Willoud the Agency's Financial Assistance, there is a Night likelihood that the project would not be undertaken due to economic reasons. If granted Financial Assistance
, will be producing electricity that will be fed	into the grid and indirectly sold to consumers. These consumers can be in the form of homeowners, small business, or lager electricity users. The electricity
produced will be sold to consumers	In the form of energy credits that go towards offsetting a subscriber's monthly electricity bill, a process known as community solar.
	be undertaken without Financial Assistance provided by the Agency, then the space provided below indicating why the Project should be undertaken
5 10 10 10 10	ble to obtain Financial Assistance for the Project, what will be the impact on osed project is unable to obtain Financial Assistance, the project company will most likely be dissolved, as the project would most likely not be undertaken.
Revised Date:	, Revision #:

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:
Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or □ No
If Yes, please provide local zoning reference that applies:
See attached for the Site Plan Approval resolution granted by the Town of Champion Planning Board.
For Renewable Energy Projects – provide acres leased or owned: 7.96
Describe the present zoning/land use: The parcel is located in the Rural Corridor (RC) district and is being used for hay crop
Describe required zoning/land use, if different:
If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: N/A
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 board or 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 with the status with respect to any required planning department approval:
Revised Date:, Revision #:

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. Industrial Back Office Retail Nixed Use Pacility for Aging Nixed Use Pacility for Aging Civic Facility (not for profit) Other Renewable energy ** 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 III 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.		
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: No. If yes, please provide copies of the study 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. Industrial No. Retail No. Retail Housing No. Retail Housing No. Retail Housing No. Retail Sales: Yes or No.	Has the Project received site plan approval from the planning department? We or No.	
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. Industrial		
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. Industrial Back Office Retail Housing Mixed Use Housing Mixed Use Facility for Aging Civic Facility (not for profit) Other Renewable energy ** 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 III 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.	The control of the co	along with
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. Industrial	the related SEQR determination.	
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. Industrial Back Office Retail Housing Mixed Use Pacility for Aging Mixed Use Pacility for Aging Mixed Use Pacility for Aging Civic Facility (not for profit) Commercial Other Renewable energy Image: Now Now Property Now Propert		pect to the
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. Industrial Back Office Cacquisition of Existing Facility Retail Cacquisition of Existing Facility Retail Cacquisition of Existing Facility Retail Cacquisition of Existing Facility Content of Equipment Purchase Facility for Aging Civic Facility (not for profit) Commercial Civic Facility (not for profit) Civic Facility (not for profit) Commercial Civic Facility (not for profit) Civic Facilit	proposed project site? Yes or No If yes, please provide a copy.	
Yes or No. If yes, please provide copies of the study G) Provide any additional information or details:	F) Have any other studies or assessments been undertaken with respect to the proposed project	ct site that
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. Industrial Back Office Retail Housing Mixed Use Facility or Aging Mixed Use Facility for Aging Other Renewable energy ** 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 III 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.	indicate the known or suspected presence of contamination that would complicate the site's deve	elopment?
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. Industrial Back Office Acquisition of Existing Facility Retail Back Use Equipment Purchase Facility for Aging Mixed Use Equipment Purchase Givic Facility (not for profit) Commercial Civic Facility (not for profit) Section III of the Application. Retail Sales: Yes or No No 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.	Yes or No. If yes, please provide copies of the study	
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. Industrial Back Office Acquisition of Existing Facility Retail Back Use Equipment Purchase Facility for Aging Mixed Use Equipment Purchase Givic Facility (not for profit) Commercial Civic Facility (not for profit) Section III of the Application. Retail Sales: Yes or No No 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.		
** Please check any and all end users as identified below. Industrial	G) Provide any additional information or details:	
** Please check any and all end users as identified below. Industrial		
Industrial	A) Select Project Type for all end users at project site (you may check more than one):	
Acquisition of Existing Facility	** Please check any and all end users as identified below.	
Housing Equipment Purchase	Industrial Back Office	
Equipment Purchase	Acquisition of Existing Facility Retail	
Multi-Tenant Commercial Civic Facility (not for profit) ** 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 III 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.		
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with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III 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.	Commercial Other Renewable energy x	
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.	with respect to either economic activity indicated below, complete the Retail Questionnaire con	
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.	Retail Sales: Yes or No Services: Yes or No	
Revised Date:, Revision #:	Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the	retail sale
Revised Date:, Revision #:		
Revised Date:, Revision #:		
	Revised Date:, Revision #:	

I) Project Information:

Estimated costs in connection with Project:

	Land and/or Building Acquisition:		\$	
	acress	square feet		
2.	New Building Construction:s	square feet	\$	
3.	New Building Addition(s):s	square feet	\$	
4.	Infrastructure Work		\$	
5.	Reconstruction/Renovation:s	quare feet	\$	
6.	Manufacturing Equipment:		\$	
7.	Non-Manufacturing Equipment (furniture,	fixtures, etc.):	\$	
8.	8. Soft Costs: (professional services, etc.):			
9.	Other, Specify:		\$	
		OTAL Capital Costs:	\$	
	t refinancing; estimated amount financing of existing debt only)		\$	
	s of Funds for Project Costs:			
	20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			769 009 40
Bar	nk Financing:			\$768,998.40
Equ	uity (excluding equity that is attributed to gr	ants/tax credits)		\$ 226,176.00
Tax	Exempt Bond Issuance (if applicable)			\$ 0
Tax	table Bond Issuance (if applicable)			\$ <u>0</u>
		16.11		665.60
Pub	lic Sources (Include sum total of all state ar nts and tax credits)	id tederal	\$ <u>512</u>	,005.00
Pub grar		id federal	_{\$} 512	,003.00
Pub grar	nts and tax credits)		\$ <u>512</u>	,005.00
Pub grar	nts and tax credits)		\$,005.00
Pub grar	nts and tax credits)		\$	
Pub grar	nts and tax credits)		\$ \$	

vable Energy Project: Project Costs	949 537
Solar equipment costs	_{\$} 848,537
(panels, racking, all solar equipment to inverters)	
Site equipment and FF&E costs	_{\$} 220,286
73 P	Ψ
and and analysis of a property	330 170
	_{\$} 330,170
other onsite intrastructure costs)	72 2 2 7C3
All interconnection costs whether direct or indirect	_{\$} 108,847
expense through utility	
	1
	\$
site plan and permitting	
Battery storage costs	\$
All other soft costs including legal, planning and permitting	\$
Community benefit payments or impact fees	\$
THE CONTROL OF THE C	***
Other (please identify):	\$
Total:	_{\$} 1,507,840
	Solar equipment costs (panels, racking, all solar equipment to inverters) Site equipment and FF&E costs (on-production equipment from inverter to interconnection, including site fencing, security and other equipment) Site work and land preparation costs (earthwork, roadways, landscaping, and site plan improvements, highway cuts, wetland mitigation and other onsite infrastructure costs) All interconnection costs whether direct or indirect expense through utility All pre-development costs, including planning, engineering, site plan and permitting Battery storage costs All other soft costs including legal, planning and permitting Community benefit payments or impact fees Other (please identify):

recording tax:		Benefit: Amount of m	ortgage that would be subject to mortgage
Mortg	gage Amount (include sum	total of construction/p	ermanent/bridge financing): \$ N/A
	ated Mortgage Recording ant as indicated above mult		t (product of mortgage
Construction	Cost Breakdown:		
Total Cos	t of Construction \$	(sum of 2,3	,4,5, and/or 7 in Question I, above)
Cost f	or materials:	\$ %	
% sou	rced in Jefferson County:		
	rced in New York State		% (including Jefferson County)
List m	ajor material suppliers if k		
Cost f	or labor:	\$	
Expec	or labor: ted Full-Time Equivalent l	Jobs during construction	on 20
Expec	ted Total Labor Hours dur	ing construction 9,600	
List m	ajor subcontractors, if kno	wn	
			ces that are subject to State and local Sales nd Use Tax exemption benefit:
Estimated State	The second second	Tay Benefit (product o	f 8 % multiplied by the figure, above):
Estimated State		rax Benefit (product o	1 /6 indiciplied by the figure, above).
	\$		
and Finance. T Applicant to un estimate, above authorize with	The Applicant acknowledge and and the total amount and the represents the maximu respect to this Application of the Project Costs as contained the Project Costs and Costs and Costs as contained the Project Costs as contained the Project Costs and Costs and Costs and Costs as contained the Project Costs as contained the Project Costs and Costs	es that the transaction of investment as prop on amount of sales a on. The Agency may t	te New York State Department of Taxation documents may include a covenant by the osed within this Application, and that the nd use tax benefit that the Agency may utilize the estimate, above, as well as the fon, to determine the Financial Assistance
proposed total that will be offe	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
that will be offe			
that will be offe Real Property Identify	Tax Benefit:		property tax exemption benefit OTHER
that will be offe Real Property Identify	Tax Benefit: and describe if the Proj		

JCIDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted 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

Square Footage	Cost	% of Total Cost of Project
0		
0		
0		
371,000		100%
	0 0 0	0 0 0

K)	What is	vour pr	oiect tin	netable (F	Provide	dates):
~~/		1000	CIOCK CYT	TACEMOTO IT	TO LIMO	auteboj.

1. Start date: acquisition of equipment or construction of facilities: 2/15/21	
2. Estimated completion date of project: 11/15/21	
3. Project occupancy – estimated starting date of operations: 11/15/20	
4. Have construction contracts been signed? Yes or No	
5. Has Financing been finalized? Yes or No	

** If constructions contracts have been signed, please provide copies of executed construction contracts and a complete project budget. The complete project budget should include all related construction costs totaling the amount of the new building construction, and/or new building addition(s), and/or renovation.

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L) Is the proposed Project	t necessary to expand	Applicant employment:	☐ Yes or ☐ No
Is the proposed Project n M) Employment Plan (S	7		Yes or No
	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be CREATED upon THREE Years after Project completion
**Full time (FTE)	0	0	2

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

Category of Jobs to be Retained and Created	FTE	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management			Transcript Daniel
Professional			
Administrative			
Production			
Transportation/Logistics			
Warehousing		7.5.5.5.5.2.2.2.2.2.10	
Other	2		
TOTAL	2		

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^{**} By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the Three-Year time period following Project completion. convert part-time jobs into FTE jobs by dividing the number of part-time jobs by two (2). A FTE job is one that works the equivalent of a 40-hour week for 48 weeks. A part-time job is one that works the equivalent of a 20-hour week for 24 weeks.

Full time		
Part Time		
Total	0	
8 8	described above are located	or subject to reduced activity? Yes or No If within the State of New York, and you answered We of this Application
determine the Financial Ass acknowledges that the trans number of jobs and create th	sistance that will be offere saction documents may in the number of jobs with resp reasonably necessary to pre	wing employment projections, among other items, to end by the Agency to the Applicant. The Applicant include a covenant by the Applicant to retain the expect to the Project as set forth in this Application. Event the Applicant from moving out of New York in County? Yes or No.
	20	being investigated, type of assistance offered and
State? Factors included the feasibility of other	parcels of land, including the terrain	ites outside of Jefferson County or New York and the proximity to three phase electrical service. This parcel was parcel was the best location for a solar photovoltaic energy system.
State? Factors included the feasibility of other selected as a desirable location due to	parcels of land, including the terrain	and the proximity to three phase electrical service . This parcel was
State? Factors included the feasibility of other selected as a desirable location due to Q) Have you contacted or be	parcels of land, including the terrain the factors above, as we felt this peen contacted by other Loc	and the proximity to three phase electrical service . This parcel was parcel was the best location for a solar photovoltaic energy system.
State? Factors included the feasibility of other selected as a desirable location due to Q) Have you contacted or be Agencies? Yes or No Have you applied, or intend to If yes, please identify which	parcels of land, including the terrain the factors above, as we felt this peen contacted by other Loco. o apply for additional Granth agencies and what other	and the proximity to three phase electrical service . This parcel was parcel was the best location for a solar photovoltaic energy system.

Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the	following:
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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 (ii) sales of a service to customers who personally visit the Project.
В.	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?
	ne answer to A is Yes <u>AND</u> the answer to Question B is greater than <u>33.33%</u> , indicate which ne following questions below apply to the project:
	1. Will the Project be operated by a not-for-profit corporation ☐ 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? ☐ Yes or ☐ No
	If yes, please provide a third-party market analysis or other documentation supporting your response.
1	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 accilities offering such goods or services?
	Yes or No
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	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
7 3 3 4	Section IV Inter-Municipal Move Determination
fro A ₁ mo As	he Agency is required by State law to make a determination that, if completion of a Project benefiting om Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the oplicant from one area of New York State to another area of the State; or in the abandonment of one or one plants or facilities of the Applicant located within the New York State, Agency Financial esistance is required to prevent the Applicant from relocating out of the New York State, or is also about the Applicant's competitive position in its respective industry.
Nε	plain how the Agency's Financial Assistance is required to prevent the Project from relocating out of w York State, or is reasonably necessary to preserve the Project occupant's competitive position in its pective industry:
_	
y is	Section V Adaptive Reuse Determination
(Ac	aptive Reuse is the process of adapting old structures or sites for new purposes)
Are	you applying for a tax incentive under the Adaptive Reuse Program? Yes or No
	If No, please proceed to next Section
A)	What is the age of the structure (in years)
B)	Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended) \(\subseteq \text{Yes} \) or \(\subseteq \text{No. How many years?} \)
C)	Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) \(\subseteq \text{Yes} \) or \(\subseteq \text{No} \)
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	f yes, please provide dollar amount of income being generated, if any
D)	Does the site have historical significance? Yes or No
E) ,	Are you applying for either State/Federal Historical Tax Credit Programs? Yes or No. If yes, provide estimated value of tax credits
(Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development you will be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages):
	Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:
c	lease indicate other factors that you would like the Agency to consider such as: structure or site presents ignificant public safety hazard and or environmental remediation costs, site or structure is located in distressed ensus tract, structure presents significant costs associated with building code compliance, site has historical ignificance, site or structure is presently delinquent in property tax payments:
_	
,	
_	

Section VI: 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

Dollar Value of New	Estimated New Assessed	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
Construction and	Value of Property			
Renovation Costs	Subject to 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							
4							
5							
6							
7							
8							
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:
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Section VII Representations, Certifications and Indemnification

JCIDA will also complete a Cost-Benefit analysis using information contained within this

Application, and available to the Public.

				_ (name of	CEC	or othe	r author	ized rep	resentativ	ve of A	pplica	ant)
confirms	and	says	that	he/she	is	the	. 6			(tit	/	of
				_(name of								
Application ((the "App	licant"),	that he	she has re	ad th	e foregoi	ing App	lication	and kno	ws the	conte	ents
thereof, and h	nereby rep	resents,	understa	ands, and ot	herwi	se agrees	with th	e Agend	y and as	follows	:	

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining 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.

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- 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 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

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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)	Unless otherwise agreed to by the Agency, an amount equal to percent

(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 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.

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- 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 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.

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- 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.

STATE OF CONNECTICUT) COUNTY OF FAIRFIELD) ss.:
Scott Kerner, being first duly sworn, deposes and says:
1. That I am the Manager (Corporate Office) of CASPP 24659 County Route 47 N. L. (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)
Subscribed and affirmed to me under penalties of perjury this 30 day of Sectomber, 202.
(Notary Public)
STEPHANIE S. SANTANA NOTARY PUBLIC OF CONNECTICUT Comm. # 174886 My Commission Expires 9/30/2022

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SUPPLEMENTAL PROJECT AUTHORIZING RESOLUTION

(GSPP 24658 County Route 47 North, LLC Project – Assignment Authorization)

A regular meeting of the Jefferson County Industrial Development Agency convened on Thursday, October 7, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 10.07.2021.04

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM GSPP 24658 COUNTY ROUTE 47 NORTH, LLC (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGNECY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

WHEREAS, 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 of New York, as amended (hereinafter collectively called the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, pursuant to a Project Authorizing Resolution adopted on October 15, 2020 (the "Project Authorizing Resolution"), the Agency appointed GSPP 24658 COUNTY ROUTE 47 NORTH, LLC (the "Company"), as agent of the Agency to undertake a certain Project (the "Project") consisting of: (A)(1) the acquisition of a leasehold interest in a portion of a certain parcel of land located in the Town of Champion, to wit: tax parcel 76.06-1-38.1, Jefferson County, New York (the "Land"), and (2) construction, installation and equipping on the Land of a solar-powered electric generating facility, including all related equipment and improvements, with a total planned alternating current output capacity of 0.875 megawatts (the "Facility") to be operated by the Company (the Land and the Facility collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the Act) with respect to the foregoing, including exemptions from sales and use taxes and real property taxes for the Project Facility (but not including special district taxes) (collectively, the "Financial Assistance"); and (C) the sublease of the Project Facility back to the Company or such other person as may be designated by the Company and agreed upon by the Agency; all as contemplated by and in furtherance of the purposes of Article 18-A of the General Municipal Law; and

WHEREAS, as of the date of the Company's Application for Financial Assistance (the "Original Application"), the Original Application was submitted by and through Omni Navitas



through GSPP Omni Holdco, LLC as the original owner of the Company (the "Original Company Parent"); and

WHEREAS, pursuant to a certain Agreement to Assign Membership Interest, dated as of December 16, 2020, by and between the Original Company Parent and GSPP Holdco, LLC ("GSPP Holdco"), the Original Company Parent assigned 100% of its membership interest in the Company to GSPP Holdco (the "First Assignment"), and as of the same date, GSPP Holdco entered into a tax equity transaction whereby the ownership interests of the Company are held by GSPP NN Fund IV, LLC ("GSPP NN") (the "Second Assignment"); and

WHEREAS, the Company has requested the Agency's approval of the First Assignment and the Second Assignment (collectively, the "Assignment") and has provided the Agency with an updated Application for Financial Assistance (the "Updated Application") and additional background and financial information for the Agency to review and consider; and

WHEREAS, in addition to authorizing the within-described assignments, the Agency further desires to adopt a conformed description of the Project to be included within the project documents, which shall read as follows: (i) the acquisition by the Agency of a leasehold interest in an approximately 7.51 acre portion of a parcel of real property located at 24658 County Route 47 in the Town of Champion, New York (the "Land", being more particularly described as a portion of tax parcel No. 76.06-1-38.5, as may be subdivided); (ii) the planning, design, construction and operation of a .875MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, on and offsite utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) authorize the Assignment subject to the terms and conditions set forth herein, (ii) the adoption of the conformed description of the Project as noted above, and (iii) the execution and delivery of certain documents and agreement in furtherance of same, if necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein. The Agency hereby further adopts the confirmed description of the Project as set forth above, with all other provisions of the Project Authorizing Resolution remaining in full force and effect as of the date hereof.



Section 2. The Agency's consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chairman, Vice Chairman and/or Chief Executive Officer and counsel to the Agency upon execution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Ye	a	N	ay	Abs	ent	Abs	tain
Robert E. Aliasso, Jr.	1	1	ſ	1	[1	1	1
David J. Converse	Ĩ	Ĩ	Ĩ	ĩ	Ĩ	Ĩ	Ĩ	ñ
John Jennings	Ĩ	í	Ì	i	Ì	ĩ	Ĩ	ĩ
William W. Johnson	Ť	í	Ť	í	Ĩ	i	Ì	í
Lisa L'Huillier	Ĩ	í	Ť	i	Ť	í	Ĩ	ĺ
W. Edward Walldroff	ĩ	í	í	ĺ	Ť	í	Ĩ	Ĩ
Paul J. Warneck	Ì	í	Ĩ	j	Ì	j	Ĩ	ĵ

The Resolution was thereupon duly adopted.

STATE OF NEW YORK	
COUNTY OF JEFFERSON	

)) SS:



I, the undersigned (Acting) Secretary of Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Jefferson County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on October 7, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN '	WITNESS	WHEREOF,	I have	hereunto	set	my	hand	and	affixed	the	seal	of	said
Agency this	s day o	f	1100 0100 0000000	, 2021									

W. Edward Walldroff, (Acting) Secretary

[SEAL]

Jefferson County Industrial Deve	elopment Agency		
Project Summary	958 (11 - 15 - 17 - 17 - 17 - 17 - 17 - 17 -	Date 10/5/2021	
Project GSPP South		Project #	
Location 24658 CR 47 North, Town of Ch	ampion, NY 13601	School Carthage Centre	al
Tax Parce 76.06-1-38.1		Project Type 875KW, No Sto	rage
Total Tx. \$2,291		Village	
Community Distributed Generation	6.27 Acres	Town Champion	
Total Project Costs \$1,507,840)	Jobs	
Land	=	Retained 0	
Infastructure	330,170	Added1	
Building		Total 1	
Furnituer & Fixtures	220,286	Next Five Years 1	
Equipment		Construction Jobs	27
Solar Equipment	848,537	Current Assessment	126,600
Exemption		Final Assessment	782,250
Eng/Arch Fees	108,847		
Finance Charges		Agency Fee \$30,157	
egal Fees		App Fee Paid 2,500 5	5/19/2020
Solar Installation Labor		other in a trius companies en	
Other-Soft Costs		1	
Total	1,507,840		

7 2774 42
7.377142
3.499207
Cs \$7.870833
18.747182
CC

Mortgage Recording Tax Not Applied For

Est Mortgage Amount \$0
MRT Savings \$0.0
(No Storage)

	(No Storage)	
PILOT	Per .875 MW	W/O PILOT
Year 1	6,349.99	14,664.98
Year 2	6,225.48	14,664.98
Year 3	6,103.41	14,664.98
Year 4	5,983.74	14,664.98
Year 5	5,866.41	14,664.98
Year 6	5,751.38	14,664.98
Year 7	5,638.61	14,664.98
Year 8	5,528.05	14,664.98
Year 9	5,419.66	14,664.98
Year 10	5,313.39	14,664.98
Year 11	5,209.20	14,664.98
Year 12	5,107.06	14,664.98
Year 13	5,006.93	14,664.98
Year 14	4,908.75	14,664.98
Year 15	4,812.50	14,664.98
	83,224.56	219,974.75

38%

New Assessment

	5MW	1MW	0.875
7.	4,470,000	894,000	782,250

Cost-Benefit Analysis for GSPPSOUTH (OMNI NAVITAS)

Prepared by Jefferson County LDC using InformAnalytics

Executive Summary

INVESTOR GSPP 24658 CR **TOTAL JOBS**

TOTAL INVESTED

LOCATION

TIMELINE

47 SOUTH, LLC

1 Ongoing; 15 Temporary \$1.5 Million

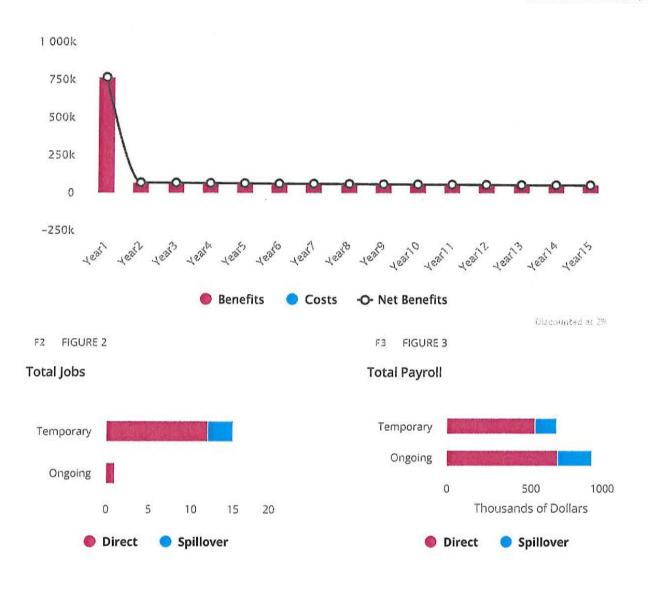
24658 CR 47 South Town of Champion

15 Years

FIGURE 1

Discounted* Net Benefits for GSPPSOUTH (OMNI NAVITAS) by Year

Total Net Benefits: \$1,584,000



Proposed Investment

GSPP 24658 CR 47 SOUTH, LLC proposes to invest \$1.5 million at 24658 CR 47 South Town of Champion over 15 years. Jefferson County LDC staff summarize the proposed with the following: 875KW SOLAR

T1 TABLE 1

F4 FIGURE 4

Proposed Investments

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

Community Distributed

Generation

\$1,508,000

Total Investments

\$1,508,000

Discounted Total (2%)

\$1,508,000

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 GSPP 24658 CR 47 SOUTH, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$98,000	\$85,000
Total Costs	\$98,000	\$85,000

May not sum to total due to rounding.

^{*} 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	\$1,340,000	\$369,000	\$1,709,000
To Private Individuals	\$1,271,000	\$364,000	\$1,634,000
Temporary Payroll	\$521,000	\$128,000	\$649,000
Ongoing Payroll	\$750,000	\$235,000	\$985,000
To the Public	\$69,000	\$5,000	\$74,000
Property Tax Revenue	\$50,000	N/A	\$50,000
Temporary Sales Tax Revenue	\$8,000	\$2,000	\$10,000
Ongoing Sales Tax Revenue	\$11,000	\$4,000	\$15,000
STATE BENEFITS	\$75,000	\$19,000	\$94,000
To the Public	\$75,000	\$19,000	\$94,000
Temporary Income Tax Revenue	\$23,000	\$6,000	\$29,000
Ongoing Income Tax Revenue	\$35,000	\$9,000	\$44,000
Temporary Sales Tax Revenue	\$7,000	\$2,000	\$8,000
Ongoing Sales Tax Revenue	\$10,000	\$3,000	\$13,000
Total Benefits to State & Region	\$1,414,000	\$388,000	\$1,803,000
Discounted Total Benefits (2%)	\$1,313,000	\$357,000	\$1,669,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

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

•			
Description	Benefit*	Cost*	Ratio
Region	\$1,582,000	\$85,000	19:1
State	\$87,000	\$0	N/A
Grand Total	\$1,669,000	\$85,000	20:1

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:	
GSPP 24658 County Route 47 South, LLC	
A multi-mut A d dimensi	
Applicant Address:	
1 Landmark Square, Suite 320, Stamford, CT 06901	
Phone:	
203-496-8950	
E-mail:	
DD@gspp.com	
Application Date: 10/4/2021	
Internal Use Only Staff Signature and Date of Submission: Dash Zemles	
Revised Date:, Revision #:	
Completed Application Date: 10/4/2 Staff Initial	

Document Date: September 30, 2021

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: David Zembiec - 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: David Zembiec - CEO JCIDA +1 (315)782-5865

Revised Date: , Revision #:

Section I: Applicant Information

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

rease answer an questions. Ose None of No	Applicable where necessary.
A) Applicant Information-company receiving	z benefit:
Applicant Name: GSPP 24658 County Rout	
Applicant Address: 1 Landmark Square, Su	ite 320, Stamford, CT 06901
Phone: 203-496-8950	Fax:
Website: gspp.com	E-mail: DD@gspp.com
Federal ID#: 84-5051832	NAICS: 221114
	to own the Project property/facility? 🔳 Yes or 🗌 No
What is the name of the Real Estate Holding Com	npany: GSPP NN FUND IV, LLC
Federal ID#: 85-2813362	
State and Year or Incorporation/Organization: N	Y, 9/1/2020
List of stockholders, members, or partners of Real	l Estate Holding Company: N/A
Renewable Energy Projects: Attach ownership of	chart and indicate companies that will eventually own
and operate project	
D) Individual Completes Andrew	
B) Individual Completing Application:	
Name: Olivia Sproviero	
Title: Project Manager	
Address: 1 landmark squire suite 320 stamf	ford ct 06901
Phone: 203.947.2609	Fax:
E-Mail: osproviero@gspp.com	
C) Company Contact (if different from Section	B above):
Name: Scott Kerner	
Title: Manager	
Address: 1 Landmark Square, Suite 320, St	amford CT 06901
Phone: 203-496-8950	Fax:
-Mail: Scott@gspp.com	
W.C. 40002-047 AC 2-87	

Document Date: 9/30/2021

, Revision #:

Revised Date:

D) Com	pany Counsel:				
Name of	Attorney: Debi Gall	er			
	ne: Green Street F		s, LLC		
Address:	1830 East Parl	k Avenue, Sui	te 201, Tallah	assee, FL 323	0
Phone: 7	74-269-2564		Fax:	617-507-5624	
E-mail: d	galler@gspp.com	ı			
E) <u>Identi</u>	fy the assistance be	ing requested o	f the Agency (se	elect all that app	ly):
1. E	kemption from Sales	Tax		☐ Yes or ☐	No
2. E	cemption from Morts	gage Tax		Yes or	No
3. E	cemption from Real I	Property Tax		Yes or	No
4. Ta	x Exempt Financing	*		☐ Yes or ☐	No
* (typically for not-for-	-profits and qual	ified small manu	ufacturers)	
F) Applic	ant <u>Business Inforn</u>	nation (check a	ppropriate cate	egory):	
Co	orporation	П	Partnership		П
	blic Corporation		Joint Venture		ī
	le Proprietorship		Limited Liabil	ity Company	×
	her (please specify) _				
	ar Established: Marc				
Sta	ate in which Organiza	ation is establish	ned: NY		
	UTTO				
G) List al	Applicant stockho	lders, members	, or partners wi	ith % of owners	hip greater than 20%:
<u>Na</u>	me			% of ownershi	<u>p</u>
GSPP NI	N Fund IV, LLC		100		
*					
			_		
H) <u>Applica</u>	nt Business Descrip	otion:			
Describe in in determin	detail company bac ing eligibility: The com	kground, produc	cts, customers, g	oods and service	es. Description is critical electricity the array will be producing.
Revised Date	»:		Revision #:		

Estimated % of sales within Jefferson County: 25
Estimated % of sales outside Jefferson County, but within New York State: 75
Estimated % of sales outside New York State but within the U.S.: None
Estimated % of sales outside the U.S. None
(*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. N/A
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: None
Provide the Property Address of the proposed Project:
24658 County Route 47 North champion NY 13601
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 do Donald D
Will the Proposed Project cause Applicant's current operations within Jefferson County to be closed or
be subjected to reduced activity? ☐ Yes or No 🔳
If Yes, please provide details
Too, please provide details
If Yes to any of the above three (3) questions, Applicant must complete 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: 76.06-1-38.1
What are the current real estate taxes on the proposed Project Site?
If amount of current taxes is not available, provide assessed value for each:
Land: \$126,600 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: Champion School District: Carthage School District
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: Estate of Elwood M Thomas
Revised Date:, Revision #:

Does Applicant or related entity have an option/contract to purchase the Project site? Yes or No
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): The proposed project is a ground mounted photovoltaic solar energy system. This project covers approximately 6.27 acres of the parcel located
at 24658 County Route 47 - North, Champion, NY 13601. The solar system will be comprised of Tier 1 modules in a single-axis tracker setup,
equipment pads for transformers, and a 16' gravel access road coming from the west off County Route 47. The system will be installed to maximize
production and output, while minimizing the disturbance of any soils. Currently, the property is being used for hay crop, and will continue to be
used for such outside the proposed project area. At the end of the project life, the property will be restored to its existing condition.
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): Willrout the Agency's Financial Assistance, there is a high likelihood that the project would not be undertaken due to economic reasons. If you need a Assistance
, will be producing electricity that will be fed into the grid and indirectly sold to consumers. These consumers can be in the form of homeowners, small business, or lagor electricity users. The electricity
produced will be sold to consumers in the form of energy credits that go towards offsetting a subscriber's monthly electricity bill, a process known as community solar.
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? Wes or No If Yes, please provide details:
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: N/A
If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant? If the proposed project is unable to obtain Financial Assistance, the project company will most likely be dissolved, as the project would most likely not be undertaken.
Revised Date: , Revision #:

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:	for hay crop.
	4
Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or □ No	
If Yes, please provide local zoning reference that applies:	a Doord
See attached for the Site Plan Approval resolution granted by the Town of Champion Planning	g Board.
For Renewable Energy Projects – provide acres 🔳 leased or 🗌 owned:	
Describe the present zoning/land use: The parcel is located in the Rural Corridor (RC) district and is being used to	or hay crop
Describe required zoning/land use, if different: The zoning will not change, but the project area will be used for a solar photovoltaic entry.	energy system.
If a change in zoning/land use is required, please provide details/status of any request for coning/land use requirements: N/A	hange of
Is the proposed project located on a site where the known or potential presence of contaminants is	5
complicating the development/use of the property? If yes, please explain:No	
Have site plans been submitted to the appropriate planning board or 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 se	ubmitted
along with the site plan application to the appropriate planning department. Please provide the	Agency
with the status with respect to any required planning department approval:	
Revised Date:, Revision #:	
And Constitution of the Co	

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.
Industrial Back Office CAcquisition of Existing Facility Retail CHOUSING Mixed Use Facility Facility for Aging CIVIC Facility (not for profit) COmmercial Other Renewable energy
** 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 III 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.
Revised Date:, Revision #:

I) Project Information:

Estimated costs in connection with Project:

Renew	able Energy Projects use Cost Section on i	next page.	
1.	Land and/or Building Acquisition:		\$
	acress	square feet	
2.	New Building Construction:s	square feet	\$
3.	New Building Addition(s):s	square feet	\$
4.	Infrastructure Work		\$
5.	Reconstruction/Renovation:s	quare feet	\$
6.	Manufacturing Equipment:		\$
7.	Non-Manufacturing Equipment (furniture,	fixtures, etc.):	\$
8.	Soft Costs: (professional services, etc.):		\$
9.	Other, Specify:		\$
	т	OTAL Capital Costs:	•
	refinancing; estimated amount	OTAL Capital Costs.	
(for ref	inancing of existing debt only)		\$
Sources	s of Funds for Project Costs:		
Ban	k Financing:		\$ <u>768,998.40</u>
Equ	ity (excluding equity that is attributed to gr	ants/tax credits)	\$ 226,176.00
Tax	Exempt Bond Issuance (if applicable)		\$ <u>0</u>
Tax	able Bond Issuance (if applicable)		\$ 0
	lic Sources (Include sum total of all state ants and tax credits)	nd federal	\$ <u>512,665.60</u>
	Identify each state and federal grant/credit:		
			\$
		•	(i.e.,
			\$
			\$
Tota	l Sources of Funds for Project Costs:		\$ <u>1,507,840</u>
Revised I	Date:, Rev	rision #:	

iew	vable Energy Project: Project Costs	
	Solar equipment costs	_{\$} _848,537
-	(panels, racking, all solar equipment to inverters)	
2	Site equipment and FF&E costs	_{\$} 220,286
۷.	(on-production equipment from inverter to interconnection,	\$
	including site fencing, security and other equipment)	
2	Cit.	_{\$} 330,170
э.	Site work and land preparation costs (earthwork, roadways, landscaping, and site plan improvements, highway cuts, wetland mitigation and	Φ
	other onsite infrastructure costs)	
4.	All interconnection costs whether direct or indirect expense through utility	\$
5.	All pre-development costs, including planning, engineering, site plan and permitting	_{\$} 108,847
6.	Battery storage costs	\$
7.	All other soft costs including legal, planning and permitting	\$
8.	Community benefit payments or impact fees	\$
Э.	Other (please identify):	\$
		1.507.040
	Total:	_{\$} 1,507,840

Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject recording tax:	to mortgage
Mortgage Amount (include sum total of construction/permanent/bridge financing):	S N/A
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by%): \$	N/A
Construction Cost Breakdown:	
Total Cost of Construction \$_{1,507,840}\$ (sum of 2,3,4,5, and/or 7 in Question I, a	bove)
Cost for materials: \$	
Cost for materials: \$% % sourced in Jefferson County:%	
% sourced in New York State % (including Jefferson Cou	inty)
List major material suppliers if known	
Cost for labor: \$	
Expected Full-Time Equivalent Jobs during construction 20	
Expected Total Labor Hours during construction 9,600	
List major subcontractors, if known	
Sales and Use Tax: Gross amount of costs for goods and services that are subject to State a and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit	
5	
Estimated State and local Sales and Use Tax Benefit (product of 8 % multiplied by the fig	gure, above):
\$	
** Note that the estimate provided above will be provided to the New York State Department and Finance. The Applicant acknowledges that the transaction documents may include a configuration to undertake the total amount of investment as proposed within this Application, estimate, above, represents the maximum amount of sales and use tax benefit that the authorize with respect to this Application. The Agency may utilize the estimate, above, a proposed total Project Costs as contained within this Application, to determine the Financial that will be offered.	venant by the and that the Agency may s well as the
Real Property Tax Benefit: Identify and describe if the Project will utilize a real property tax exemption benefit: N/A	nefit OTHER
Revised Date:, Revision #:	

JCIDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted 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

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			19
Warehouse			
Research & Development	01-22		
Commercial	0		
Retail (see section K)	0		
Office	0		
Specify Other	371,000		100%

K)	What is	your proje	ct timetable	(Provide	dates):
----	---------	------------	--------------	----------	---------

	1. Start date: acquisition of equipment or construction of facilities: 2/15/21
	2. Estimated completion date of project: 11/15/21
	3. Project occupancy – estimated starting date of operations: 11/15/20
	4. Have construction contracts been signed? <a> Yes or <a> No
1	5. Has Financing been finalized? Yes or No
** If co	nstructions contracts have been signed, please provide copies of executed construction contracts
and a co	mplete project budget. The complete project budget should include all related construction costs
totaling	the amount of the new building construction, and/or new building addition(s), and/or renovation.

Revised Date:	, Revision #:	

L) Is the proposed Pro	ject necessary to expand	Applicant employment:	☐ Yes or ☐ No
Is the proposed Project	ct necessary to retain exis	sting employment:	Yes or No
M) Employment Plan	(Specific to the propose	d project location):	
	Current # of jobs at proposed project location or to be relocated at project location	ASSISTANCE IS GRANTED – project the number of FTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be CREATED upon THREE Years after Project completion
**Full tim (FTE)	e 0	0	2

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

Category of Jobs to be Retained and Created	FTE	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management			
Professional		***************************************	
Administrative			
Production			
Transportation/Logistics			
Warehousing			
Other	2		
TOTAL	2		

Revised Date:	, Revision #:		
regular serias and an ambient of the first	* 5-0-0-0-1894-00-00-00-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	Document Date: 9/30/2021	

^{**} By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the Three-Year time period following Project completion. convert part-time jobs into FTE jobs by dividing the number of part-time jobs by two (2). A FTE job is one that works the equivalent of a 40-hour week for 48 weeks. A part-time job is one that works the equivalent of a 20-hour week for 24 weeks.

Location Address Full time Part Time Total (In the part Time and the facilities described and the f		oject to reduced act	tivity? □ Yes or ■	No
Part Time Total () N) Will any of the facilities described ** If any of the facilities described a	above be closed or sul	oject to reduced act	tivity? 🗌 Yes or 🔳	No
Total N) Will any of the facilities described ** If any of the facilities described a	above be closed or sul	oject to reduced act	tivity? 🗌 Yes or 🔳	No
N) Will any of the facilities described ** If any of the facilities described a	above be closed or sul	oject to reduced act	tivity? 🗌 Yes or 🔳	No
** If any of the facilities described a		oject to reduced act	tivity? 🗌 Yes or 🔳	No
Van to the autosticus about a sout meret ac		.00	w York, and you an	
** Please note that the Agency may use determine the Financial Assistance the acknowledges that the transaction do number of jobs and create the number of J	at will be offered by ocuments may include of jobs with respect to	the Agency to the a covenant by the the Project as set to the Applicant from	Applicant. The Applicant to reto forth in this Applicant moving out of New	olicant in the tion.
If yes, please explain and identify the	other locations being	investigated, type		
provide supporting documentation if av	ailable:			d and
P) What competitive factors led you to State? Factors included the feasibility of other parcels of land selected as a desirable location due to the factors at	inquire about sites ou	itside of Jefferson (County or New York	cel was
P) What competitive factors led you to State? Factors included the feasibility of other parcels of land selected as a desirable location due to the factors at	inquire about sites ou d, including the terrain and the bove, as we felt this parcel w	itside of Jefferson (e proximity to three phase as the best location for a	County or New York electrical service . This par solar photovoltaic energy :	cel was
P) What competitive factors led you to State? Factors included the feasibility of other parcels of land selected as a desirable location due to the factors at Q) Have you contacted or been contacted.	inquire about sites ou d, including the terrain and the bove, as we felt this parcel w	itside of Jefferson (e proximity to three phase as the best location for a	County or New York electrical service . This par solar photovoltaic energy :	cel was
P) What competitive factors led you to State? Factors included the feasibility of other parcels of land selected as a desirable location due to the factors at Q) Have you contacted or been contact Agencies? Yes or No.	inquire about sites ou d, including the terrain and the bove, as we felt this parcel w ted by other Local, S	e proximity to three phase as the best location for a tate and/or Federal	County or New York electrical service . This par solar photovoltaic energy s	cel was system. pment
P) What competitive factors led you to State? Factors included the feasibility of other parcels of land selected as a desirable location due to the factors at Q) Have you contacted or been contacted Agencies? Yes or No. Have you applied, or intend to apply for	inquire about sites ou d, including the terrain and the bove, as we felt this parcel w ted by other Local, S	itside of Jefferson (e proximity to three phase as the best location for a tate and/or Federal ding, or tax incenti	County or New York electrical service . This par solar photovoltaic energy s Economic Develo	cel was system. pment
P) What competitive factors led you to State?	inquire about sites ou d, including the terrain and the bove, as we felt this parcel w ted by other Local, S r additional Grant Fun and what other Local	atside of Jefferson C e proximity to three phase as the best location for a tate and/or Federal ding, or tax incentical, State and/or F	County or New York electrical service . This par solar photovoltaic energy : Economic Develo ives? Yes or	cel was system. pment

Employment at other locations in County/City/Town/Village: (provide address and number of employees

Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following	Please	answer	the fol	lowing:
-----------------------------	--------	--------	---------	---------

ot	Vill any portion of the Project (including that portion of the cost to be financed from equity or ther sources) consist of facilities or property that are or will be primarily used in making sales of cods 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
A: re	or purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under rticle 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the tail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (i) sales of a service to customers who personally visit the Project.
pr	That percentage of the cost of the Project will be expended on such facilities or property imarily used in making sales of goods or services to customers who personally visit the project?
	answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which following questions below apply to the project:
1.	Will the Project be operated by a not-for-profit corporation ☐ Yes or ☐ No.
the	Is the Project location or facility likely to attract a significant number of visitors from outside economic development region (list specific County or ED region) in which the project will be cated? Yes or No
	yes, please provide a third-party market analysis or other documentation supporting your ponse.
not the	Is the predominant purpose of the Project to make available goods or services which would to be the project, be reasonably accessible to the residents of the municipality within which proposed Project would be located because of a lack of reasonably accessible retail trade illities offering such goods or services?
	☐ Yes or ☐ No
Revised Date	e:, Revision #:

response. 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: Section V Adaptive Reuse Determination (Adaptive Reuse is the process of adapting old structures or sites for new purposes) If No, please proceed to next Section A) What is the age of the structure (in years) _______ B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended) Yes or No. How many years? C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) ☐ Yes or ☐ No Revised Date: , Revision #:

If yes, please provide a third-party market analysis or other documentation supporting your

D) D	oes the site have historical significance? Yes or No
	re you applying for either State/Federal Historical Tax Credit Programs? Yes or No. If yes, provide timated value of tax credits
as: (ye wi	ammarize the financial obstacles to development that this project faces without Agency or other public sistance. Please provide the Agency with documentation to support the financial obstacles to development ou will be asked to provide cash flow projections, documenting costs, expenses and revenues with and ithout IDA and other tax credits included indicating below average return on investment rates compared to gional industry averages):
	riefly summarize the demonstrated support that you intend to receive from local government entities. Please ovide the Agency documentation of this support in the form of signed letters from these entities:
sig	ease indicate other factors that you would like the Agency to consider such as: structure or site presents inficant public safety hazard and or environmental remediation costs, site or structure is located in distressed in sus tract, structure presents significant costs associated with building code compliance, site has historical inficance, site or structure is presently delinquent in property tax payments:
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Section VI: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (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							
4							
5							
6							
7							
8							
9							
10				Paret San			
TOTAL							

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

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^{**} 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.

Percentage of Project Costs financed from Public Sector Table Worksheet:

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

Calculate %	
(Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs:	%
JCIDA will also complete a Cost-Benefit analysis using information contained within this Application, and available to the Public.	

Estate Action	经有品种税	And the	的手机能	1. 191		Lagran.		
					f CEC	0.02	ner authorized rep	presentative of Applicant
confirms	and	says	that	he/she	is	the		(title) o
				_(name of	corpo	oration	or other entity)	named in the attached
Application ((the "App	licant"),	that he	she has re	ead th	e foreg	oing Application	and knows the contents
hereof, and I	nereby rep	resents,	underst	ands, and o	therwi	se agre	es with the Agen	cy and as follows:

Section VII Representations, Certifications and Indemnification

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining 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.

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14 THE REPORT OF THE PROPERTY			

- 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 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

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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)	Unless otherwise agreed to by the Agency, an amount equal to 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 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.

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- 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 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.

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- 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.

	F CONNECTICUT) OF FAIRFIELD) ss.:
_Sco	HKerner , being first duly sworn, deposes and says:
1.	That I am the Manager (Corporate Office) of CASPP 24659 County Rute 5, LLC (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 30 day	and affirmed to me under penalties of perjury of Slotewher, 202.
St	1. St
	(Notary Public)
NOTARY F	IANIE S. SANTANA PUBLIC OF CONNECTICUT mm. # 174886 plassion Expires 9/30/2022
Revised Date:	, Revision #: Document Date: 9/30/2021



SUPPLEMENTAL PROJECT AUTHORIZING RESOLUTION

(GSPP 24658 County Route 47 South, LLC Project – Assignment Authorization)

A regular meeting of the Jefferson County Industrial Development Agency convened on Thursday, October 7, 2021 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 10.07.2021.05

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM GSPP 24658 COUNTY ROUTE 47 SOUTH, LLC (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGNECY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

WHEREAS, 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 of New York, as amended (hereinafter collectively called the "Act"), the JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, pursuant to a Project Authorizing Resolution adopted on October 15, 2020 (the "Project Authorizing Resolution"), the Agency appointed GSPP 24658 COUNTY ROUTE 47 SOUTH, LLC (the "Company"), as agent of the Agency to undertake a certain Project (the "Project") consisting of: (A)(1) the acquisition of a leasehold interest in a portion of a certain parcel of land located in the Town of Champion, to wit: tax parcel 76.06-1-38.1, Jefferson County, New York (the "Land"), and (2) construction, installation and equipping on the Land of a solar-powered electric generating facility, including all related equipment and improvements, with a total planned alternating current output capacity of 0.875 megawatts (the "Facility") to be operated by the Company (the Land and the Facility collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the Act) with respect to the foregoing, including exemptions from sales and use taxes and real property taxes for the Project Facility (but not including special district taxes) (collectively, the "Financial Assistance"); and (C) the sublease of the Project Facility back to the Company or such other person as may be designated by the Company and agreed upon by the Agency; all as contemplated by and in furtherance of the purposes of Article 18-A of the General Municipal Law; and

WHEREAS, as of the date of the Company's Application for Financial Assistance (the "Original Application"), the Original Application was submitted by and through Omni Navitas



through GSPP Omni Holdco, LLC as the original owner of the Company (the "Original Company Parent"); and

WHEREAS, pursuant to a certain Agreement to Assign Membership Interest, dated as of December 16, 2020, by and between the Original Company Parent and GSPP Holdco, LLC ("GSPP Holdco"), the Original Company Parent assigned 100% of its membership interest in the Company to GSPP Holdco (the "First Assignment"), and as of the same date, GSPP Holdco entered into a tax equity transaction whereby the ownership interests of the Company are held by GSPP NN Fund IV, LLC ("GSPP NN") (the "Second Assignment"); and

WHEREAS, the Company has requested the Agency's approval of the First Assignment and the Second Assignment (collectively, the "Assignment") and has provided the Agency with an updated Application for Financial Assistance (the "Updated Application") and additional background and financial information for the Agency to review and consider; and

WHEREAS, in addition to authorizing the within-described assignments, the Agency further desires to adopt a conformed description of the Project to be included within the project documents, which shall read as follows: (i) the acquisition by the Agency of a leasehold interest in an approximately 7.44 acre portion of a parcel of real property located at 24658 County Route 47 in the Town of Champion, New York (the "Land", being more particularly described as a portion of tax parcel No. 76.06-1-38.6, as may be subdivided); (ii) the planning, design, construction and operation of a .875MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, on and offsite utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) authorize the Assignment subject to the terms and conditions set forth herein, (ii) the adoption of the conformed description of the Project as noted above, and (iii) the execution and delivery of certain documents and agreement in furtherance of same, if necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein. The Agency hereby further adopts the confirmed description of the Project as set forth above, with all other provisions of the Project Authorizing Resolution remaining in full force and effect as of the date hereof.



Section 2. The Agency's consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chairman, Vice Chairman and/or Chief Executive Officer and counsel to the Agency upon execution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Ye	Yea Nay Absent		ent	Abstain			
Robert E. Aliasso, Jr.	Ι	1	[1	[1	1]
David J. Converse	Ĩ	ĩ	ĵ	ĺ	ĵ	Ĩ	Ĩ	j
John Jennings	Ĩ	ĩ	Ĩ	ĺ	Ì	ĵ	Ĩ	j
William W. Johnson	Ĩ	Ĩ	Ĩ	Ĩ	Ī	ì]]
Lisa L'Huillier	Ì	Ĩ	Ĩ	Ĩ	Ĩ	j	Ī	Ī
W. Edward Walldroff	Ĩ	Ĩ	Ĩ	Ĩ	Ī	ĺ	Ī]
Paul J. Warneck	Ĩ	ĺ	Ī	Ĩ	Ĩ	ī	Ī]

The Resolution was thereupon duly adopted.

STATE OF NEW YORK) COUNTY OF JEFFERSON) SS:	DRAFT
I, the undersigned (Acting) Secretary of Jefferson County Agency, DO HEREBY CERTIFY:	Industrial Development
That I have compared the annexed extract of minutes of the mee Industrial Development Agency (the "Agency"), including the resolution on October 7, 2021, with the original thereof on file in my office, and the correct copy of the proceedings of the Agency and of such resolution see whole of said original insofar as the same related to the subject matters the	n contained therein, held nat the same is a true and t forth therein and of the
I FURTHER CERTIFY, that all members of said Agency had du that the meeting was in all respects duly held and that, pursuant to Officers Law (Open Meetings Law), said meeting was open to the general notice of the time and place of said meeting was duly given in accordance	Article 7 of the Public al public, and that public
I FURTHER CERTIFY, that there was a quorum of the member throughout said meeting.	rs of the Agency present
I FURTHER CERTIFY, that as of the date hereof, the attached rand effect and has not been amended, repealed or modified.	esolution is in full force
IN WITNESS WHEREOF, I have hereunto set my hand and Agency this day of, 2021.	affixed the seal of said

[SEAL]

W. Edward Walldroff, (Acting) Secretary

Jefferson County Industrial Development Agency 800 Starbuck Avenue, Suite 800 Watertown, NY 13601 (315) 782-5865

2020-2021 Board Attendance

Name	Oct	Nov	Dec	Jan	Feb	2/18/2021	Mar	Apr	Mav	Jun	Jul	Aug	8/18/2024	Sen
Aliasso, Robert	Ь	Ь	۵.	۵	ď	а.	۵	4	۵	۵	۵	<u>a</u>	۵	3 0
Converse, David	Ь	А	Ь	Ъ	۵	۵	۵	Д	۵	۵	۵	ш	_	
Jennings, John	Д.	Ą	Ш	Ъ	Ь	Э	۵	П	۵	ш	а.	ш	ш	_
Johnson, William	۵	۵	Д	Ь	Ь	Ь	۵	. д.	ш	۵	۵	۵	a.	۵
L'Huillier, Lisa	Д	۵	Д.	Ь	Р	Ь	Ь	Ь	۵	۵	۵	а	4	۵
Walldroff, W. Edward	Д	a.	Ь	Ь	Ь	Ь	۵	Ь	ш	۵	۵	۵	A	۵
Warneck, Paul	۵	Ь	Ь	Ь	Ь	Ь	۵.	Д	۵	۵.	۵	۵	۵	۵
Totals:	7	9	9	7	7	9	7	9	'n	9	7	2	4	7
P - Present	V-10-00													
pesnose - 19														
- Absent														