

# Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800  
Watertown, New York 13601  
Telephone 315-782-5865 / 800-553-4111  
Fax 315-782-7915  
[www.jcida.com](http://www.jcida.com)

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**TO:** **JCIDA Loan Review Committee**  
David Converse, Chair  
Robert E. Aliasso, Jr.  
John Jennings  
Christine Powers  
Kent Burto

**FROM:** David J. Zembiec, CEO

**DATE:** February 16, 2022

**SUBJECT:** **JCIDA Loan Review Committee Meeting**

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A JCIDA Loan Review Committee meeting has been scheduled for **Wednesday, February 23, 2022 at 8:00 a.m.** in the board room, 800 Starbuck Avenue, Watertown, NY.

Please confirm your attendance with Peggy Sampson [pssampson@jcida.com](mailto:pssampson@jcida.com) at your earliest convenience.

Thank you.

pss

C: Lyle Eaton  
Marshall Weir  
W. Edward Walldroff  
Paul Warneck  
William Johnson  
Lisa L'Huillier  
Greg Gardner  
Rob Aiken  
Justin Miller, Esq.  
Media

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Watertown, New York 13601

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## **JCIDA LOAN REVIEW COMMITTEE**

**Wednesday, February 23, 2022**

**8:00 a.m.**

### **AGENDA**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Other/Unfinished business**
  - 1. OYA Ellisburg Solar LLC**
  - 2. OYA Lane Road LLC**
- IV. Adjournment**

| Jefferson County Industrial Development Agency |  |  |                                     |  | Date                                                                                                                                                 |  | 2/9/2022             |  |
|------------------------------------------------|--|--|-------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|
| Project Summary                                |  |  |                                     |  |                                                                                                                                                      |  |                      |  |
| Project OYA ELLISBURG SOLAR                    |  |  | NAICS: 221114                       |  | Est Start                                                                                                                                            |  | Jun-22 Completion    |  |
| Location 13624 CR91, ADAMS, NY.                |  |  | Project Acres    Total Acres        |  | School                                                                                                                                               |  | Belleville-Henderson |  |
| Tax Parcel: 112.00-1-26.1                      |  |  | 29.78    209.1                      |  | Project Type                                                                                                                                         |  | 5 MW/AC Solar        |  |
| TOWN OF ELLISBURG                              |  |  |                                     |  | Village                                                                                                                                              |  |                      |  |
| Community Distributed Generation               |  |  | % of Prodi    NYS Tax    County Tax |  | Town                                                                                                                                                 |  | Erllisburg           |  |
| Total Project Costs    9,922,967               |  |  |                                     |  | Jobs                                                                                                                                                 |  |                      |  |
| Land                                           |  |  |                                     |  | Retained    0                                                                                                                                        |  |                      |  |
| Infrastructure    558,122                      |  |  |                                     |  | Added                                                                                                                                                |  |                      |  |
| Solar Equipment Cists    7,271,742             |  |  |                                     |  | Total    0                                                                                                                                           |  |                      |  |
| Furniture & Fixtures                           |  |  |                                     |  | Next Five Years    0                                                                                                                                 |  |                      |  |
| Equipment                                      |  |  |                                     |  | Construction Jobs                                                                                                                                    |  |                      |  |
| Equip. /NYS Production                         |  |  |                                     |  | Current Assessment    171,800 Land                                                                                                                   |  |                      |  |
| Exemption                                      |  |  |                                     |  | Final Assessment    3,059,680 Project                                                                                                                |  |                      |  |
| Eng/Arch Fees    109,045                       |  |  |                                     |  | Agency Fee    \$148,845                                                                                                                              |  |                      |  |
| Finance Charges                                |  |  |                                     |  | App Fee Paid    Paid ( 1/28/22 )                                                                                                                     |  |                      |  |
| Legal Fees    201,938                          |  |  |                                     |  | Agency Fee is calculated based on the fee schedule on the Application. This project is under \$10 Million so the fee is 1.5% of Total Project Costs. |  |                      |  |
| Interconnect    0    1,082,120                 |  |  |                                     |  |                                                                                                                                                      |  |                      |  |
| Other-Soft Costs    700,000                    |  |  |                                     |  |                                                                                                                                                      |  |                      |  |
| Total    9,922,967                             |  |  |                                     |  |                                                                                                                                                      |  |                      |  |
| Sales Tax Exemption- WAIVED                    |  |  |                                     |  | EllisburgTax Rates    % Distribution                                                                                                                 |  |                      |  |
| Total Material                                 |  |  |                                     |  | County    7.445202    2021    0.38708425                                                                                                             |  |                      |  |
| instillation@ 40%                              |  |  |                                     |  | Town    2.156701    2021    0.11212926                                                                                                               |  |                      |  |
| 4% County Tax    0    0                        |  |  |                                     |  | School    9.632158    2020    0.5007865                                                                                                              |  |                      |  |
| 4% NYS Tax    0                                |  |  |                                     |  | 19.234061    1                                                                                                                                       |  |                      |  |
| Mortgage Recording Tax -WAIVED                 |  |  |                                     |  | Total Project Costs    9,922,967                                                                                                                     |  |                      |  |
| Est Mortgage Amount                            |  |  |                                     |  | Fed ITC Grant    2,662,031                                                                                                                           |  |                      |  |
| MRT Savings    0                               |  |  |                                     |  | NYSERDA    733,260                                                                                                                                   |  |                      |  |
|                                                |  |  |                                     |  | Total Grants    3,395,291                                                                                                                            |  |                      |  |
|                                                |  |  |                                     |  | Net Project Costs    6,527,676                                                                                                                       |  |                      |  |
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# Jefferson County Industrial Development Agency

## MRB Cost Benefit Calculator

Date February 9, 2022  
Project Title OYA ELLISBURG  
Project Location 13624 CR 91, ADAMS, NY



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

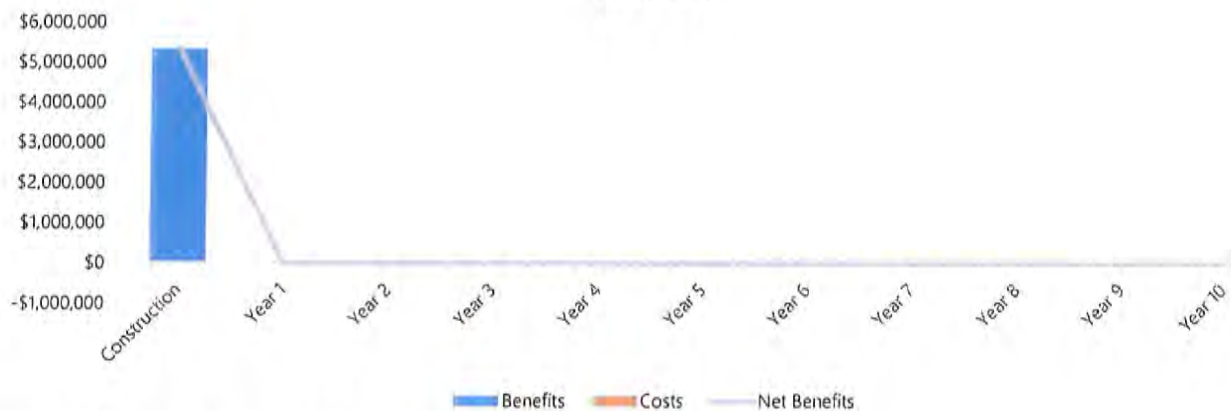
\$9,922,967

| Temporary (Construction) |             |             |              |
|--------------------------|-------------|-------------|--------------|
|                          | Direct      | Indirect    | Total        |
| Jobs                     | 40          | 20          | 60           |
| Earnings                 | \$4,103,512 | \$937,384   | \$5,040,896  |
| Local Spend              | \$9,922,967 | \$3,366,168 | \$13,289,135 |

| Ongoing (Operations)             |        |          |       |
|----------------------------------|--------|----------|-------|
| Aggregate over life of the PILOT |        |          |       |
|                                  | Direct | Indirect | Total |
| Jobs                             | 0      | 0        | 0     |
| Earnings                         | \$0    | \$0      | \$0   |

Figure 1

Net Benefits



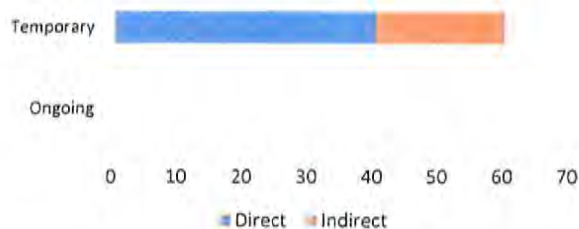
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3

Total Jobs

Total Earnings



## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### Estimated Costs of Exemptions

|                                        | Nominal Value    | Discounted Value* |
|----------------------------------------|------------------|-------------------|
| Property Tax Exemption                 | \$585,384        | \$492,389         |
| Sales Tax Exemption                    | \$0              | \$0               |
| Local Sales Tax Exemption              | \$0              | \$0               |
| State Sales Tax Exemption              | \$0              | \$0               |
| Mortgage Recording Tax Exemption       | \$0              | \$0               |
| Local Mortgage Recording Tax Exemption | \$0              | \$0               |
| State Mortgage Recording Tax Exemption | \$0              | \$0               |
| <b>Total Costs</b>                     | <b>\$585,384</b> | <b>\$492,389</b>  |

### State and Local Benefits

|                                             | Nominal Value      | Discounted Value*  |
|---------------------------------------------|--------------------|--------------------|
| <b>Local Benefits</b>                       | <b>\$5,444,858</b> | <b>\$5,394,441</b> |
| <b>To Private Individuals</b>               | <b>\$5,040,896</b> | <b>\$5,040,896</b> |
| Temporary Payroll                           | \$5,040,896        | \$5,040,896        |
| Ongoing Payroll                             | \$0                | \$0                |
| Other Payments to Private Individuals       | \$0                | \$0                |
| <b>To the Public</b>                        | <b>\$403,962</b>   | <b>\$353,545</b>   |
| Increase in Property Tax Revenue            | \$373,087          | \$322,669          |
| Temporary Jobs - Sales Tax Revenue          | \$30,875           | \$30,875           |
| Ongoing Jobs - Sales Tax Revenue            | \$0                | \$0                |
| Other Local Municipal Revenue               | \$0                | \$0                |
| <b>State Benefits</b>                       | <b>\$262,127</b>   | <b>\$262,127</b>   |
| <b>To the Public</b>                        | <b>\$262,127</b>   | <b>\$262,127</b>   |
| Temporary Income Tax Revenue                | \$226,840          | \$226,840          |
| Ongoing Income Tax Revenue                  | \$0                | \$0                |
| Temporary Jobs - Sales Tax Revenue          | \$35,286           | \$35,286           |
| Ongoing Jobs - Sales Tax Revenue            | \$0                | \$0                |
| <b>Total Benefits to State &amp; Region</b> | <b>\$5,706,985</b> | <b>\$5,656,567</b> |

### Benefit to Cost Ratio

|                    | Benefit*           | Cost*            | Ratio       |
|--------------------|--------------------|------------------|-------------|
| Local              | \$5,394,441        | \$492,389        | 11:1        |
| State              | \$262,127          | \$0              | :1          |
| <b>Grand Total</b> | <b>\$5,656,567</b> | <b>\$492,389</b> | <b>11:1</b> |

\*Discounted at 2%

### Additional Comments from IDA

Est 2% cost escalation on Taxes on land current full value with no project and 2% esc on taxes if the project was at full value taxation..

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

|                                   |                    |                       |
|-----------------------------------|--------------------|-----------------------|
| NYISO Zone                        | E - Mohawk Valley  | --                    |
| Plant Type                        | Solar - Fixed Axis | --                    |
| System Size                       | 5,000              | (kW Wind/kW AC Solar) |
| Date of Operation                 | 1/1/2023           |                       |
| Taxable Status Date               | 3/1/2023           |                       |
| System Age at Taxable Status Date | 0                  |                       |

|                                 |       |
|---------------------------------|-------|
| Before Tax Discount Rate - WACC | 8.00% |
| Tax Load                        | 1.99% |
| Loaded Discount Rate            | 9.99% |

|                                               |          |
|-----------------------------------------------|----------|
| Annual Ground Lease Payment (if applicable)   | \$29,780 |
| Annual Ground Lease Escalator (if applicable) | 2.00%    |

Project is Solar and 5,000kW or less and is reimbursed at the VDER rate. Please input additional data below:

|                                       |               |        |
|---------------------------------------|---------------|--------|
| VDER Inputs                           |               |        |
| Utility Company                       | National Grid | --     |
| DRV Rate                              | \$0.2100      | \$/kwh |
| Community or Market Transition Credit | \$0.0225      | \$/kwh |
| or Community Adder                    | \$0           | \$     |

Note: VDER projects may receive either a Community or Market Transition Credit OR a Community Adder, but they never receive both.

## Data for Model Operation:

|                                        |         |
|----------------------------------------|---------|
| Efficiency Factor for Plant Type       | 18.05%  |
| Typical Expense for Zone (\$/kW)       | \$16.54 |
| Fraction of Off-taker Credits to Owner | 95%     |
| Expense Scale                          | 1.4550  |
| ValGroup#                              | 1       |
| NYISO Zone                             | E       |
| Group-Zone                             | 1E      |
| Utility Loss Adjustment Factor         | 1.084   |
| Economic Life                          | 25      |
| Degradation - 0.5% Per Annum           | 0.005   |
| Inverter Size                          | 5000    |
| Inverter Age                           | 0       |
| Inverter Replacement Cycle             | 15      |
| Inverter Replacement Cost New          | \$0.10  |
| Inflation (for OpEx)                   | 2.00%   |



| year                                | 2023<br>1         | 2024<br>2         | 2025<br>3         | 2026<br>4         | 2027<br>5         | 2028<br>6         | 2029<br>7         | 2030<br>8         | 2031<br>9         |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Production                          | 7,868,385         | 7,850,295         | 7,789,306         | 7,749,766         | 7,710,227         | 7,691,703         | 7,631,148         | 7,591,608         | 7,552,068         |
| <b><u>VDER Value Stack:</u></b>     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Energy \$                           | 243,178           | 246,353           | 254,681           | 257,756           | 244,940           | 237,622           | 236,351           | 232,822           | 218,716           |
| Capacity \$                         | 66,349            | 67,624            | 68,049            | 66,726            | 66,855            | 64,736            | 62,537            | 56,075            | 53,496            |
| DRV Rate                            | 116,852           | 117,565           | 117,386           | 119,597           | 119,331           | 116,852           | 117,298           | 117,565           | 117,386           |
| MTC and/or CC                       | 168,187           | 167,800           | 166,496           | 165,651           | 164,806           | 164,410           | 163,116           | 162,271           | 161,425           |
| Community Adder                     | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>VDER Total</b>                   | <b>594,567</b>    | <b>599,342</b>    | <b>606,612</b>    | <b>609,731</b>    | <b>595,932</b>    | <b>583,621</b>    | <b>579,302</b>    | <b>568,733</b>    | <b>551,024</b>    |
| <b><u>Tier 1 not applicable</u></b> |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Energy \$                           | 236,141           | 239,224           | 247,311           | 250,297           | 237,852           | 230,746           | 229,511           | 226,085           | 212,387           |
| Capacity \$                         | 69,841            | 71,183            | 71,631            | 70,238            | 70,374            | 68,144            | 65,829            | 59,027            | 56,311            |
| <b>Tier 1 Total</b>                 | <b>305,983</b>    | <b>310,408</b>    | <b>318,942</b>    | <b>320,535</b>    | <b>308,226</b>    | <b>298,889</b>    | <b>295,340</b>    | <b>285,111</b>    | <b>268,699</b>    |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Income</b>                       | <b>\$ 594,567</b> | <b>\$ 599,342</b> | <b>\$ 606,612</b> | <b>\$ 609,731</b> | <b>\$ 595,932</b> | <b>\$ 583,621</b> | <b>\$ 579,302</b> | <b>\$ 568,733</b> | <b>\$ 551,024</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Expense*</b>                     | <b>\$ 120,302</b> | <b>\$ 122,708</b> | <b>\$ 125,162</b> | <b>\$ 127,665</b> | <b>\$ 130,219</b> | <b>\$ 132,823</b> | <b>\$ 135,479</b> | <b>\$ 138,189</b> | <b>\$ 140,953</b> |
| Lease                               | \$ 29,780         | \$ 30,376         | \$ 30,983         | \$ 31,603         | \$ 32,235         | \$ 32,880         | \$ 33,537         | \$ 34,208         | \$ 34,892         |
| Decommissioning                     | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          | \$ 7,000          |
| Inverter (Solar Only)               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Expenses</b>                     | <b>\$ 157,082</b> | <b>\$ 160,084</b> | <b>\$ 163,145</b> | <b>\$ 166,268</b> | <b>\$ 169,453</b> | <b>\$ 172,703</b> | <b>\$ 176,017</b> | <b>\$ 179,397</b> | <b>\$ 182,845</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>EBITDA</b>                       | <b>\$ 437,485</b> | <b>\$ 439,259</b> | <b>\$ 443,467</b> | <b>\$ 443,463</b> | <b>\$ 426,479</b> | <b>\$ 410,918</b> | <b>\$ 403,285</b> | <b>\$ 389,336</b> | <b>\$ 368,179</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Discount Factor                     | 0.9092            | 0.8266            | 0.7515            | 0.6833            | 0.6212            | 0.5648            | 0.5135            | 0.4668            | 0.4244            |
| <b>Disc Cash Flow</b>               | <b>\$ 397,750</b> | <b>\$ 363,090</b> | <b>\$ 333,274</b> | <b>\$ 303,001</b> | <b>\$ 264,930</b> | <b>\$ 232,079</b> | <b>\$ 207,081</b> | <b>\$ 181,760</b> | <b>\$ 156,272</b> |

Present Value of Cash Flow: \$ 3,059,660 Value for Improvements Only

\*Expense includes O&M, Insurance, Management.

| 2032<br>10 | 2033<br>11 | 2034<br>12 | 2035<br>13 | 2036<br>14 | 2037<br>15   | 2038<br>16 | 2039<br>17 | 2040<br>18 | 2041<br>19 | 2042<br>20 |
|------------|------------|------------|------------|------------|--------------|------------|------------|------------|------------|------------|
| 7,533,111  | 7,472,989  | 7,433,449  | 7,393,910  | 7,374,519  | 7,314,831    | 7,275,291  | 7,235,751  | 7,215,927  | 7,156,672  | 7,117,132  |
| 207,999    | 189,185    | 181,603    | 167,725    | 161,151    | 150,049      | 148,264    | 139,952    | 140,698    | 140,542    | 143,426    |
| 51,782     | 47,896     | 44,063     | 38,897     | 38,023     | 36,699       | 53,120     | 52,298     | 57,922     | 59,940     | 58,146     |
| 119,331    | 55,213     | 54,921     | 54,837     | 54,584     | 55,314       | 54,892     | 53,460     | 53,371     | 53,198     | 52,824     |
| 161,020    | 159,735    | 158,890    | 158,045    | 157,630    | 156,355      | 155,509    | 154,664    | 154,240    | 152,974    | 152,129    |
| -          | -          | -          | -          | -          | -            | -          | -          | -          | -          | -          |
| 540,132    | 452,029    | 439,477    | 419,504    | 411,389    | 398,416      | 411,785    | 400,375    | 406,231    | 406,654    | 406,525    |
| 201,980    | 183,711    | 176,348    | 162,872    | 156,488    | 145,707      | 143,973    | 135,902    | 136,627    | 136,475    | 139,275    |
| 54,507     | 50,417     | 46,382     | 40,944     | 40,024     | 38,630       | 55,916     | 55,051     | 60,970     | 63,095     | 61,207     |
| 256,488    | 234,128    | 222,730    | 203,816    | 196,512    | 184,337      | 199,889    | 190,953    | 197,597    | 199,570    | 200,482    |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 540,132 | \$ 452,029 | \$ 439,477 | \$ 419,504 | \$ 411,389 | \$ 398,416   | \$ 411,785 | \$ 400,375 | \$ 406,231 | \$ 406,654 | \$ 406,525 |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 143,772 | \$ 146,647 | \$ 149,580 | \$ 152,572 | \$ 155,623 | \$ 158,736   | \$ 161,911 | \$ 165,149 | \$ 168,452 | \$ 171,821 | \$ 175,257 |
| \$ 35,590  | \$ 36,302  | \$ 37,028  | \$ 37,768  | \$ 38,524  | \$ 39,294    | \$ 40,080  | \$ 40,882  | \$ 41,699  | \$ 42,533  | \$ 43,384  |
| \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000     | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   |
| \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 500,000   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| \$ 186,362 | \$ 189,949 | \$ 193,608 | \$ 197,340 | \$ 201,147 | \$ 205,030   | \$ 208,990 | \$ 213,030 | \$ 217,151 | \$ 221,354 | \$ 225,641 |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 353,770 | \$ 262,080 | \$ 245,869 | \$ 222,163 | \$ 210,242 | \$ (306,614) | \$ 202,795 | \$ 187,344 | \$ 189,080 | \$ 185,300 | \$ 180,884 |
|            |            |            |            |            |              |            |            |            |            |            |
| 0.3859     | 0.3508     | 0.3190     | 0.2900     | 0.2637     | 0.2397       | 0.2179     | 0.1982     | 0.1802     | 0.1638     | 0.1489     |
| \$ 136,518 | \$ 91,950  | \$ 78,427  | \$ 64,429  | \$ 55,434  | \$ (73,501)  | \$ 44,198  | \$ 37,122  | \$ 34,063  | \$ 30,350  | \$ 26,936  |



| 2043<br>21 | 2044<br>22 | 2045<br>23 | 2046<br>24 | 2047<br>25 |
|------------|------------|------------|------------|------------|
| 7,077,593  | 7,057,336  | 6,998,514  | 6,958,974  | 6,919,434  |
| 141,798    | 147,301    | 142,515    | 145,120    | 142,747    |
| 55,088     | 59,115     | 62,037     | 62,075     | 61,906     |
| 53,520     | 51,999     | 51,707     | 51,611     | 51,435     |
| 151,284    | 150,851    | 149,593    | 148,748    | 147,903    |
| -          | -          | -          | -          | -          |
| 401,689    | 409,266    | 405,853    | 407,554    | 403,991    |
| 137,695    | 143,038    | 138,391    | 140,920    | 138,616    |
| 57,987     | 62,226     | 65,302     | 65,342     | 65,164     |
| 195,682    | 205,265    | 203,693    | 206,263    | 203,781    |
|            |            |            |            |            |
| \$ 401,689 | \$ 409,266 | \$ 405,853 | \$ 407,554 | \$ 403,991 |
|            |            |            |            |            |
| \$ 178,762 | \$ 182,338 | \$ 185,984 | \$ 189,704 | \$ 193,498 |
| \$ 44,252  | \$ 45,137  | \$ 46,039  | \$ 46,960  | \$ 47,899  |
| \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   | \$ 7,000   |
| \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| \$ 230,014 | \$ 234,474 | \$ 239,024 | \$ 243,664 | \$ 248,397 |
|            |            |            |            |            |
| \$ 171,675 | \$ 174,792 | \$ 166,829 | \$ 163,890 | \$ 155,594 |
|            |            |            |            |            |
| 0.1354     | 0.1231     | 0.1119     | 0.1017     | 0.0925     |
| \$ 23,243  | \$ 21,515  | \$ 18,670  | \$ 16,675  | \$ 14,393  |

# Application to

FEB - 7 2022

## 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:

OYA Ellisburg Solar LLC

Applicant Address:

144 Front Street West, Suite 700, Toronto, ON M5J 2L7

Phone:

+1 416-840-3358

E-mail:

mariana.pires@oyasolar.com | john.mcdonough@oyasolar.com

Application Date: 12/17/2021

### Internal Use Only

Staff Signature and Date of Submission: Deborah Zamboni

Completed Application Date: 2/15/22 Staff Initial DZ

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date: January 6, 2022

# Fee Schedule

Updated as of the date of the document

## **Taxable and Tax Exempt Industrial Development Revenue Bonds**

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|                          |                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Fee:</b>  | 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.                                                  |
| <b>Fee:</b>              | First \$10 million 1.5% of the principal amount of the bond series.<br>\$10 million - \$20 million 1% of the bond series.<br>Any amount over \$20 million 0.5% of the bond series.<br><br>Annual Fee - \$1,500.00 |
| <b>Point of Contact:</b> | David Zembiec CEO JCIDA+1 (315) 782-5865                                                                                                                                                                          |

## **Lease Leaseback Transactions**

---

|                                   |                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Fee:</b>           | 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.                                                                                                             |
| <b>Fee:</b>                       | With a PILOT:<br>First \$10 million 1.5%<br>Second \$10-\$20 million - 0.5%<br>Any amount over \$20 million - 0.25%<br><br>No PILOT 25% of the abatement value<br><br>Annual Fee - \$1,000.00<br><br>Application for Re-Assignment of benefits to new ownership - \$2,000.00 |
| <b>Renewable Energy Projects:</b> | Annual Administrative Fee - \$1,500.00                                                                                                                                                                                                                                       |
| <b>Point of Contact:</b>          | 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 receiving benefit:**

Applicant Name: OYA Ellisburg Solar LLC

Applicant Address: 144 Front Street West Suite 700, Toronto ON M5J2L7

Phone: 416-840-3358 Fax: \_\_\_\_\_

Website: www.oyasolar.com E-mail: mariana.pires@oyasolar.com

Federal ID#: 86-2140637 NAICS: \_\_\_\_\_

Will a Real Estate Holding Company be utilized to own the Project property/facility? ☐ Yes or ☒ No

What is the name of the Real Estate Holding Company: \_\_\_\_\_

Federal ID#: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

List of stockholders, members, or partners of Real Estate Holding Company: \_\_\_\_\_

**Renewable Energy Projects:** Attach ownership chart and indicate companies that will eventually own and operate project \_\_\_\_\_

**B) Individual Completing Application:**

Name: Mariana Pires

Title: Project Coordinator

Address: 144 Front Street West, Suite 700, Toronto, ON M5J 2L7

Phone: +1 416-840-3358 x154 Fax: \_\_\_\_\_

E-Mail: mariana.pires@oyasolar.com

**C) Company Contact (if different from Section B above):**

Name: Taymaz Jahani

Title: Chief Operating Officer

Address: 144 Front Street West, Suite 700, Toronto, ON M5J 2L7

Phone: +1 416-840-3358 Fax: \_\_\_\_\_

E-Mail: taymaz.jahani@oyasolar.com

**D) Company Counsel:**

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Name of Attorney: Bernadette Corpuz (General Counsel)  
 Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.  
 Address: 144 Front Street West Suite 700, Toronto ON M5J2L7  
 Phone: +1 416-840-3358 x122 Fax: +1 716-819-4650  
 E-mail: bernadette.corpuz@oyaventures.com

**E) Identify the assistance being requested of the Agency (select all that apply):**

1. Exemption from Sales Tax ☐ Yes or ☒ No
2. Exemption from Mortgage Tax ☐ Yes or ☒ No
3. Exemption from Real Property Tax ☒ Yes or ☐ No
4. Tax Exempt Financing \* ☐ Yes or ☒ No

\* (typically for not-for-profits and qualified small manufacturers)

**F) Applicant Business Information (check appropriate category):**

|                                                             |                          |                           |                                     |
|-------------------------------------------------------------|--------------------------|---------------------------|-------------------------------------|
| Corporation                                                 | <input type="checkbox"/> | Partnership               | <input type="checkbox"/>            |
| Public Corporation                                          | <input type="checkbox"/> | Joint Venture             | <input type="checkbox"/>            |
| Sole Proprietorship                                         | <input type="checkbox"/> | Limited Liability Company | <input checked="" type="checkbox"/> |
| Other (please specify) _____                                |                          |                           |                                     |
| Year Established: <u>2021</u>                               |                          |                           |                                     |
| State in which Organization is established: <u>Delaware</u> |                          |                           |                                     |

**G) List all applicant stockholders, members or partners with % of ownership greater than 5% (including all parent entities) [INCLUDE CHART]**

NOTE: All applicants must include a current ownership chart reflecting equity ownership. Applications will not be accepted or deemed complete without this information.

The Agency's acceptance of this application will be specific to the existing equity ownership of the applicant and the Agency's ultimate approval is likewise specific to the applicant equity ownership (the taxpayer beneficiaries of the Agency's financial assistance). The Agency's approval of any proposed project shall be specific to the equity ownership of the Company at the time of application to the Agency. The Agency's approval of any financial assistance, including real property tax exemptions, is non-transferrable and may not be assigned or assumed without the Agency's prior written consent. Any transfer in excess of fifty percent (50%) of the equity voting interests of the Company (including all parent companies of the Company through and including the ultimate taxpayer(s) owning or controlling

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_



the Company), other than to a Related Person of the Company, shall be deemed an assignment and require the prior written consent of the Agency. Any proposed assignment shall require the prior written consent of the Agency upon written application no less than 45 days prior to a regularly scheduled meeting of the Agency.

| <u>Name</u>       | <u>% of ownership</u> |
|-------------------|-----------------------|
| OYA Solar CDG LLC | 100%                  |
|                   |                       |
|                   |                       |

#### **H) Applicant Business Description:**

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: OYA Ellisburg Solar LLC will construct, own and operate a 5.0 MW AC Community

Distributed Generation solar array in Jefferson County. The project will generate electricity by using solar photo-voltaic panels. The project will be interconnected to National Grid Distribution system. The project will benefit National Grid retail customers who subscribe to a portion of the project through a community solar program.

Estimated % of sales within Jefferson County: 50%

Estimated % of sales outside Jefferson County, but within New York State: 50%

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S. 0

(\*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.**

Approximately 10%. All the consultants services has been procured from local consultants.

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

## Section II: Project Description & Details

### A) Project Location:

List your current operation(s) locations in Jefferson County:

List your current operation(s) locations in New York State:

Provide the Property Address of the proposed Project:

13624 County Route 91 Adams, NY 13605

Parcel ID: 112.00-1-26.1

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 \_\_\_\_\_

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.

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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: 112.00-1-26.1

What are the current real estate taxes on the proposed Project Site? N/A

If amount of current taxes is not available, provide assessed value for each:

Land: \$ 171,800.00 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: Ellisburg School District: Belleville-Henderson

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: South Jeff Land Co LLC

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 project is a 5.0 MW AC Community Distributed Generation solar array in Jefferson County which will be owned and operated by the applicant.

The project will generate electricity by using solar photo-voltaic panels. The project will be interconnected to the

National Grid Distribution system. The project will receive credits for the power provided to National Grid which will in turn be sold at a discount

to National Grid retail customers who subscribe to a portion of the project through a community solar program.

The PILOT agreement, if approved by the IDA will help generate long term revenue for the Town, County and School District.

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):** The project is not financially viable at the full tax rates which are subject to unknown increases.

Obtaining a PILOT Agreement that provides a lower and predictable tax payment is critical to making the project viable.

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Please confirm by checking the box, below, if there is a strong possibility that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☒ Yes or ☐ No

If Yes, please provide details: The project would likely not be undertaken with out a PILOT Agreement. The project needs to have some cost certainty for taxes in order to be financially viable.

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: The project would likely not be undertaken with out a PILOT Agreement.

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant? If the applicant can not obtain the Financial Assistance provide by a PILOT Agreement the project would likely be terminated resulting in the write off of the applicant investment to date and the inability to pay rent to the landowner for the term of the lease.

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: Agricultural

Will the Project meet zoning/land use requirements at the proposed location? ☒ Yes or ☐ No

If Yes, please provide local zoning reference that applies: The project has all ready received a Zoning Permit permit from the Town.

For Renewable Energy Projects provide acres ☒ leased or ☐ owned: 29.78 acres

Describe the present zoning/land use: Zoning- AR Agricultural and Rural Residential Use- Agricultural Fields and Wodded Areas

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Describe required zoning/land use, if different: N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: 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: \_\_\_\_\_

The Town has issued a Zoning Permit.

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: Wetland delineation and Survey have been completed.

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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                       | <input type="checkbox"/> | Back Office                     | <input type="checkbox"/> |
| Acquisition of Existing Facility | <input type="checkbox"/> | Retail                          | <input type="checkbox"/> |
| Housing                          | <input type="checkbox"/> | Mixed Use                       | <input type="checkbox"/> |
| Equipment Purchase               | <input type="checkbox"/> | Facility for Aging              | <input type="checkbox"/> |
| Multi-Tenant                     | <input type="checkbox"/> | Civic Facility (not for profit) | <input type="checkbox"/> |
| Commercial                       | <input type="checkbox"/> | Other _____                     | <input type="checkbox"/> |

\*\* 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.

I) Project Information:

**Estimated costs in connection with Project:**

*Renewable Energy Projects use Cost Section on page 12.*

1. Land and/or Building Acquisition: \$ \_\_\_\_\_  
\_\_\_\_\_ acres \_\_\_\_\_ square feet
2. New Building Construction: \_\_\_\_\_ square feet \$ \_\_\_\_\_
3. New Building Addition(s): \_\_\_\_\_ square feet \$ \_\_\_\_\_
4. Infrastructure Work \$ \_\_\_\_\_
5. Reconstruction/Renovation: \_\_\_\_\_ square feet \$ \_\_\_\_\_
6. Manufacturing Equipment: \$ \_\_\_\_\_
7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ \_\_\_\_\_
8. Soft Costs: (professional services, etc.): \$ \_\_\_\_\_
9. Other, Specify: \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL Capital Costs: \$ \_\_\_\_\_

**Project refinancing; estimated amount**  
**(for refinancing of existing debt only)**

\$ \_\_\_\_\_

**Sources of Funds for Project Costs:**

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|                                                                                    |                        |
|------------------------------------------------------------------------------------|------------------------|
| Bank Financing:                                                                    | \$ <u>6,002,762.00</u> |
| Equity (excluding equity that is attributed to grants/tax credits)                 | \$ <u>524,914.00</u>   |
| Tax Exempt Bond Issuance (if applicable)                                           | \$ _____               |
| Taxable Bond Issuance (if applicable)                                              | \$ _____               |
| Public Sources (Include sum total of all state and federal grants and tax credits) | \$ _____               |
| Identify each state and federal grant/credit:                                      |                        |
| <u>Investment Tax Credit</u>                                                       | \$ <u>2,662,031.00</u> |
| <u>NYSERDA MW Block</u>                                                            | \$ <u>733,260.00</u>   |
| _____                                                                              | \$ _____               |
| Total Sources of Funds for Project Costs:                                          | \$ <u>9,922,968.00</u> |

Have any of the above costs been paid or incurred as of the date of this Application? ☐ Yes or ☐ No

If Yes, describe particulars: \_\_\_\_\_  
 \_\_\_\_\_

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**Renewable Energy Project: Project Costs**

- |                                                                                                                                                                                         |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1. Project size                                                                                                                                                                         | 5.0 MWac 6.6 MWdc |
| 2. Solar equipment costs<br>(panels, racking, all solar equipment to inverters)                                                                                                         | \$ 7,271,742.01   |
| 3. Site equipment and FF&E costs<br>(on-production equipment from inverter to interconnection,<br>including site fencing, security and other equipment)                                 | \$ _____          |
| 4. Site work and land preparation costs<br>(earthwork, roadways, landscaping, and site plan<br>improvements, highway cuts, wetland mitigation and<br>other onsite infrastructure costs) | \$ 558,121.99     |
| 5. All interconnection costs whether direct or indirect<br>expense through utility                                                                                                      | \$ 1,082,120.00   |
| 6. All pre-development costs, including planning, engineering,<br>site plan and permitting                                                                                              | \$ 109,045.00     |
| 7. Battery storage costs                                                                                                                                                                | \$ _____          |
| 8. All other soft costs including legal, planning and permitting                                                                                                                        | \$ 201,938.00     |
| 9. Community benefit payments or impact fees                                                                                                                                            | \$ _____          |
| 10. Community adder                                                                                                                                                                     | \$ _____          |
| 11. Community or market transition credit                                                                                                                                               | \$ _____          |
| 12. Other (please identify):                                                                                                                                                            | \$ _____          |

**Decommissioning Bond, IDA Fee, Subscriptions**

Total: \$ 9,922,968.00

Have any of the above costs been paid or incurred as of the date of this Application? ☒ Yes or ☐ No

If Yes, describe particulars: Pre development cost for permitting and engineering

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**Mortgage Recording Tax Exemption Benefit:** Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ \_\_\_\_\_

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by \_\_\_\_%): \$ \_\_\_\_\_

**Construction Cost Breakdown:**

Total Cost of Construction \$ 8,911,983.00 (sum of 2,3,4,5, and/or 7 in Question I, above)

Cost for materials: \$ 3,798,392.83

% sourced in Jefferson County: 8 %

% sourced in New York State 12 % (including Jefferson County)

List major material suppliers if known TBD

Cost for labor: \$ 4,536,213

Expected Full-Time Equivalent Jobs during construction \_\_\_\_\_

Expected Total Labor Hours during construction \_\_\_\_\_

List major subcontractors, if known TBD

**Sales and Use Tax:** Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ \_\_\_\_\_

Estimated State and local Sales and Use Tax Benefit (product of \_\_\_\_% multiplied by the figure, above):

\$ \_\_\_\_\_

*\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

**Real Property Tax Benefit:**

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit: \_\_\_\_\_

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**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.

**Percentage of Project Costs financed from Public Sector sources:** 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 Section II(I) 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 |                |      |                            |
| Warehouse                |                |      |                            |
| Research & Development   |                |      |                            |
| Commercial               |                |      |                            |
| Retail (see section K)   |                |      |                            |
| Office                   |                |      |                            |
| Specify Other            |                |      |                            |

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

1. Start date: acquisition of equipment or construction of facilities: June, 2022
2. Estimated completion date of project: December, 2022
3. Project occupancy estimated starting date of operations: December, 2022
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.**

**L) Is the proposed Project necessary to expand Applicant employment:** ☐ Yes or ☒ No

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Is the proposed Project necessary to retain existing employment:

☐ Yes or ☐ No

M) Employment Plan (Specific to the proposed project location):

|                   | 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) |                                                                                       |                                                                                  |                                                                                                                           |

\*\* 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.

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                                       |     |                                   |                                                     |
| TOTAL                                       |     |                                   |                                                     |

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

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|                  |  |  |
|------------------|--|--|
| Location Address |  |  |
| Full time        |  |  |
| Part Time        |  |  |
| Total            |  |  |

N) Will any of the facilities described above be closed or subject to reduced activity? ☐ Yes or ☒ No

*\*\* If any of the facilities described above are located within the State of New York, and you answered Yes to the question, above, you must complete Section IV of this Application.*

*\*\* Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

O) Is the proposed Project reasonably necessary to prevent the Applicant from moving out of New York State? ☐ Yes or ☒ No. Out of Jefferson County? ☐ Yes or ☒ No.

If yes, please explain and identify the other locations being investigated, type of assistance offered and provide supporting documentation if available: \_\_\_\_\_

P) What competitive factors led you to inquire about sites outside of Jefferson County or New York State? N/A

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? ☐ Yes or ☒ No.

Have you applied, or intend to apply for additional Grant Funding, or tax incentives? ☒ Yes or ☐ No.

If yes, please identify which agencies and what other Local, State and/or Federal assistance and the assistance sought and dollar amount that is anticipated to be received: NYSERDA Block Allocation TBD and Federal ITC

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### 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:

- 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.

- B. 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?  
0 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the 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.

3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No

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

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4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No.

If yes, explain \_\_\_\_\_

5. Is the Project located in a Highly Distressed Area? ☐ Yes or ☐ No

#### Section IV Inter-Municipal Move Determination

The Agency is required by State law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the Applicant from one area of New York State to another area of the State; or in the abandonment of one or more plants or facilities of the Applicant located within the New York State, Agency Financial Assistance is required to prevent the Applicant from relocating out of the New York State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.

Explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of New York State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: \_\_\_\_\_

#### Section V Adaptive Reuse Determination

(Adaptive 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) ☐ 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  
If yes, please provide dollar amount of income being generated, if any \_\_\_\_\_
- D) Does the site have historical significance? ☐ Yes or ☐ No

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E) Are you applying for either State/Federal Historical Tax Credit Programs? ☐ Yes or ☐ No. If yes, provide estimated value of tax credits \_\_\_\_\_

F) 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): \_\_\_\_\_

G) 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:

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H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, 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**

**\*\* 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<br>of New<br>Construction<br>and<br>Renovation<br>Costs | Estimated<br>New Assessed<br>Value of<br>Property<br>Subject to<br>IDA* | County Tax<br>Rate/1000 | Local Tax Rate<br>(Town/City/Village)/1000 | School Tax<br>Rate/1000 |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------|--------------------------------------------|-------------------------|
|                                                                      |                                                                         |                         |                                            |                         |

\*Apply equalization rate to value

| PILOT<br>Year | %<br>Payment | County<br>PILOT<br>Amount | Local<br>PILOT<br>Amount | School<br>PILOT<br>Amount | Total<br>PILOT | Full Tax<br>Payment<br>w/o<br>PILOT | Net<br>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:**

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

Calculate %

(Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: \_\_\_\_\_%

JCDA will also complete a Cost-Benefit analysis using information contained within this Application, and available to the Public.

### Section VII Representations, Certifications and Indemnification

Taymaz Jahanl \_\_\_\_\_ (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Chief Operating Officer (title) of OYA Ellisburg Solar LLC \_\_\_\_\_ (name of corporation or other entity) named in the attached Application (the Applicant), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency 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.
- 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

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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 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

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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.

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

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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.
- 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

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

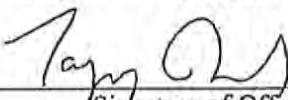
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New 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 NEW YORK       )  
COUNTY OF JEFFERSON    ) ss.:

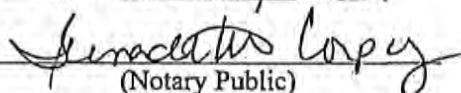
**Taymaz Jahani**

, being first duly sworn, deposes and says:

1. That I am the Chief Operating Officer (Corporate Office) of OYA Ellisburg Solar 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 and affirmed to me under penalties of perjury  
this 20 day of February, 2020.

  
(Notary Public)

Bernadette Corpuz  
Province of Ontario, Country  
of Canada  
No expiration on Notary



Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_





PROJECT I.D. NUMBER

OYA Solar / Eastman

617.21

Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

|                                                                                                                                                                                                                                                                                                                            |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1. APPLICANT /SPONSOR<br>OYA Solar L.P.                                                                                                                                                                                                                                                                                    | 2. PROJECT NAME<br>OYA Swan Road |
| 3. PROJECT LOCATION:<br>Municipality <u>Ellisburg</u> County <u>Jefferson</u>                                                                                                                                                                                                                                              |                                  |
| 4. PRECISE LOCATION ( Street address and road intersections, prominent landmarks, etc., or provide map)<br><u>13624 County Route 91, Adams, NY 13605 (this is the 911 address)</u><br><u>See attached map, S1</u>                                                                                                          |                                  |
| 5. IS PROPOSED ACTION:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration                                                                                                                                                                      |                                  |
| 6. DESCRIBE PROJECT BRIEFLY:<br><u>Approximately 36.5 acres of the 207.1 acre parcel will be used for a utility scale 5MW AC solar PV array.</u>                                                                                                                                                                           |                                  |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <u>36.5</u> acres Ultimately <u>36.5</u> acres                                                                                                                                                                                                                                    |                                  |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly                                                                                                                                |                                  |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe: |                                  |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Approval from US Army Corps and NYSDEC</u>                    |                                  |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval                                                                                                                           |                                  |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <u>N/A</u><br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                              |                                  |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE                                                                                                                                                                                                                                          |                                  |
| Applicant/sponsor Name: <u>Terence Rasmussen - Director of Development OYA Solar</u> Date: <u>Jan. 18, 2021</u>                                                                                                                                                                                                            |                                  |
| Signature: <u>Terry Rasmussen</u><br><small>Digitally signed by Terry Rasmussen<br/>DN: cn=Terry Rasmussen, o=OYA Solar, email=trasmussen@oyasolar.com, c=US<br/>Date: 2021.01.18 16:21:47 -0500</small>                                                                                                                   |                                  |

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



**PART II - ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town of Ellsburg

Name of Lead Agency

Cindy Shaw

Print or Type Name of Responsible Officer in Lead Agency

Zonengoff

Title of Responsible Officer

Cindy Shaw

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

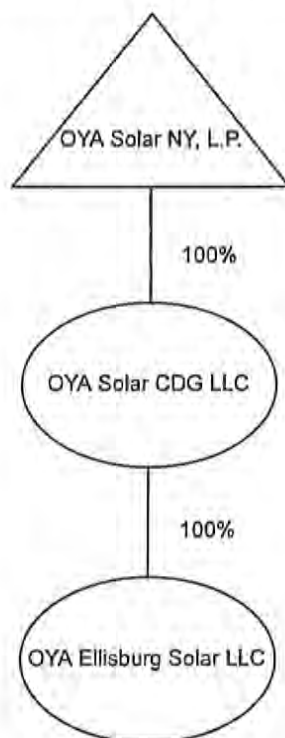
3/16/21

Date



**Section I: Applicant Information**

**Section: G)** List all applicant stockholders, members or partners with % of ownership greater than 5% (including all parent entities)



| Jefferson County Industrial Development Agency |                                  |               |             |            | Date                                                                                                                                                 | 2/9/2022             |
|------------------------------------------------|----------------------------------|---------------|-------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Project Summary                                |                                  |               |             |            | Project #                                                                                                                                            |                      |
| Project                                        | OYA LANE ROAD, LLC               | NAICS: 221114 |             |            | School                                                                                                                                               | General Brown        |
| Location                                       | 22106 LANE ROAD, TOWN OF PAMELIA | Project Acres | Total Acres |            | Project Type                                                                                                                                         | 3.1MW/AC (3,100 KW ) |
| Tax Parce                                      | 74.13-1-1.1                      | 19.71         | 64          |            | Village                                                                                                                                              |                      |
| Est. COD                                       | 12/1/2022                        |               |             |            | Town                                                                                                                                                 | PAMELIA              |
| Community Distributed Generation               |                                  | % of Proj     | NYS Tax     | County Tax |                                                                                                                                                      |                      |
| Total Project Costs                            | 7,524,553                        |               |             |            | Jobs                                                                                                                                                 |                      |
| Land                                           |                                  |               |             |            | Retained                                                                                                                                             | 0                    |
| Infrastructure                                 | 250,000                          |               |             |            | Added                                                                                                                                                |                      |
| Building                                       |                                  |               |             |            | Total                                                                                                                                                | 0                    |
| Furniture & Fixtures                           |                                  |               |             |            | Next Five Years                                                                                                                                      | 0                    |
| Equipment                                      |                                  |               |             |            | Construction Jobs                                                                                                                                    | 9                    |
| Equip. /NYS Production                         | 4,973,857                        | 0             | 0           | 0          | Current Assessment                                                                                                                                   | 86,000 Land          |
| Qinterconnect                                  | 1,321,600                        |               |             |            | Final Assessment                                                                                                                                     | 1,726,576 Project    |
| Eng/Arch Fees                                  | 111,890                          |               |             |            | Agency Fee                                                                                                                                           | \$112,868            |
| Finance Charges                                |                                  |               |             |            | App Fee Paid                                                                                                                                         | Paid( 1/28/22 )      |
| Decommissioning, Bond Fees                     | 660,000                          |               |             |            | Agency Fee is calculated based on the fee schedule on the Application. This project is under \$10 Million so the fee is 1.5% of Total Project Costs. |                      |
| Solar Installation Labor                       |                                  |               |             |            |                                                                                                                                                      |                      |
| Other-Soft Costs                               | 207,206                          |               |             |            |                                                                                                                                                      |                      |
| Total                                          | 7,524,553                        |               |             |            |                                                                                                                                                      |                      |

#### Sales Tax Exemption- WAIVED

|                   |   |   |
|-------------------|---|---|
| Total Material    |   |   |
| Instillation@ 40% | 0 |   |
| 4% County Tax     | 0 | 0 |
| 4% NYS Tax        | 0 |   |
|                   | 0 |   |

#### Mortgage Recording Tax WAIVED

|                     |   |
|---------------------|---|
| Est Mortgage Amount |   |
| MRT Savings         | 0 |

#### Pamelia Tax Rates

|        |           | % Distribution  |
|--------|-----------|-----------------|
| County | 13.519213 | 2021 0.41482459 |
| Town   | 0         | 2021 0          |
| School | 19.070979 | 2020 0.58517541 |
|        | 32.590192 | 1               |

|                     |           |
|---------------------|-----------|
| Total Project Costs | 7,524,553 |
| Fed ITC Grant       | 1,700,000 |
| NY Sun Award        |           |
| Total Grants        | 1,700,000 |
| Net Project Costs   | 5,824,553 |

| PILOT   | PILOT PAYMNT<br>3.1 MW/AC | Project 2% Esc.<br>Land Payment | 2% Esc.<br>W/O PILOT | (Land & PILOT)<br>Total PILOT |
|---------|---------------------------|---------------------------------|----------------------|-------------------------------|
| Year 1  | 22,497                    | 863                             | 56,269               | 23,360                        |
| Year 2  | 22,056                    | 880                             | 57,395               | 22,936                        |
| Year 3  | 21,624                    | 898                             | 58,543               | 22,522                        |
| Year 4  | 21,200                    | 916                             | 59,714               | 22,116                        |
| Year 5  | 20,784                    | 934                             | 60,908               | 21,718                        |
| Year 6  | 20,376                    | 953                             | 62,126               | 21,329                        |
| Year 7  | 19,977                    | 972                             | 63,369               | 20,949                        |
| Year 8  | 19,585                    | 992                             | 64,636               | 20,577                        |
| Year 9  | 19,201                    | 1,011                           | 65,929               | 20,212                        |
| Year 10 | 18,825                    | 1,032                           | 67,247               | 19,856                        |
| Year 11 | 18,455                    | 1,052                           | 68,592               | 19,508                        |
| Year 12 | 18,094                    | 1,073                           | 69,964               | 19,167                        |
| Year 13 | 17,739                    | 1,095                           | 71,363               | 18,834                        |
| Year 14 | 17,391                    | 1,117                           | 72,791               | 18,508                        |
| Year 15 | 17,050                    | 1,139                           | 74,246               | 18,189                        |
|         | 294,853                   | 14,927                          | 973,091              | 309,780                       |
|         | 30%                       |                                 |                      | 32%                           |

| County  | Town | School  | Total   |
|---------|------|---------|---------|
| 9,690   | 0    | 13,670  | 23,360  |
| 9,515   | 0    | 13,422  | 22,936  |
| 9,342   | 0    | 13,179  | 22,522  |
| 9,174   | 0    | 12,941  | 22,116  |
| 9,009   | 0    | 12,709  | 21,718  |
| 8,848   | 0    | 12,481  | 21,329  |
| 8,690   | 0    | 12,259  | 20,949  |
| 8,536   | 0    | 12,041  | 20,577  |
| 8,385   | 0    | 11,828  | 20,212  |
| 8,237   | 0    | 11,619  | 19,856  |
| 8,092   | 0    | 11,415  | 19,508  |
| 7,951   | 0    | 11,216  | 19,167  |
| 7,813   | 0    | 11,021  | 18,834  |
| 7,677   | 0    | 10,830  | 18,508  |
| 7,545   | 0    | 10,644  | 18,189  |
| 128,504 | 0    | 181,276 | 309,780 |

| VYS Model Assessment | 1,726,576 | Project Per Acre<br>New Land<br>Assessment | Land<br>Current<br>Assess | Acres           | Current<br>Assess<br>Per Acre | Project<br>Acreage | Current<br>Project<br>Assessment |
|----------------------|-----------|--------------------------------------------|---------------------------|-----------------|-------------------------------|--------------------|----------------------------------|
| Mil Rate             | 32.59     | 0                                          | 86,000                    | 64              | 1,343.75                      | 19.71              | 26,485                           |
| Special Assessment   | 0.00      | New Project Land Assess.                   |                           |                 |                               |                    | 0                                |
| Total                | 32.59     | Land Lease<br>Per Acre                     | Project<br>Acres          | Annual<br>Lease |                               |                    |                                  |
| Tax Load             | 3.26      | 900                                        | 19.71                     | 17,739 Esc 2%   |                               |                    |                                  |
| Market Credit        | 0.0225    |                                            |                           |                 |                               |                    |                                  |
| Community Adder      | 0         |                                            |                           |                 |                               |                    |                                  |

# Jefferson County Industrial Development Agency

## MRB Cost Benefit Calculator

Date February 8, 2022  
Project Title OYA LANE ROAD  
Project Location TPWN OF PAMELA



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$7,524,553

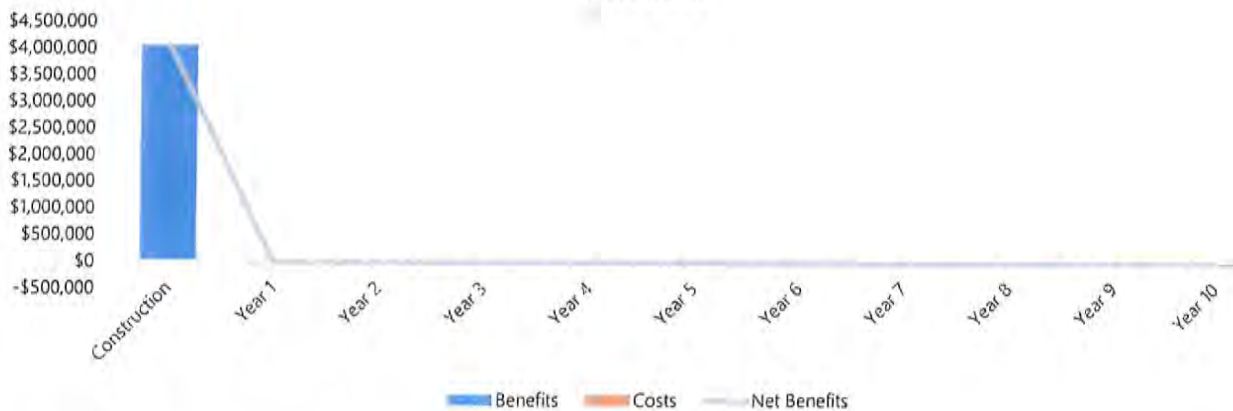
| Temporary (Construction) |             |             |              |
|--------------------------|-------------|-------------|--------------|
|                          | Direct      | Indirect    | Total        |
| Jobs                     | 31          | 15          | 46           |
| Earnings                 | \$3,111,679 | \$710,815   | \$3,822,495  |
| Local Spend              | \$7,524,553 | \$2,552,554 | \$10,077,107 |

| Ongoing (Operations)             |        |          |       |
|----------------------------------|--------|----------|-------|
| Aggregate over life of the PILOT |        |          |       |
|                                  | Direct | Indirect | Total |
| Jobs                             | 0      | 0        | 0     |
| Earnings                         | \$0    | \$0      | \$0   |

Figure 1

Net Benefits



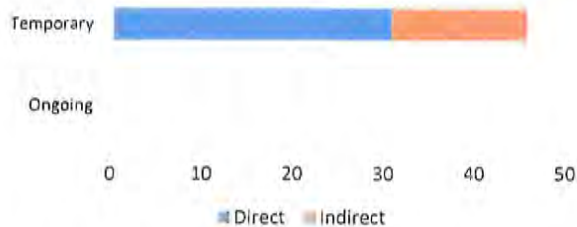
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3

Total Jobs

Total Earnings



## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### Estimated Costs of Exemptions

|                                        | Nominal Value    | Discounted Value* |
|----------------------------------------|------------------|-------------------|
| Property Tax Exemption                 | \$657,412        | \$556,241         |
| Sales Tax Exemption                    | \$0              | \$0               |
| Local Sales Tax Exemption              | \$0              | \$0               |
| State Sales Tax Exemption              | \$0              | \$0               |
| Mortgage Recording Tax Exemption       | \$0              | \$0               |
| Local Mortgage Recording Tax Exemption | \$0              | \$0               |
| State Mortgage Recording Tax Exemption | \$0              | \$0               |
| <b>Total Costs</b>                     | <b>\$657,412</b> | <b>\$556,241</b>  |

### State and Local Benefits

|                                             | Nominal Value      | Discounted Value*  |
|---------------------------------------------|--------------------|--------------------|
| <b>Local Benefits</b>                       | <b>\$4,093,325</b> | <b>\$4,059,948</b> |
| <b>To Private Individuals</b>               | <b>\$3,822,495</b> | <b>\$3,822,495</b> |
| Temporary Payroll                           | \$3,822,495        | \$3,822,495        |
| Ongoing Payroll                             | \$0                | \$0                |
| Other Payments to Private Individuals       | \$0                | \$0                |
| <b>To the Public</b>                        | <b>\$270,830</b>   | <b>\$237,453</b>   |
| Increase in Property Tax Revenue            | \$247,418          | \$214,041          |
| Temporary Jobs - Sales Tax Revenue          | \$23,413           | \$23,413           |
| Ongoing Jobs - Sales Tax Revenue            | \$0                | \$0                |
| Other Local Municipal Revenue               | \$0                | \$0                |
| <b>State Benefits</b>                       | <b>\$198,770</b>   | <b>\$198,770</b>   |
| <b>To the Public</b>                        | <b>\$198,770</b>   | <b>\$198,770</b>   |
| Temporary Income Tax Revenue                | \$172,012          | \$172,012          |
| Ongoing Income Tax Revenue                  | \$0                | \$0                |
| Temporary Jobs - Sales Tax Revenue          | \$26,757           | \$26,757           |
| Ongoing Jobs - Sales Tax Revenue            | \$0                | \$0                |
| <b>Total Benefits to State &amp; Region</b> | <b>\$4,292,095</b> | <b>\$4,258,718</b> |

### Benefit to Cost Ratio

|                    | Benefit*           | Cost*            | Ratio      |
|--------------------|--------------------|------------------|------------|
| Local              | \$4,059,948        | \$556,241        | 7:1        |
| State              | \$198,770          | \$0              | :1         |
| <b>Grand Total</b> | <b>\$4,258,718</b> | <b>\$556,241</b> | <b>8:1</b> |

\*Discounted at 2%

### Additional Comments from IDA

Sales Tax and Mortgage Recording Tax Waived. 2% Tax escalation assumed. Current Tax is on land value only. Land assessed at \$86,000.; Mil rate \$28.03 /M

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

|                                   |                    |                       |
|-----------------------------------|--------------------|-----------------------|
| NYISO Zone                        | E - Mohawk Valley  |                       |
| Plant Type                        | Solar - Fixed Axis |                       |
| System Size                       | 3,100              | (kW Wind/kW AC Solar) |
| Date of Operation                 | 1/1/2022           |                       |
| Taxable Status Date               | 3/1/2022           |                       |
| System Age at Taxable Status Date | 0                  |                       |

|                                 |        |
|---------------------------------|--------|
| Before Tax Discount Rate - WACC | 8.00%  |
| Tax Load                        | 3.26%  |
| Loaded Discount Rate            | 11.26% |

|                                               |          |
|-----------------------------------------------|----------|
| Annual Ground Lease Payment (if applicable)   | \$18,000 |
| Annual Ground Lease Escalator (if applicable) | 2.00%    |

Project is Solar and 5,000kW or less and is reimbursed at the VDER rate. Please input additional data below:

|                                       |               |        |
|---------------------------------------|---------------|--------|
| VDER Inputs                           |               |        |
| Utility Company                       | National Grid |        |
| DRV Rate                              | \$0.2100      | \$/kwh |
| Community or Market Transition Credit | \$0.0225      | \$/kwh |
| or Community Adder                    | \$0           | \$     |

Note: VDER projects may receive either a Community or Market Transition Credit OR a Community Adder, but they never receive both.

|                                        |         |
|----------------------------------------|---------|
| Data for Model Operation:              |         |
| Efficiency Factor for Plant Type       | 18.05%  |
| Typical Expense for Zone (\$/kw)       | \$16.54 |
| Fraction of Off-taker Credits to Owner | 95%     |
| Expense Scale                          | 1.5045  |
| ValGroup#                              | 1       |
| NYISO Zone                             | E       |
| Group-Zone                             | 1E      |
| Utility Loss Adjustment Factor         | 1.084   |
| Economic Life                          | 25      |
| Degradation - 0.5% Per Annum           | 0.005   |
| Inverter Size                          | 3100    |
| Inverter Age                           | 0       |
| Inverter Replacement Cycle             | 15      |
| Inverter Replacement Cost New          | \$0.10  |
| Inflation (for OpEx)                   | 2.00%   |



| year                                | 2022<br>1         | 2023<br>2         | 2024<br>3         | 2025<br>4         | 2026<br>5         | 2027<br>6         | 2028<br>7         | 2029<br>8         | 2030<br>9         |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Production                          | 4,878,399         | 4,853,884         | 4,842,601         | 4,804,855         | 4,780,341         | 4,755,826         | 4,744,274         | 4,706,797         | 4,682,282         |
| <b><u>VDER Value Stack:</u></b>     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Energy \$                           | 155,121           | 150,013           | 151,968           | 157,101           | 158,994           | 151,084           | 146,566           | 145,778           | 143,598           |
| Capacity \$                         | 35,331            | 41,137            | 41,927            | 42,190            | 41,370            | 41,450            | 40,137            | 38,773            | 34,767            |
| DRV Rate                            | 72,448            | 72,448            | 72,890            | 72,779            | 74,150            | 73,985            | 72,448            | 72,725            | 72,890            |
| MTC and/or CC                       | 104,276           | 103,752           | 103,511           | 102,704           | 102,180           | 101,656           | 101,409           | 100,608           | 100,084           |
| Community Adder                     | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>VDER Total</b>                   | <b>367,177</b>    | <b>367,350</b>    | <b>370,295</b>    | <b>374,774</b>    | <b>376,694</b>    | <b>368,175</b>    | <b>360,560</b>    | <b>357,884</b>    | <b>351,338</b>    |
| <b><u>Tier 1 not applicable</u></b> |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Energy \$                           | 150,632           | 145,672           | 147,570           | 152,555           | 154,393           | 146,712           | 142,325           | 141,560           | 139,442           |
| Capacity \$                         | 37,191            | 43,302            | 44,134            | 44,411            | 43,547            | 43,632            | 42,249            | 40,814            | 36,597            |
| <b>Tier 1 Total</b>                 | <b>187,823</b>    | <b>188,974</b>    | <b>191,704</b>    | <b>196,965</b>    | <b>197,940</b>    | <b>190,344</b>    | <b>184,574</b>    | <b>182,374</b>    | <b>176,039</b>    |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Income</b>                       | <b>\$ 367,177</b> | <b>\$ 367,350</b> | <b>\$ 370,295</b> | <b>\$ 374,774</b> | <b>\$ 376,694</b> | <b>\$ 368,175</b> | <b>\$ 360,560</b> | <b>\$ 357,884</b> | <b>\$ 351,338</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Expense*                            | \$ 77,125         | \$ 78,668         | \$ 80,241         | \$ 81,846         | \$ 83,483         | \$ 85,153         | \$ 86,856         | \$ 88,593         | \$ 90,365         |
| Lease                               | \$ 18,000         | \$ 18,360         | \$ 18,727         | \$ 19,102         | \$ 19,484         | \$ 19,873         | \$ 20,271         | \$ 20,676         | \$ 21,090         |
| Decomissioning                      | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          | \$ 4,340          |
| Inverter (Solar Only)               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Expenses</b>                     | <b>\$ 99,465</b>  | <b>\$ 101,368</b> | <b>\$ 103,308</b> | <b>\$ 105,288</b> | <b>\$ 107,307</b> | <b>\$ 109,366</b> | <b>\$ 111,467</b> | <b>\$ 113,609</b> | <b>\$ 115,794</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>EBITDA</b>                       | <b>\$ 267,711</b> | <b>\$ 265,982</b> | <b>\$ 266,987</b> | <b>\$ 269,486</b> | <b>\$ 269,387</b> | <b>\$ 258,809</b> | <b>\$ 249,093</b> | <b>\$ 244,275</b> | <b>\$ 235,544</b> |
|                                     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Discount Factor                     | 0.8988            | 0.8078            | 0.7261            | 0.6526            | 0.5865            | 0.5272            | 0.4738            | 0.4259            | 0.3828            |
| <b>Disc Cash Flow</b>               | <b>\$ 240,618</b> | <b>\$ 214,869</b> | <b>\$ 193,853</b> | <b>\$ 175,865</b> | <b>\$ 158,009</b> | <b>\$ 136,441</b> | <b>\$ 118,029</b> | <b>\$ 104,032</b> | <b>\$ 90,161</b>  |

Present Value of Cash Flow: \$ 1,760,942 Value for Improvements Only

\*Expense includes O&M, Insurance, Management.

| 2031<br>10 | 2032<br>11 | 2033<br>12 | 2034<br>13 | 2035<br>14 | 2036<br>15   | 2037<br>16 | 2038<br>17 | 2039<br>18 | 2040<br>19 | 2041<br>20 |
|------------|------------|------------|------------|------------|--------------|------------|------------|------------|------------|------------|
| 4,657,768  | 4,645,947  | 4,608,739  | 4,584,224  | 4,559,710  | 4,547,620    | 4,510,680  | 4,486,166  | 4,461,651  | 4,449,293  | 4,412,622  |
| 134,894    | 128,281    | 116,674    | 111,995    | 103,434    | 99,377       | 92,527     | 91,424     | 86,296     | 86,754     | 86,655     |
| 33,167     | 32,105     | 29,696     | 27,319     | 24,116     | 23,574       | 22,753     | 32,935     | 32,425     | 35,911     | 37,163     |
| 72,779     | 34,958     | 34,051     | 33,870     | 33,817     | 33,660       | 34,109     | 33,848     | 32,964     | 32,908     | 32,801     |
| 99,560     | 99,307     | 98,512     | 97,988     | 97,464     | 97,205       | 96,416     | 95,892     | 95,368     | 95,104     | 94,320     |
| -          | -          | -          | -          | -          | -            | -          | -          | -          | -          | -          |
| 340,401    | 294,651    | 278,933    | 271,171    | 258,830    | 253,816      | 245,806    | 254,098    | 247,053    | 250,676    | 250,938    |
| 130,991    | 124,569    | 113,298    | 108,754    | 100,441    | 96,501       | 89,850     | 88,778     | 83,799     | 84,243     | 84,147     |
| 34,913     | 33,795     | 31,259     | 28,757     | 25,385     | 24,815       | 23,951     | 34,668     | 34,132     | 37,801     | 39,119     |
| 165,904    | 158,363    | 144,557    | 137,511    | 125,826    | 121,316      | 113,801    | 123,446    | 117,930    | 122,045    | 123,266    |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 340,401 | \$ 294,651 | \$ 278,933 | \$ 271,171 | \$ 258,830 | \$ 253,816   | \$ 245,806 | \$ 254,098 | \$ 247,053 | \$ 250,676 | \$ 250,938 |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 92,172  | \$ 94,015  | \$ 95,896  | \$ 97,814  | \$ 99,770  | \$ 101,765   | \$ 103,800 | \$ 105,876 | \$ 107,994 | \$ 110,154 | \$ 112,357 |
| \$ 21,512  | \$ 21,942  | \$ 22,381  | \$ 22,828  | \$ 23,285  | \$ 23,751    | \$ 24,226  | \$ 24,710  | \$ 25,204  | \$ 25,708  | \$ 26,223  |
| \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340     | \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   |
| \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 310,000   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| \$ 118,024 | \$ 120,297 | \$ 122,616 | \$ 124,982 | \$ 127,395 | \$ 439,856   | \$ 132,366 | \$ 134,927 | \$ 137,538 | \$ 140,202 | \$ 142,920 |
|            |            |            |            |            |              |            |            |            |            |            |
| \$ 222,377 | \$ 174,354 | \$ 156,316 | \$ 146,190 | \$ 131,436 | \$ (186,039) | \$ 113,440 | \$ 119,172 | \$ 109,515 | \$ 110,474 | \$ 108,018 |
|            |            |            |            |            |              |            |            |            |            |            |
| 0.3440     | 0.3092     | 0.2779     | 0.2498     | 0.2245     | 0.2018       | 0.1814     | 0.1630     | 0.1465     | 0.1317     | 0.1184     |
| \$ 76,507  | \$ 53,914  | \$ 43,445  | \$ 36,518  | \$ 29,510  | \$ (37,542)  | \$ 20,575  | \$ 19,427  | \$ 16,046  | \$ 14,549  | \$ 12,785  |

| 2042<br>21 | 2043<br>22 | 2044<br>23 | 2045<br>24 | 2046<br>25 |
|------------|------------|------------|------------|------------|
| 4,388,108  | 4,363,593  | 4,350,966  | 4,314,564  | 4,290,049  |
| 88,430     | 87,424     | 90,813     | 87,860     | 89,463     |
| 36,051     | 34,154     | 36,651     | 38,463     | 38,487     |
| 32,569     | 32,997     | 32,058     | 31,877     | 31,817     |
| 93,796     | 93,272     | 93,002     | 92,224     | 91,700     |
| -          | -          | -          | -          | -          |
| 250,845    | 247,847    | 252,525    | 250,424    | 251,466    |
| 85,871     | 84,894     | 88,185     | 85,318     | 86,874     |
| 37,948     | 35,952     | 38,580     | 40,487     | 40,512     |
| 123,819    | 120,846    | 126,766    | 125,805    | 127,386    |
|            |            |            |            |            |
| \$ 250,845 | \$ 247,847 | \$ 252,525 | \$ 250,424 | \$ 251,466 |
|            |            |            |            |            |
| \$ 114,604 | \$ 116,896 | \$ 119,234 | \$ 121,619 | \$ 124,051 |
| \$ 26,747  | \$ 27,282  | \$ 27,828  | \$ 28,384  | \$ 28,952  |
| \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   | \$ 4,340   |
| \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| \$ 145,691 | \$ 148,518 | \$ 151,402 | \$ 154,343 | \$ 157,343 |
|            |            |            |            |            |
| \$ 105,154 | \$ 99,329  | \$ 101,123 | \$ 96,081  | \$ 94,123  |
|            |            |            |            |            |
| 0.1064     | 0.0956     | 0.0859     | 0.0772     | 0.0694     |
| \$ 11,187  | \$ 9,498   | \$ 8,691   | \$ 7,422   | \$ 6,535   |

# Application to

FEB - 7 2022

## 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:

OYA LANE ROAD LLC

Applicant Address:

144 Front Street West, Suite 700, Toronto, ON M5J 2L7

Phone:

+1 416-840-3358

E-mail:

mariana.pires@oyasolar.com | john.mcdonough@oyasolar.com

Application Date: 12/17/2021

### Internal Use Only

Staff Signature and Date of Submission: *Dan J Zambico*

Completed Application Date: 2/15/22 Staff Initial *DJ*

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date: January 6, 2022

# Fee Schedule

Updated as of the date of the document

## Taxable and Tax Exempt Industrial Development Revenue Bonds

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|                          |                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Fee:</b>  | 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.                                                  |
| <b>Fee:</b>              | First \$10 million 1.5% of the principal amount of the bond series.<br>\$10 million - \$20 million 1% of the bond series.<br>Any amount over \$20 million 0.5% of the bond series.<br><br>Annual Fee - \$1,500.00 |
| <b>Point of Contact:</b> | David Zembiec CEO JCIDA+1 (315) 782-5865                                                                                                                                                                          |

## Lease Leaseback Transactions

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|                                   |                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Fee:</b>           | 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.                                                                                                             |
| <b>Fee:</b>                       | With a PILOT:<br>First \$10 million 1.5%<br>Second \$10-\$20 million - 0.5%<br>Any amount over \$20 million - 0.25%<br><br>No PILOT 25% of the abatement value<br><br>Annual Fee - \$1,000.00<br><br>Application for Re-Assignment of benefits to new ownership - \$2,000.00 |
| <b>Renewable Energy Projects:</b> | Annual Administrative Fee - \$1,500.00                                                                                                                                                                                                                                       |
| <b>Point of Contact:</b>          | 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 receiving benefit:**

Applicant Name: OYA LANE ROAD LLC  
 Applicant Address: 144 Front Street West Suite 700, Toronto ON M5J2L7  
 Phone: 416-840-3358 Fax: \_\_\_\_\_  
 Website: www.oyasolar.com E-mail: mariana.pires@oyasolar.com  
 Federal ID#: 86-1749319 NAICS: \_\_\_\_\_  
 Will a Real Estate Holding Company be utilized to own the Project property/facility? ☐ Yes or ☒ No  
 What is the name of the Real Estate Holding Company: \_\_\_\_\_  
 Federal ID#: \_\_\_\_\_  
 State and Year or Incorporation/Organization: \_\_\_\_\_  
 List of stockholders, members, or partners of Real Estate Holding Company: \_\_\_\_\_

**Renewable Energy Projects:** Attach ownership chart and indicate companies that will eventually own and operate project \_\_\_\_\_

**B) Individual Completing Application:**

Name: Mariana Pires  
 Title: Project Coordinator  
 Address: 144 Front Street West, Suite 700, Toronto, ON M5J 2L7  
 Phone: +1 416-840-3358 x154 Fax: \_\_\_\_\_  
 E-Mail: mariana.pires@oyasolar.com

**C) Company Contact (if different from Section B above):**

Name: Taymaz Jahani  
 Title: Chief Operating Officer  
 Address: 144 Front Street West, Suite 700, Toronto, ON M5J 2L7  
 Phone: +1 416-840-3358 Fax: \_\_\_\_\_  
 E-Mail: taymaz.jahani@oyasolar.com

**D) Company Counsel:**

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Name of Attorney: Bernadette Corpuz (General Counsel)

Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.

Address: 144 Front Street West Suite 700, Toronto ON M5J2L7

Phone: +1 416-840-3358 x122

Fax: +1 716-819-4650

E-mail: bernadette.corpuz@oyaventures.com

**E) Identify the assistance being requested of the Agency (select all that apply):**

- |                                     |                                                                        |
|-------------------------------------|------------------------------------------------------------------------|
| 1. Exemption from Sales Tax         | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |
| 2. Exemption from Mortgage Tax      | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |
| 3. Exemption from Real Property Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 4. Tax Exempt Financing *           | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |

\* (typically for not-for-profits and qualified small manufacturers)

**F) Applicant Business Information (check appropriate category):**

- |                     |                          |                           |                                     |
|---------------------|--------------------------|---------------------------|-------------------------------------|
| Corporation         | <input type="checkbox"/> | Partnership               | <input type="checkbox"/>            |
| Public Corporation  | <input type="checkbox"/> | Joint Venture             | <input type="checkbox"/>            |
| Sole Proprietorship | <input type="checkbox"/> | Limited Liability Company | <input checked="" type="checkbox"/> |

Other (please specify) \_\_\_\_\_

Year Established: 2021

State in which Organization is established: Delaware

**G) List all applicant stockholders, members or partners with % of ownership greater than 5% (including all parent entities) [INCLUDE CHART]**

NOTE: All applicants must include a current ownership chart reflecting equity ownership. Applications will not be accepted or deemed complete without this information.

The Agency's acceptance of this application will be specific to the existing equity ownership of the applicant and the Agency's ultimate approval is likewise specific to the applicant equity ownership (the taxpayer beneficiaries of the Agency's financial assistance). The Agency's approval of any proposed project shall be specific to the equity ownership of the Company at the time of application to the Agency. The Agency's approval of any financial assistance, including real property tax exemptions, is non-transferrable and may not be assigned or assumed without the Agency's prior written consent. Any transfer in excess of fifty percent (50%) of the equity voting interests of the Company (including all parent companies of the Company through and including the ultimate taxpayer(s) owning or controlling

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the Company), other than to a Related Person of the Company, shall be deemed an assignment and require the prior written consent of the Agency. Any proposed assignment shall require the prior written consent of the Agency upon written application no less than 45 days prior to a regularly scheduled meeting of the Agency.

| <u>Name</u>       | <u>% of ownership</u> |
|-------------------|-----------------------|
| OYA Solar CDG LLC | 100%                  |
|                   |                       |
|                   |                       |

**H) Applicant Business Description:**

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: OYA LANE ROAD LLC will construct, own and operate a 3.1 MW AC Community Distributed Generation solar array in Jefferson County. The project will generate electricity by using solar photo-voltaic panels. The project will be interconnected to National Grid Distribution system. The project will benefit National Grid retail customers who subscribe to a portion of the project through a community solar program.

Estimated % of sales within Jefferson County: 50%

Estimated % of sales outside Jefferson County, but within New York State: 50%

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(\*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.**

Approximately 10%. All the consultants services has been procured from local consultants.

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## Section II: Project Description & Details

### A) Project Location:

List your current operation(s) locations in Jefferson County:

\_\_\_\_\_

List your current operation(s) locations in New York State:

Provide the Property Address of the proposed Project:

Address: 22106 Lane Rd, Pamelaia, NY 13601

Parcel ID: 74.13-1-1.1

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 \_\_\_\_\_

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.

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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: 74.13-1-1.1

What are the current real estate taxes on the proposed Project Site? N/A

If amount of current taxes is not available, provide assessed value for each:

Land: \$ 156,364.00 Buildings(s): \$ \_\_\_\_\_

**\*\* If available please include a copy of current tax bill.**

Are Real Property Taxes current? ☒ Yes or ☐ No. If no, please explain \_\_\_\_\_  
\_\_\_\_\_

Town/City/Village: Pamelia School District: General Brown Central

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: Anthony P. Crupi Trust

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 project is a 3.1 MW AC Community Distributed Generation solar array in Jefferson County which will be owned and operated by the applicant.

The project will generate electricity by using solar photo-voltaic panels. The project will be interconnected to the

National Grid Distribution system. The project will receive credits for the power provided to National Grid which will in turn be sold at a discount

to National Grid retail customers who subscribe to a portion of the project through a community solar program.

The PILOT agreement, if approved by the IDA will help generate long term revenue for the Town, County and School District.

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):** The project is not financially viable at the full tax rates which are subject to unknown increases.

Obtaining a PILOT Agreement that provides a lower and predictable tax payment is critical to making the project viable.

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_



Please confirm by checking the box, below, if there is a strong possibility that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☒ Yes or ☐ No

If Yes, please provide details: The project would likely not be undertaken with out a PILOT Agreement. The project needs to have some cost certainty for taxes in order to be financially viable.

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: The project would likely not be undertaken with out a PILOT Agreement.

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant? If the applicant can not obtain the Financial Assistance provide by a PILOT Agreement the project would likely be terminated resulting in the write off of the applicant investment to date and the inability to pay rent to the landowner for the term of the lease.

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: Agricultural vacant land

Will the Project meet zoning/land use requirements at the proposed location? ☒ Yes or ☐ No

If Yes, please provide local zoning reference that applies: The project has all ready received Site Plan Approval from the Town.

For Renewable Energy Projects provide acres ☒ leased or ☐ owned: 19.71 acres

Describe the present zoning/land use: Rural Residence

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Describe required zoning/land use, if different: N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: 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: \_\_\_\_\_

The project has been approved by the Town.

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: Wetland delineation have been completed and ESA Phase 1 is underway.

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

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                       | <input type="checkbox"/> | Back Office                     | <input type="checkbox"/> |
| Acquisition of Existing Facility | <input type="checkbox"/> | Retail                          | <input type="checkbox"/> |
| Housing                          | <input type="checkbox"/> | Mixed Use                       | <input type="checkbox"/> |
| Equipment Purchase               | <input type="checkbox"/> | Facility for Aging              | <input type="checkbox"/> |
| Multi-Tenant                     | <input type="checkbox"/> | Civic Facility (not for profit) | <input type="checkbox"/> |
| Commercial                       | <input type="checkbox"/> | Other _____                     | <input type="checkbox"/> |

\*\* 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.

I) Project Information:

**Estimated costs in connection with Project:**

***Renewable Energy Projects use Cost Section on page 12.***

1. Land and/or Building Acquisition: \$ \_\_\_\_\_  
\_\_\_\_\_ acres \_\_\_\_\_ square feet
2. New Building Construction: \_\_\_\_\_ square feet \$ \_\_\_\_\_
3. New Building Addition(s): \_\_\_\_\_ square feet \$ \_\_\_\_\_
4. Infrastructure Work \$ \_\_\_\_\_
5. Reconstruction/Renovation: \_\_\_\_\_ square feet \$ \_\_\_\_\_
6. Manufacturing Equipment: \$ \_\_\_\_\_
7. Non-Manufacturing Equipment (furniture, fixtures, etc.): \$ \_\_\_\_\_
8. Soft Costs: (professional services, etc.): \$ \_\_\_\_\_
9. Other, Specify: \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL Capital Costs: \$ \_\_\_\_\_

**Project refinancing; estimated amount**  
**(for refinancing of existing debt only)**

\$ \_\_\_\_\_

**Sources of Funds for Project Costs:**

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Bank Financing: \$ 2,900,000.00

Equity (excluding equity that is attributed to grants/tax credits) \$ 2,600,000.00

Tax Exempt Bond Issuance (if applicable) \$ \_\_\_\_\_

Taxable Bond Issuance (if applicable) \$ \_\_\_\_\_

Public Sources (Include sum total of all state and federal grants and tax credits) \$ \_\_\_\_\_

Identify each state and federal grant/credit:

Investment Tax Credit \$ 1,700,000.00

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Total Sources of Funds for Project Costs: \$ 7,200,000.00

Have any of the above costs been paid or incurred as of the date of this Application? ☐ Yes or ☐ No

If Yes, describe particulars: \_\_\_\_\_

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**Renewable Energy Project: Project Costs**

- |                                                                                                                                                                                         |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Project size                                                                                                                                                                         | 3.1 MWac 4.13 MWdc |
| 2. Solar equipment costs<br>(panels, racking, all solar equipment to inverters)                                                                                                         | \$ 4,973,857.27    |
| 3. Site equipment and FF&E costs<br>(on-production equipment from inverter to interconnection,<br>including site fencing, security and other equipment)                                 | \$ _____           |
| 4. Site work and land preparation costs<br>(earthwork, roadways, landscaping, and site plan<br>improvements, highway cuts, wetland mitigation and<br>other onsite infrastructure costs) | \$ 250,000.00      |
| 5. All interconnection costs whether direct or indirect<br>expense through utility                                                                                                      | \$ 1,321,620.00    |
| 6. All pre-development costs, including planning, engineering,<br>site plan and permitting                                                                                              | \$ 111,890.00      |
| 7. Battery storage costs                                                                                                                                                                | \$ _____           |
| 8. All other soft costs including legal, planning and permitting                                                                                                                        | \$ 207,206.54      |
| 9. Community benefit payments or impact fees                                                                                                                                            | \$ _____           |
| 10. Community adder                                                                                                                                                                     | \$ _____           |
| 11. Community or market transition credit                                                                                                                                               | \$ _____           |
| 12. Other (please identify):                                                                                                                                                            | \$ 660,000.00      |

Decommissioning Bond, IDA Fee, Subscriptions

\_\_\_\_\_

\_\_\_\_\_

Total: \$ 7,524,573.82

Have any of the above costs been paid or incurred as of the date of this Application? ☒ Yes or ☐ No

If Yes, describe particulars: Pre development cost for permitting and engineering

\_\_\_\_\_

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**Mortgage Recording Tax Exemption Benefit:** Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ \_\_\_\_\_

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by \_\_%): \$ \_\_\_\_\_

**Construction Cost Breakdown:**

Total Cost of Construction \$ 6,545,477.27 (sum of 2,3,4,5, and/or 7 in Question I, above)

Cost for materials: \$ 4,979,857.27

% sourced in Jefferson County: 8 %

% sourced in New York State 12 % (including Jefferson County)

List major material suppliers if known TBD

Cost for labor: \$ 3,434,001.89

Expected Full-Time Equivalent Jobs during construction \_\_\_\_\_

Expected Total Labor Hours during construction \_\_\_\_\_

List major subcontractors, if known TBD

**Sales and Use Tax:** Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ \_\_\_\_\_

Estimated State and local Sales and Use Tax Benefit (product of \_\_\_\_% multiplied by the figure, above):

\$ \_\_\_\_\_

*\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

**Real Property Tax Benefit:**

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit: \_\_\_\_\_

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**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.

**Percentage of Project Costs financed from Public Sector sources:** 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 Section II(I) 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 |                |      |                            |
| Warehouse                |                |      |                            |
| Research & Development   |                |      |                            |
| Commercial               |                |      |                            |
| Retail (see section K)   |                |      |                            |
| Office                   |                |      |                            |
| Specify Other            |                |      |                            |

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

1. Start date: acquisition of equipment or construction of facilities: August, 2022
2. Estimated completion date of project: January, 2023
3. Project occupancy estimated starting date of operations: January, 2023
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.**

**L) Is the proposed Project necessary to expand Applicant employment:** ☐ Yes or ☒ No

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Is the proposed Project necessary to retain existing employment:

☐ Yes or ☐ No

M) Employment Plan (Specific to the proposed project location):

|                   | 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) |                                                                                       |                                                                                  |                                                                                                                           |

\*\* 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.

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                                       |     |                                   |                                                     |
| TOTAL                                       |     |                                   |                                                     |

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

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|                  |  |  |
|------------------|--|--|
| Location Address |  |  |
| Full time        |  |  |
| Part Time        |  |  |
| Total            |  |  |

N) Will any of the facilities described above be closed or subject to reduced activity? ☐ Yes or ☒ No

*\*\* If any of the facilities described above are located within the State of New York, and you answered Yes to the question, above, you must complete Section IV of this Application.*

*\*\* Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

O) Is the proposed Project reasonably necessary to prevent the Applicant from moving out of New York State? ☐ Yes or ☒ No. Out of Jefferson County? ☐ Yes or ☒ No.

If yes, please explain and identify the other locations being investigated, type of assistance offered and provide supporting documentation if available: \_\_\_\_\_

P) What competitive factors led you to inquire about sites outside of Jefferson County or New York State? N/A

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? ☐ Yes or ☒ No.

Have you applied, or intend to apply for additional Grant Funding, or tax incentives? ☐ Yes or ☒ No.

If yes, please identify which agencies and what other Local, State and/or Federal assistance and the assistance sought and dollar amount that is anticipated to be received: \_\_\_\_\_

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### 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:

- 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.

- B. 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?  
0 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the 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.

3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No

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

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4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No.

If yes, explain \_\_\_\_\_

5. Is the Project located in a Highly Distressed Area? ☐ Yes or ☐ No

#### Section IV Inter-Municipal Move Determination

The Agency is required by State law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the Applicant from one area of New York State to another area of the State; or in the abandonment of one or more plants or facilities of the Applicant located within the New York State, Agency Financial Assistance is required to prevent the Applicant from relocating out of the New York State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.

Explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of New York State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: \_\_\_\_\_

#### Section V Adaptive Reuse Determination

(Adaptive 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) ☐ 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  
If yes, please provide dollar amount of income being generated, if any \_\_\_\_\_

- D) Does the site have historical significance? ☐ Yes or ☐ No

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- E) Are you applying for either State/Federal Historical Tax Credit Programs? ☐ Yes or ☐ No. If yes, provide estimated value of tax credits \_\_\_\_\_
- F) 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): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- G) 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:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, 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**

**\*\* 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 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         |           |                     |                    |                     |             |                            |               |
| 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:**

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

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.

### Section VII Representations, Certifications and Indemnification

Taymaz Jahani (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Chief Operating Officer (title) of OYA Lane Road LLC (name of corporation or other entity) named in the attached Application (the Applicant), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency 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.
- 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

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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 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

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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.

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

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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.
- 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

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Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

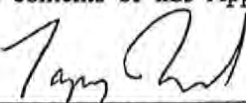
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New 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 NEW YORK       )  
COUNTY OF JEFFERSON    ) ss.:

**Taymaz Jahani**

, being first duly sworn, deposes and says:

1. That I am the Chief Operating Officer (Corporate Office) of OYA Lane Road 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 and affirmed to me under penalties of perjury  
this 20 day of February, 2022

(Notary Public)

Bernadette Corpuz

Province of Ontario, Country  
of Canada  
no expiry on notary

Revised Date: \_\_\_\_\_, Revision #: \_\_\_\_\_

Document Date: 1/6/2022





**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.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3



Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Pamela Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: OYA Lane Road Solar Project

Name of Lead Agency: Town of Pamela Planning Board

Name of Responsible Officer in Lead Agency: Walt VanTassel

Title of Responsible Officer: Planning Board Chairmam and Zoning Officer

Signature of Responsible Officer in Lead Agency: Walter Van Tassel Date: 5/5/21

Signature of Preparer (if different from Responsible Officer) Date:

**For Further Information:**

Contact Person: Walt VanTassel

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

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**Section I: Applicant Information**

**Section: G)** List all applicant stockholders, members or partners with % of ownership greater than 5% (including all parent entities)

