

**Jefferson County Industrial Development Agency
Public Hearing Minutes
March 23, 2022**

The Jefferson County Industrial Development Agency held a public hearing at 2:00 p.m. Wednesday, March 23, 2022, at the Town of Pamela Municipal Building, 25859 NYS Route 37, Watertown, New York, and via live stream for **OYA Lane Road, LLC** for a Straight Lease transaction.

Project Information:

OYA LANE ROAD LLC, for itself and/or for an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 20 acres of real property located at 22106 Lane Road in the Town of Pamela, New York (the “Land”, being more particularly described as a portion of tax parcel No. 74.13-1-1.1); (ii) the planning, design, construction and operation of a 3.1MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment”; and, collectively with the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

Staff: David Zembiec, CEO; Marshall Weir, Deputy CEO; Peggy Sampson, Executive Assistant

Public Present: Alex Marchenkoff, Town of Pamela Assessor

Mr. Zembiec opened the hearing at 2:00 p.m. and read the public hearing rules and public hearing notice. He reviewed the financial assistance for the project as well as the cost benefit analysis which shows a 24:1 benefit to cost ratio. The total payment over a 15-year period is projected at \$309,780 which represents approximately 60%.

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

At 2:04 p.m., Mr. Zembiec closed the hearing.



David Zembiec
Hearing Officer