### St. Lawrence County Industrial Development Agency Meeting Agenda

#### \*Agenda subject to change\*

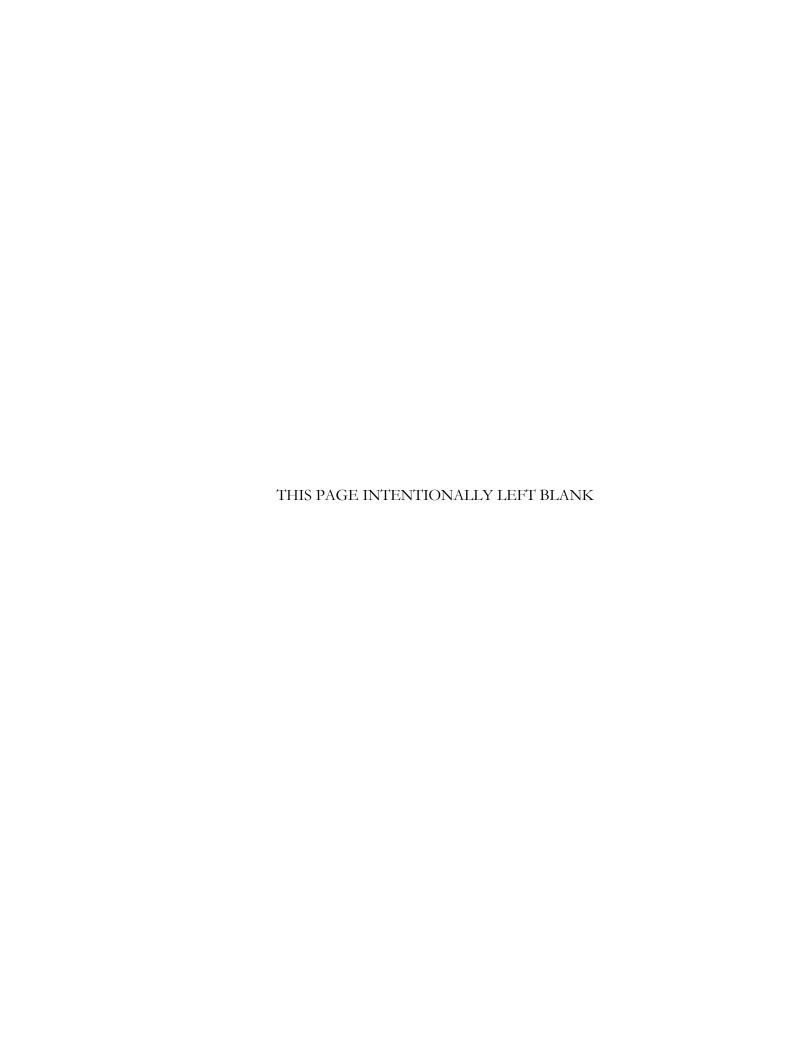
April 27, 2021

#### Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Suite 1, Canton, New York 13617

Call to Order	
Roll Call	
Public Notice	April 19, 2021
Public Comment	
Approval of Minutes	March 26, 20211-5
Financial Report	January, February, March 2021 6-26
Reports of Committees	
Staff Report	Patrick Kelly
Old Business	None
New Business	Resolution:Modifying FY2020 Budget27-29Resolution:Authorizing Madrid Solar 1 Project30-47Resolution:Authorizing Madrid Solar 2 Project48-66Resolution:Authorizing Stockholm Solar Project67-84Resolution:Authorizing Waddington Solar Project85-102Resolution:Authorizing Oswegatchie Solar Project103-120Resolution:Authorizing RPNY Solar 1 Project121-140

**Executive Session** 

Adjournment



### ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY Meeting of March 30, 2021

CALL TO ORDER: Chairman Staples requests that Mr. Hall (who is attending the meeting in person) lead the meeting. Mr. Hall calls the meeting to order at 9:04 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

#### **ROLL CALL:**

Blevins	Absent	Reagen	Present (via teleconference)
LaBaff	Present (via teleconference)	Morrill	Present (via teleconference)
McMahon	Present (via teleconference)	Hall	Present
Staples	Present (via teleconference)		

Mr. Hall announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Richard Williams, Kimberly Gilbert and Lori Sibley); Christopher C. Canada, Esq., Hodgson Russ, LLP (Transaction Counsel for IDA Solar Projects)

<u>PUBLIC NOTICE</u>: Public notifications sent March 24, 2021 to, at a minimum: newspapers designated for the publication of local laws and other matters required by law to be published; additional local media sources and websites.

<u>PUBLIC COMMENT</u>: Ryan McCune (Business Development Manager, Nexamp Solar), Kevin McAuliffe (Barclay Damon), and Genevieve Trigg (Barclay Damon) attorneys for Nexamp are on the call as well and decline to comment unless and until any questions come up regarding the five proposed Nexamp projects on today's agenda.

<u>APPROVAL OF MINUTES</u>: Motion to accept the minutes of the December 18, 2020 meeting by Mr. LaBaff seconded by Mr. Staples. Motion carried unanimously.

<u>FINANCIAL REPORTS:</u> Motion to accept the November and December 2020 financial reports by Mr. LaBaff, seconded by Mr. Staples. Mrs. Gilbert reports that the *November* highlights include a \$5,000 expense for dairy industry lead generation marketing services, and expenses for the rehabilitation of the former Newell building and expenditures for the CDL-A Training program as part of the USDA grant we received in support of the program. *December* highlights correspond with information provided in the audit.

COMMITTEE REPORTS: Governance Committee: Mr. Hall reports for Mr. Blevins (Chair of the Audit Committee) and mentions that the committee met March 16, 2021 and reviewed the policies contained in today's meeting packet and notes there were no substantial changes to the policies. Mr. Hall mentions one suggested change in the Code of Ethics by changing the word "Director" to "Board Member" to be consistent with other policies. Audit Committee: Mr. Hall reports for Mr. McMahon and notes an audit exit committee meeting was held on March 26, 2021 with the audit firm of Pinto, Mucenski, Hooper, VanHouse, & Co. and adds that there were no deficiencies in Internal Controls, no instances of non-compliance and the audit was clean and complete with no issues. Mr. LaBaff motions to accept the Committee Reports, seconded by Mr. McMahon. Motion carried unanimously.

STAFF REPORT: Patrick Kelly reports the following:

<u>Former Newell Manufacturing Building</u>: Public notice was placed in the local newspapers and posted to the website in request for sealed bids by the St. Lawrence County Property Development Corporation for the next phase of the former Newell building rehabilitation project. The opening of bids is scheduled for later today.

<u>Marketing</u>: External Messaging via Internet: Over the last few months there has been an increase in activity utilizing the enhanced website and social media platforms. Several posts offer information regarding the vaccination process and other Covid-related business information pieces. A few companies have inquired about setting up vaccination sites at their facilities to make it easier for employees to get vaccinated. A recent article published in USA Today highlights the SUNY Potsdam vaccination site and the increase in "medical" tourism it has brought to our area. Other posts offer information about the broadband survey spearheaded by DANC and the quality of life in our region.

Customer Relations Management ("CRM") Software: One of the proposed marketing expenditures requested today is the implementation of an improved Customer Relations Management ("CRM") software system to assist with the coordination of economic development outreach activities. As part of our website development process, we have worked with our web development firm to determine how to best integrate social media activities and other efforts to generate leads with enhanced website capabilities. The purchase of a new CRM would require \$10,000 in up-front costs and \$2,000 in renewal costs. Mr. Hall asks if the proposed software would include project management tracking. Mr. Kelly comments that it is an additional capability of the software. Mr. McMahon questions whether there will be the capability to produce contact summaries for the board to review and other reporting information, Mr. Kelly confirms that those capabilities will be available. Mr. Staples enquires about the accessibility of the software beyond staff and board members. Mr. Kelly adds that the initial piece will involve in-house functions only with the possibility of other external options (for example with our local community development partners) as staff becomes more familiar with the software functionality. Mr. Reagen reminds Mr. Kelly of the importance of linking the 32 Towns, 12 Villages and City so web site visitors will know where to go for specific business around the County. Mr. Kelly adds that the site is undergoing continuous updates every week and we should be at a point now where we can reach out to the local municipalities to link to our website. Mr. McMahon motions to authorize the purchase of CRM software, seconded by Mr. LaBaff. Motion carried unanimously.

Lead Generation Services: An outreach to companies that offer lead generation services was conducted last fall and the RFP was awarded to the Elder Group for \$5,000 to reach out to Agriculture and Dairy Processing firms. While that effort is underway, we want to expand the industry search criteria to more than Agriculture and Dairy Processing. Our typical marketing efforts into Canada, while still underway, are severely limited by the border closure as a result of the pandemic. The Elder Group has proposed a cost of an additional \$20,000 to undertake a broader outreach to more sectors. Mr. Kelly mentions that Bob Ahlfeld was recently hired as a Business Development Specialist and part of his initial duties have involved following up on interactions with prospects generated by the Elder Group. At the time we did our RFP two other firms responded. One declined to bid as they were doing similar work for a client elsewhere in New York State, the other bid was significantly higher than the amount proposed by the Elder Group. The responses from the RFP have been discussed with our Attorney and after reviewing our Procurement Policy it is advised that we can move forward with the expanded offer from the Elder Group should the board approve. Mr. McMahon supports the need to increase outreach efforts into other industries and suggests we continue with the services offered by the Elder Group if there is confidence in their ability. Mr. LaBaff motions to increase the marketing budget by \$20,000 to accommodate for the enhanced lead generation services provided by the Elder Group, seconded by Mr. Staples. Motion carried unanimously.

NYS Economic Development Council: The next virtual IDA Academy is scheduled for April 13<sup>th</sup>. Mr. Kelly asks if there are any board members that are interested in registering for the event. He adds that this is an opportunity for board members to see the changing landscape and regulations required of IDAs.

<u>Reappointment</u>: The term of Lynn Blevins will expire in June 2021. Mr. LaBaff/Mr. Morrill motion/second to recommend to the County Board of Legislators that Mr. Blevins be reappointed for another term. Carried Unanimously.

<u>Solar Projects</u>: Due to the increasing amount of staff time dedicated to the interactions involved in solar projects, and the uncertainty for knowing if projects will close and move forward, Mr. Kelly asks the board to consider increasing the application fee for energy projects. So far, there have been nine solar projects approved and one that has closed. With more projects coming down the pipeline, additional staff time will be required to keep up with the workflow. Mr. Staples asks if \$5,000 is enough to compensate for staff time. Mr. Kelly suggests it is a good starting point and adds that monitoring will continue as we move forward to better evaluate the effects of the increased amount. Mr. Reagen/Mr. LaBaff motions/seconds to increase the fee to \$5,000 for future energy projects.

**OLD BUSINESS**: None

#### **NEW BUSINESS:**

Resolution IDA-21-03-01: <u>Annual Review of Code of Ethics</u>: As mentioned earlier, the Governance Committee reviewed the policy and suggests that the word "director" be changed to "board member" to keep the terminology consistent among policies. Mr. LaBaff motions to approve Resolution IDA-21-03-01, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-02: <u>Annual Review of Compensation, Reimbursement and Attendance Policy</u>: Mr. Hall, on behalf of the Governance Committee, notes the policy has been reviewed and no changes are recommended. Mr. LaBaff motions to approve Resolution IDA-21-03-02, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-03: <u>Annual Review of Whistleblower Policy</u>: The Governance Committee has reviewed this policy and recommends no changes. Mr. LaBaff motions to approve Resolution IDA-21-03-03, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-04: <u>Annual Review of Defense and Indemnification Policy</u>: After review by the Governance Committee, there are no recommended changes to this policy. Mr. LaBaff motions to approve Resolution IDA-21-03-04, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-05: <u>2021 Review of Disposition of Real Property Guidelines and 2020 Report of Property</u>: Upon review, the Governance Committee has determined no need for revisions at this time. Mr. LaBaff motions to approve Resolution IDA-21-03-05, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-06: <u>Authorizing Atlantic Testing Laboratories</u>, <u>Limited Project</u>: Mr. Kelly references the Project Evaluation/Cost Benefit Analysis document that was sent to the members. He highlights Atlantic Testing's long-standing history in St. Lawrence County and with the IDA. Atlantic Testing Laboratories is currently seeking a bigger, more dynamic drilling rig for their Canton-based drilling operations. Mr. Kelly highlights the project details outlined in Exhibit A and highlights that the employment goal is to increase by two full-time equivalent employees. ATL is known for recruiting from the local colleges for their technical level positions. Mr. LaBaff adds that they are a solid company that could have relocated to another area at different times over the years, but they chose to stay here. Mr. LaBaff motions to approve Resolution IDA-21-03-06, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-21-03-07: <u>Authorizing Updates to the Personnel Guidelines</u>: As part of a periodic review by the Governance Committee of the employee handbook, the committee suggests revisions that include modifications to the paid leave time available to employees hired after January 1, 2021. The new structure will provide paid leave time on a calendar basis rather than using an accrual system. Mr. LaBaff motions to approve Resolution IDA-21-03-07, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-08: Authorizing Black Water Solar Project: Mr. Kelly explains the details surrounding the two-megawatt project and adds that the process requires a deviation from the standard PILOT structure. The affected local taxing jurisdictions have reviewed the project and we have received their consent resolutions. However, as part of our ongoing review of other projects around the region and State, it appears as though higher PILOT payments are justified. Mr. Kelly notes that a careful review of the projects is needed to determine the level of assistance needed. Based on the latest project numbers we are now seeing in similar projects; the staff believes a more reasonable rate is typically between \$5,000 to \$5,500 per megawatt rather than the \$4,250 level in the proposed resolutions. As a result, the staff recommends amending the current rate to say \$5,000 per megawatt and provide a sales and use tax exemption of up to \$10,000 per megawatt. If the Board agrees with this change, Exhibit D will be changed to reflect \$5,000 rather than \$4,250 and up to \$20,000 in sales and use tax exemption for the project. The result is a higher PILOT payment and less sales tax exemption, but the project developer has indicated that is acceptable for them to move forward with the projects. LaBaff asks if the formula is the same across the board for each of the projects from this developer. Mr. Kelly confirms that it is the same. Mr. Kelly mentions that the Cost Benefit Analysis will be updated to provide for the higher fees. Mr. LaBaff/Mr. Staples motion/second to amend the resolution to increase the PILOT amount to \$5,000 per megawatt and \$20,000 for sales and use tax exemptions. The amendment is approved by unanimous vote. Mr. McMahon/Mr. LaBaff motion/second to approve Resolution IDA-21-03-08 as amended. The motion is approved by unanimous vote.

Resolution IDA-21-03-09: <u>Authorizing Royal Solar Project</u>: An explanation is given about this 5-megawatt project and Mr. Kelly asks the Board to review the project, considering the same terms as the Black Water Solar Project Resolution. Mr. LaBaff/Mr. Reagen motion/second to amend the resolution to increase the PILOT amount to \$5,000 per megawatt and \$10,000 in sales and use tax exemptions per megawatt. The amendment is approved by unanimous vote. Mr. LaBaff/Mr. Reagen motion/second to approve Resolution IDA-21-03-09 as amended. The motion is approved by unanimous vote.

Resolution IDA-21-03-10: <u>Authorizing Ruler Solar Project</u>: Similar to the previous two resolutions, it is suggested that the terms of this 5-megawatt project are reviewed and considered for amendment. Mr. LaBaff motions to amend the resolution to increase the PILOT amount to \$5,000 per megawatt and \$50,000 in sales and use tax exemptions per megawatt, seconded by Mr. Staples. The amendment is approved by unanimous vote. Mr. LaBaff/Mr. Staples motion/second to approve Resolution IDA-21-03-10 as amended. Motion is approved by unanimous vote.

Resolution IDA-21-03-11: <u>Authorizing the Madrid Solar 1 Project</u>: Mr. Kelly announces that information was received from Nexamp Solar yesterday regarding the project, and he recommends the resolution be tabled until we are able to adequately review this information and discuss it with Nexamp. Mr. LaBaff motions to table Resolution IDA-21-03-11, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-12: <u>Authorizing the Madrid Solar 2 Project</u>: Mr. Kelly announces that information was received from Nexamp Solar yesterday regarding the project, and he recommends the resolution be tabled until we are able to adequately review this information and discuss it with Nexamp. Mr. LaBaff motions to table Resolution IDA-21-03-12, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-13: <u>Authorizing the Stockholm Solar Project</u>: Mr. Kelly announces that information was received from Nexamp Solar yesterday regarding the project, and he recommends the resolution be tabled until we are able to adequately review this information and discuss it with Nexamp. Mr. LaBaff motions to table Resolution IDA-21-03-13, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-14: <u>Authorizing the Waddington Solar Project</u>: Mr. Kelly announces that information was received from Nexamp Solar yesterday regarding the project, and he recommends the resolution be tabled until we are able to adequately review this information and discuss it with Nexamp. Mr. LaBaff motions to table Resolution IDA-21-03-14, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-03-15: <u>Authorizing the Oswegatchie Solar Project</u>: Mr. Kelly announces that information was received from Nexamp Solar yesterday regarding the project, and he recommends the resolution be tabled until we are able to adequately review this information and discuss it with Nexamp. Mr. LaBaff motions to table Resolution IDA-21-03-15, seconded by Mr. Staples. The motion is approved by unanimous vote.

Mr. LaBaff asks how the larger solar project is coming along in the Massena area. Mr. McMahon states that it is still moving forward and going through the approval process. It is a much larger solar project, about 180 megawatts.

Resolution IDA-21-03-16: <u>Accepting the FY2020 Audit</u>: Mrs. Gilbert note that the budget modification that will be presented in an upcoming meeting will adjust the FY2020 budget to year end numbers. Mr. LaBaff motions to approve Resolution IDA-21-03-16, seconded by Mr. McMahon. The motion is approved by unanimous vote.

FY2020 Annual Report for PARIS: Mr. Kelly provides an annual finance and project review consisting of 25 active IDA projects. Prior to today's meeting, a draft copy of the PARIS report was provided to each board member, in addition to a summary sheet highlighting each individual project. Mr. LaBaff leaves the meeting at 10:00 AM. Mr. Kelly reviews the spreadsheet, highlighting each of the individual projects. The report is ready to be certified in the PARIS reporting system. Mr. McMahon notes that the job numbers look good considering the impact of the pandemic over the past year. Chris Canada exits the meeting at 10:26 AM. Mr. Staples and Mr. McMahon suggest initiating a conversation regarding The Quarry project to discuss the recapture of the excess Mortgage Recording Tax exemption utilized by the project. Mr. Hall thanks Mr. Kelly for providing such a detailed summary of the projects that is easy to follow. Mr. Reagen states that this report is a real testament of the hard work brought about by the IDA staff during the pandemic. Staff have done well expanding the tax base and improving the economic climate considering these challenging times. Mr. Kelly adds that it was a challenging year, but the IDA staff members been adaptive, flexible, and available to assist companies and he commends them for their efforts.

Mission and Performance Report: In order to highlight the efforts that went into assisting businesses during the COVID pandemic, Mr. Kelly highlights the first half of the report outlining our pandemic response efforts. He adds that each of these reports reviewed today will be forwarded to the St. Lawrence County Board of Legislators in the next few days. Mr. Kelly adds that the resiliency of businesses and employees was astounding in light of what they have been through and continue to go through due to Covid.

Mr. Hall thanks Mr. Kelly for serving as Chairman of the New York State Economic Development Council over the past year. He adds that this role expands our portfolio across the State and should be recognized.

**EXECUTIVE SESSION:** None

<u>ADJOURNMENT</u>: A motion to adjourn is made by Mr. Staples, seconded by Mr. Morrill. The meeting adjourns at 10:39 AM by unanimous vote.

(Mr.)	Lynn Blevins	, Secretary	

# St. Lawrence County Industrial Development Agency Highlights for January 2021

#### Revenue

- Project Fees (Rock Island Solar)	2,000.00
- Building Revenues	9,054.00
- Grant Income NBRC NAFG	64,205.50
- Interest Income/Investments	424.71
- NF Rail Revenue	289,038.25
(balance of ESD Grant not expended at the end of 2020)	

(balance of ESD Grant not expended at the end of 2020)

\$364,722.46

#### Expenses

- Building Expenses	9.00
- Marketing Expense	175.00
- RDBG Adult Ed CDL-A Expenses	4,750.00
- Other Operating Expenses	644.94
- Payroll Expenses	39,841.43

\$45,420.37

Net Income \$319,302.09

#### **Balance Sheet**

As of January 31, 2021

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ASSETS	
Current Assets	
<b>200 · Cash</b> 333,348.0	1
200P · Cash - Payroll Checking Account 21,057.50	ò
201 · Cash in Time Deposits	
<b>201N · NBT Bank Cash in Time</b> 1,421,141.6	1
201K · Key Bank Cash in Time 392,222.09	)
Total 201 · Cash in Time Deposits 1,813,363.70	)
203 · Cash - Rental Deposits 9,055.33	2
Total Checking/Savings 2,176,824.5	)
Other Current Assets	
260 · Grant Receivable 19,000.00	)
206 · Accrued Accounts Receivable 15,929.69	)
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury 585.00	)
211B · Special Reserve -Key Treasury 1,999,415.00	)
Total 211 · Special Reserve 2,000,000.00	)
220 · Due from Others	
220A · Misc. Due from Others 6,865.1	7
220B · City of Ogdensburg(Newell) 1,000,000.00	)
<b>Total 220 · Due from Others</b> 1,006,865.1	7
Total Other Current Assets 3,041,794.80	3
Total Current Assets 5,218,619.4	5
Fixed Assets	
111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park 74,139.6	5
Total 111 · Gouverneur Industrial Park 74,139.6	5
112 · Vehicles	
<b>112-A · Vehicles</b> 39,560.00	)
112-B · Vehicles Depreciation -35,661.6	7
Total 112 · Vehicles 3,898.33	3
119 · Massena Industrial Park-Lot 12 40,963.0	
122 · Furnishings	
<b>122-A · Furnishing</b> 25,880.04	1
122-B · Furnishing Depreciation -25,880.04	1
Total 122 · Furnishings 0.00	)
128 · Canton Industrial Park	
128A · Canton Industrial Park - Land 166,250.00	)
128B · Canton Industrial Park - Imp-ND 176,990.00	)
128BD · Canton Ind Park - Imp Deprec 24,269.00	)
128-C · CIP Depreciation -13,636.4	3
Total 128 · Canton Industrial Park 353,872.5	2

## Balance Sheet As of January 31, 2021

	Jan 31, 21
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,047,308.63
129-B · Canton Industrial Bldg Improv	143,388.76
129-C · Canton Ind Bldg - Depreciation	-463,779.34
Total 129 · Canton Industrial Building	1,726,918.05
Total Fixed Assets	2,199,791.63
Other Assets	
299 · Deferred Outflow - Pension	611,914.00
Capital Lease Receivable	
590 · L/R - Capital Lease OpTechLot20	142,670.25
592 · L/R - NY Power Tools - Lot 17	230,207.42
594 · L/R - From the Heart Cabinetry	610,532.54
Total Capital Lease Receivable	983,410.21
Notes Receivable (N/R)	
591 · N/R - LC Drives RDBG EquipLease	24,944.20
593 · N/R - LC Drives 2018 RDBG	39,255.37
Total Notes Receivable (N/R)	64,199.57
Total Other Assets	1,659,523.78
TOTAL ASSETS	9,077,934.86
LIABILITIES & EQUITY	
Liabilities	
Other Current Liabilities	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	15,003.02
Total Other Current Liabilities	89,513.37
Total Current Liabilities	89,513.37
Long Term Liabilities	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	566,425.16
655 · N/P - SLRVRA CIB Loan	501,639.93
Total Notes Payable (N/P)	1,068,065.09
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
Total Long Term Liabilities	4,121,852.64
Total Liabilities	4,211,366.01
Equity	
3700 · Investment in Capital Assets	1,127,070.66
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,420,196.10
Net Income	319,302.09
Total Equity	4,866,568.85
TOTAL LIABILITIES & EQUITY	9,077,934.86

#### St. Lawrence County Industrial Development Agency Budget Report

#### **January 1 - January 31, 2021**

	Budget	Jan-21	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	40,000.00	0.00	0.00	40,000.00
2409B · Interest Income - Banking	1,000.00	63.11	63.11	936.89
2409L · Interest Income - Lease	32,325.00	361.60	361.60	31,963.40
2421 · St. Lawrence County Revenue	300,000.00	0.00	0.00	300,000.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2505 · Gain/Loss on Sale of Asset	0.00	0.00	0.00	0.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	580,725.00	424.71	424.71	580,300.29
2450 · Rental Income - CIB	0.00	9,054.00	9,054.00	(9,054.00)
Total Revenue for CIB	0.00	9,054.00	9,054.00	(9,054.00)
6455408 · Maintenance Expense - CIB	5,000.00	0.00	0.00	5,000.00
6455411 · Insurance Expense - CIB	5,000.00	0.00	0.00	5,000.00
6455416 · Utilities Expense - CIB	2,500.00	0.00	0.00	2,500.00
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	8,150.00	9.00	9.00	8,141.00
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	85,750.00	9.00	9.00	85,741.00
Total Canton Industrial Building	(85,750.00)	9,045.00	9,045.00	(94,795.00)
Canton Industrial Park	· · · · · · · · · · · · · · · · · · ·			-
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	950.00	0.00	0.00	950.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(1,950.00)	0.00	0.00	(1,950.00)
<b>Total Expenditure for CIP</b>	1,950.00	0.00	0.00	1,950.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	2,000.00	0.00	0.00	2,000.00
6486411 · Insurance Expense - GIP	50.00	0.00	0.00	50.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	2,300.00	0.00	0.00	2,300.00
Total Gouverneur Industrial Park	(2,300.00)	0.00	0.00	(2,300.00)
Town Sourcinear industrial Lark	(2,500.00)	0.00	0.00	(2,500.00)

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	Budget	Jan-21	YTD	Balance
Total Building Revenues	2,000.00	9,054.00	9,054.00	(7,054.00)
Total Building Expenses	90,000.00	9.00	9.00	89,991.00
Total Building Net Income	(88,000.00)	9,045.00	9,045.00	(97,045.00)
Miscellaneous Projects				
2413 · Project Fees	10,000.00	2,000.00	2,000.00	8,000.00
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2406B - Grant Income RDBG CDLA	0.00	0.00	0.00	0.00
2406C - Grant Income NBRC NAFG	0.00	64,205.50	64,205.50	(64,205.50)
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2510 · NF Rail Rehab Revenue	0.00	289,038.25	289,038.25	(289,038.25)
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
<b>Total Revenue for Misc. Projects</b>	259,823.00	355,243.75	355,243.75	(95,420.75)
6420618 · NF Rail NBRC Expense	234,155.00	0.00	0.00	234,155.00
6420622 · RDBG Adult Ed CDL Expense	0.00	4,750.00	4,750.00	(4,750.00)
Total Expenditure for Misc. Projects	234,155.00	4,750.00	4,750.00	229,405.00
<b>Total Miscellaneous Projects</b>	25,668.00	350,493.75	350,493.75	(324,825.75)

	Budget	Jan-21	YTD	Balance
<b>General Operating Expenses</b>				_
6460408 · Maintenance Expense	1,500.00	0.00	0.00	1,500.00
6460411 · Insurance Expense	10,000.00	0.00	0.00	10,000.00
6460416 · Utilities Expense	5,000.00	0.00	0.00	5,000.00
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	68.94	68.94	2,431.06
6460421 · Office Equipment Expense	2,500.00	0.00	0.00	2,500.00
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	6,000.00	0.00	0.00	6,000.00
6460424 · Postage Expense	750.00	0.00	0.00	750.00
6460425 · Printing and Copying Expense	750.00	0.00	0.00	750.00
6460426 · IT Expense	1,000.00	131.30	131.30	868.70
6460427 · Professional Associations Expens	2,500.00	0.00	0.00	2,500.00
6460432 · Other Legal Expense	5,000.00	0.00	0.00	5,000.00
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	7,875.00	0.00	0.00	7,875.00
6460436 · Promotion/Marketing Expense	25,000.00	175.00	175.00	24,825.00
6460440 · Auto Expense	2,000.00	0.00	0.00	2,000.00
6460441 · Subscriptions & Periodicals	500.00	291.20	291.20	208.80
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	0.00	1,000.00
6460444 · Education Workshops Expense	10,000.00	0.00	0.00	10,000.00
6460445 · Travel Expense	2,500.00	0.00	0.00	2,500.00
6460499 · Miscellaneous Expense	500.00	153.50	153.50	346.50
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	423,500.00	28,574.67	28,574.67	394,925.33
503B · Employee Benefits	156,000.00	8,869.11	8,869.11	147,130.89
503C · Post Employment Benefits Expe	190,000.00	0.00	0.00	190,000.00
503D · Payroll Tax Expense	32,000.00	2,086.84	2,086.84	29,913.16
503E · Payroll Processing Fees	1,980.00	310.81	310.81	1,669.19
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
<b>Total General Operating Expenses</b>	901,005.00	40,661.37	40,661.37	860,343.63
Total Revenue	840,548.00	364,722.46	364,722.46	475,825.54
Total Expenses	1,225,160.00	45,420.37	45,420.37	1,179,739.63
Net Income	(384,612.00)	319,302.09	319,302.09	(703,914.09)

# St. Lawrence County Industrial Development Agency Cash and In Time Report January 2021

Type of Account	Bank	Amount
Checking	NBT Bank	333,348.01
Payroll Account	NBT Bank	21,057.56
Savings	NBT Bank	1,421,141.61
Money Market	Key Bank	392,222.09
Tenant Security Deposit	NBT Bank	9,055.32
7	_	\$2,176,824.59
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
		\$2,000,000.00
		\$4,176,824.59

## St. Lawrence County Industrial Development Agency Highlights for

#### February 2021

#### Revenue

- Project Fees (NexAmp GSPP Solar)	37,000.00
- SLC Econ Dev Revenue	75,000.00
- PILOT Payment Revenue (Vecino, The Quarry)	119,774.01
- Interest Income/Investments	3,086.27
- NF Rail NBRC Revenue	40,363.95

\$275,224.23

#### Expenses

- Building Expenses	2,654.80
- NF Rail Expenses	491.00
- Newell Bldg Expenses	4,900.00
- RDBG Adult Ed CDL-A Expenses	14,500.00
- Marketing Expense	2,134.20
- Other Operating Expenses	3,823.54
- Payroll Expenses	39,237.09

\$67,740.63

Net Income \$207,483.60

#### **Balance Sheet**

As of February 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
200 · Cash	531,740.76
200P · Cash - Payroll Checking Account	20,115.66
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	1,421,141.61
201K · Key Bank Cash in Time	392,072.05
Total 201 · Cash in Time Deposits	1,813,213.66
203 · Cash - Rental Deposits	9,055.46
Total Checking/Savings	2,374,125.54
Other Current Assets	
260 · Grant Receivable	19,000.00
206 · Accrued Accounts Receivable	15,929.69
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	585.00
211B · Special Reserve -Key Treasury	1,999,415.00
Total 211 · Special Reserve	2,000,000.00
220 · Due from Others	
220A · Misc. Due from Others	7,849.09
220B · City of Ogdensburg(Newell)	1,000,000.00
Total 220 · Due from Others	1,007,849.09
Total Other Current Assets	3,042,778.78
Total Current Assets	5,416,904.32
Fixed Assets	
111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park	74,139.65
Total 111 · Gouverneur Industrial Park	74,139.65
112 · Vehicles	
112-A · Vehicles	39,560.00
112-B · Vehicles Depreciation	-35,661.67
Total 112 · Vehicles	3,898.33
119 · Massena Industrial Park-Lot 12	40,963.08
122 · Furnishings	
122-A · Furnishing	25,880.04
122-B · Furnishing Depreciation	-25,880.04
Total 122 · Furnishings	0.00
128 · Canton Industrial Park	
128A · Canton Industrial Park - Land	166,250.00
128B · Canton Industrial Park - Imp-ND	176,990.00
128BD · Canton Ind Park - Imp Deprec	24,269.00
128-C · CIP Depreciation	-13,636.48
Total 128 · Canton Industrial Park	353,872.52

#### **Balance Sheet**

As of February 28, 2021

	Feb 28, 21
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,047,308.63
129-B · Canton Industrial Bldg Improv	143,388.76
129-C · Canton Ind Bldg - Depreciation	-463,779.34
Total 129 · Canton Industrial Building	1,726,918.05
Total Fixed Assets	2,199,791.63
Other Assets	
299 · Deferred Outflow - Pension	611,914.00
Capital Lease Receivable	
590 · L/R - Capital Lease OpTechLot20	139,279.98
592 · L/R - NY Power Tools - Lot 17	227,550.24
594 · L/R - From the Heart Cabinetry	608,139.59
Total Capital Lease Receivable	974,969.81
Notes Receivable (N/R)	
591 · N/R - LC Drives RDBG EquipLease	24,377.28
593 · N/R - LC Drives 2018 RDBG	38,566.68
Total Notes Receivable (N/R)	62,943.96
Total Other Assets	1,649,827.77
TOTAL ASSETS	9,266,523.72
LIABILITIES & EQUITY	
Current Liabilities	
Other Current Liabilities	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	767.33
Total Other Current Liabilities	75,277.68
Total Current Liabilities	75,277.68
Long Term Liabilities	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	564,567.34
655 · N/P - SLRVRA CIB Loan	498,838.70
Total Notes Payable (N/P)	1,063,406.04
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
Total Long Term Liabilities	4,117,193.59
Total Liabilities	4,192,471.27
Equity	
3700 · Investment in Capital Assets	1,127,070.66
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,420,196.10
Net Income	526,785.69
Total Equity	5,074,052.45
TOTAL LIABILITIES & EQUITY	9,266,523.72

#### St. Lawrence County Industrial Development Agency Budget Report

#### **January 1 - February 28, 2021**

	Budget	Feb-21	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	40,000.00	0.00	0.00	40,000.00
2409B · Interest Income - Banking	1,000.00	6.82	69.93	930.07
2409L · Interest Income - Lease	32,325.00	3,079.45	3,441.05	28,883.95
2421 · St. Lawrence County Revenue	300,000.00	75,000.00	75,000.00	225,000.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2505 · Gain/Loss on Sale of Asset	0.00	0.00	0.00	0.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	580,725.00	78,086.27	78,510.98	502,214.02
2450 · Rental Income - CIB	0.00	0.00	9,054.00	(9,054.00)
Total Revenue for CIB	0.00	0.00	9,054.00	(9,054.00)
6455408 · Maintenance Expense - CIB	5,000.00	1,178.40	1,178.40	3,821.60
6455411 · Insurance Expense - CIB	5,000.00	0.00	0.00	5,000.00
6455416 · Utilities Expense - CIB	2,500.00	822.36	822.36	1,677.64
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	8,150.00	654.04	663.04	7,486.96
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	85,750.00	2,654.80	2,663.80	83,086.20
Total Canton Industrial Building	(85,750.00)	(2,654.80)	6,390.20	(92,140.20)
Canton Industrial Park	(00),00000)	(=,00 1100)	0,2701_0	(=,= ::===)
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	950.00	0.00	0.00	950.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(1,950.00)	0.00	0.00	(1,950.00)
<b>Total Expenditure for CIP</b>	1,950.00	0.00	0.00	1,950.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	2,000.00	0.00	0.00	2,000.00
6486411 · Insurance Expense - GIP	50.00	0.00	0.00	50.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	2,300.00	0.00	0.00	2,300.00
Total Gouverneur Industrial Park	(2,300.00)	0.00	0.00	(2,300.00)

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	Budget	Feb-21	YTD	Balance
Total Building Revenues	2,000.00	0.00	9,054.00	(7,054.00)
Total Building Expenses	90,000.00	2,654.80	2,663.80	87,336.20
Total Building Net Income	(88,000.00)	(2,654.80)	6,390.20	(94,390.20)
Miscellaneous Projects				
2413 · Project Fees	10,000.00	37,000.00	39,000.00	(29,000.00)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2406B - Grant Income RDBG CDLA	0.00	0.00	0.00	0.00
2406C - Grant Income NBRC NAFG	0.00	40,363.95	104,569.45	(104,569.45)
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2510 · NF Rail Revenue	0.00	0.00	289,038.25	(289,038.25)
2515 · Newell Bldg Revenue	0.00	0.00	0.00	0.00
2420 · PILOT Revenue	0.00	119,774.01	119,774.01	(119,774.01)
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	259,823.00	197,137.96	552,381.71	(292,558.71)
6420617 · NF Rail Rehab Expense	0.00	491.00	491.00	(491.00)
6420618 · NF Rail NBRC Expense	234,155.00	0.00	0.00	234,155.00
6420621 · Newell Project Expense	0.00	4,900.00	4,900.00	(4,900.00)
6420622 · RDBG Adult Ed CDL Expense	0.00	14,500.00	19,250.00	(19,250.00)
6490616 · PILOT Payment Expense	0.00	0.00	0.00	0.00
Total Expenditure for Misc. Projects	234,155.00	19,891.00	24,641.00	209,514.00
Total Miscellaneous Projects	25,668.00	177,246.96	527,740.71	(502,072.71)

Budget	Feb-21	YTD	Balance
1,500.00	120.45	120.45	1,379.55
10,000.00	0.00	0.00	10,000.00
5,000.00	465.60	465.60	4,534.40
100.00	0.00	0.00	100.00
2,500.00	529.73	598.67	1,901.33
2,500.00	0.00	0.00	2,500.00
250.00	0.00	0.00	250.00
6,000.00	116.21	116.21	5,883.79
750.00	(14.60)	(14.60)	764.60
750.00	112.94	112.94	637.06
1,000.00	131.30	262.60	737.40
2,500.00	0.00	0.00	2,500.00
5,000.00	(278.13)	(278.13)	5,278.13
5,500.00	2,475.00	2,475.00	3,025.00
7,875.00	0.00	0.00	7,875.00
25,000.00	2,134.20	2,309.20	22,690.80
2,000.00	0.00	0.00	2,000.00
500.00	0.00	291.20	208.80
1,000.00	0.00	0.00	1,000.00
1,000.00	0.00	0.00	1,000.00
10,000.00	0.00	0.00	10,000.00
2,500.00	0.00	0.00	2,500.00
500.00	165.04	318.54	181.46
100.00	0.00	0.00	100.00
423,500.00	28,886.64	57,461.31	366,038.69
156,000.00	8,005.79	16,874.90	139,125.10
190,000.00	0.00	0.00	190,000.00
32,000.00	2,105.10	4,191.94	27,808.06
1,980.00	239.56	550.37	1,429.63
3,700.00	0.00	0.00	3,700.00
901,005.00	45,194.83	85,856.20	815,148.80
840,548.00	275,224.23	639,946.69	200,601.31
1,225,160.00	67,740.63	113,161.00	1,111,999.00
(384,612.00)	207,483.60	526,785.69	(911,397.69)
	1,500.00 10,000.00 5,000.00 100.00 2,500.00 2,500.00 2,500.00 250.00 750.00 750.00 1,000.00 5,000.00 5,500.00 2,500.00 2,000.00 1,000.00	1,500.00         120.45           10,000.00         0.00           5,000.00         465.60           100.00         0.00           2,500.00         529.73           2,500.00         0.00           6,000.00         116.21           750.00         (14.60)           750.00         112.94           1,000.00         131.30           2,500.00         0.00           5,000.00         (278.13)           5,500.00         2,475.00           7,875.00         0.00           25,000.00         2,134.20           2,000.00         0.00           500.00         0.00           1,000.00         0.00           1,000.00         0.00           2,500.00         0.00           2,500.00         0.00           10,000.00         0.00           2,500.00         0.00           423,500.00         28,886.64           156,000.00         8,005.79           190,000.00         0.00           32,000.00         2,105.10           1,980.00         239.56           3,700.00         45,194.83           840,548.00         275	1,500.00         120.45         120.45           10,000.00         0.00         0.00           5,000.00         465.60         465.60           100.00         0.00         0.00           2,500.00         529.73         598.67           2,500.00         0.00         0.00           250.00         0.00         0.00           6,000.00         116.21         116.21           750.00         (14.60)         (14.60)           750.00         112.94         112.94           1,000.00         131.30         262.60           2,500.00         0.00         0.00           5,000.00         (278.13)         (278.13)           5,500.00         2,475.00         2,475.00           7,875.00         0.00         0.00           25,000.00         2,134.20         2,309.20           2,000.00         0.00         0.00           500.00         0.00         0.00           1,000.00         0.00         0.00           10,000.00         0.00         0.00           2,500.00         0.00         0.00           10,000.00         0.00         0.00           2,500.00

# St. Lawrence County Industrial Development Agency Cash and In Time Report Febuary 2021

Type of Account	Bank	Amount
~1 · 1 ·	VDT D 1	<b>724 740 7</b> 6
Checking	NBT Bank	531,740.76
Payroll Account	NBT Bank	20,115.66
Savings	NBT Bank	1,421,141.61
Money Market	Key Bank	392,072.05
Tenant Security Deposit	NBT Bank	9,055.46
		\$2,374,125.54
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
		\$2,000,000.00
		\$4,374,125.54

## St. Lawrence County Industrial Development Agency Highlights for

#### March 2021

#### Revenue

- Building Revenues	27,166.00
- SLC Econ Dev Revenue	75,000.00
- DALDC Administrative Revenue	100,000.00
- Interest Income/Investments	1,924.79

\$204,090.79

#### Expenses

- Building Expenses	2,539.40	
- NF Rail Expenses	599.50	
- Newell Bldg Expenses	33,725.00	
- RDBG Adult Ed CDL-A Expenses	2,500.00	
- PILOT Payment Expense (Vecino, The Quarry)	119,774.01	
- Marketing Expense	1,935.00	
- Other Operating Expenses	3,879.92	
- Payroll Expenses	46,466.38	
		\$211,419.21

Net Income (\$7,328.42)

#### **Balance Sheet**

As of March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
200 · Cash	531,326.81
200P · Cash - Payroll Checking Account	19,446.10
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	1,421,141.61
201K · Key Bank Cash in Time	392,072.05
Total 201 · Cash in Time Deposits	1,813,213.66
203 · Cash - Rental Deposits	9,055.61
Total Checking/Savings	2,373,042.18
Other Current Assets	
260 · Grant Receivable	19,000.00
206 · Accrued Accounts Receivable	15,929.69
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	585.00
211B · Special Reserve -Key Treasury	1,999,415.00
Total 211 · Special Reserve	2,000,000.00
220 · Due from Others	
220A · Misc. Due from Others	7,280.34
220B · City of Ogdensburg(Newell)	1,000,000.00
Total 220 · Due from Others	1,007,280.34
Total Other Current Assets	3,042,210.03
Total Current Assets	5,415,252.21
Fixed Assets	
111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park	74,139.65
Total 111 · Gouverneur Industrial Park	74,139.65
112 · Vehicles	
112-A · Vehicles	39,560.00
112-B · Vehicles Depreciation	-35,661.67
Total 112 · Vehicles	3,898.33
119 · Massena Industrial Park-Lot 12	40,963.08
122 · Furnishings	
122-A · Furnishing	25,880.04
122-B · Furnishing Depreciation	-25,880.04
Total 122 · Furnishings	0.00
128 · Canton Industrial Park	
128A · Canton Industrial Park - Land	166,250.00
128B · Canton Industrial Park - Imp-ND	176,990.00
128BD · Canton Ind Park - Imp Deprec	24,269.00
128-C · CIP Depreciation	-13,636.48
Total 128 · Canton Industrial Park	353,872.52

#### **Balance Sheet**

As of March 31, 2021

	Mar 31, 21
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,047,308.63
129-B · Canton Industrial Bldg Improv	143,388.76
129-C · Canton Ind Bldg - Depreciation	-463,779.34
Total 129 · Canton Industrial Building	1,726,918.05
Total Fixed Assets	2,199,791.63
Other Assets	
299 · Deferred Outflow - Pension	611,914.00
Capital Lease Receivable	
590 · L/R - Capital Lease OpTechLot20	135,907.09
592 · L/R - NY Power Tools - Lot 17	224,746.91
594 $\cdot$ L/R $$ - From the Heart Cabinetry	604,711.68
Total Capital Lease Receivable	965,365.68
Notes Receivable (N/R)	
591 · N/R - LC Drives RDBG EquipLease	23,810.36
593 · N/R - LC Drives 2018 RDBG	37,877.99
Total Notes Receivable (N/R)	61,688.35
Total Other Assets	1,638,968.03
TOTAL ASSETS	9,254,011.87
LIABILITIES & EQUITY	
Current Liabilities	
Other Current Liabilities	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	246.05
Total Other Current Liabilities	74,756.40
Total Current Liabilities	74,756.40
Long Term Liabilities	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	562,708.75
655 · N/P - SLRVRA CIB Loan	496,035.14
Total Notes Payable (N/P)	1,058,743.89
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
Total Long Term Liabilities	4,112,531.44
Total Liabilities	4,187,287.84
Equity	
3700 · Investment in Capital Assets	1,127,070.66
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,420,196.10
Net Income	519,457.27
Total Equity	5,066,724.03
TOTAL LIABILITIES & EQUITY	9,254,011.87

#### St. Lawrence County Industrial Development Agency Budget Report

#### January 1 - March 31, 2021

	2021			
	Budget	Mar-21	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	40,000.00	0.00	0.00	40,000.00
2409B · Interest Income - Banking	1,000.00	9.06	78.99	921.01
2409L · Interest Income - Lease	32,325.00	1,915.73	5,356.78	26,968.22
2421 · St. Lawrence County Revenue	300,000.00	75,000.00	150,000.00	150,000.00
2422 · IDALDC Administrative Revenue	200,000.00	100,000.00	100,000.00	100,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2505 · Gain/Loss on Sale of Asset	0.00	0.00	0.00	0.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	580,725.00	176,924.79	255,435.77	325,289.23
2450 · Rental Income - CIB	0.00	27,166.00	36,220.00	(36,220.00)
Total Revenue for CIB	0.00	27,166.00	36,220.00	(36,220.00)
6455408 · Maintenance Expense - CIB	5,000.00	1,321.77	2,500.17	2,499.83
6455411 · Insurance Expense - CIB	5,000.00	0.00	0.00	5,000.00
6455416 · Utilities Expense - CIB	2,500.00	566.69	1,389.05	1,110.95
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	8,150.00	650.94	1,313.98	6,836.02
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	85,750.00	2,539.40	5,203.20	80,546.80
<b>Total Canton Industrial Building</b>	(85,750.00)	24,626.60	31,016.80	(116,766.80)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	950.00	0.00	0.00	950.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(1,950.00)	0.00	0.00	(1,950.00)
<b>Total Expenditure for CIP</b>	1,950.00	0.00	0.00	1,950.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	2,000.00	0.00	0.00	2,000.00
6486411 · Insurance Expense - GIP	50.00	0.00	0.00	50.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	2,300.00	0.00	0.00	2,300.00
Total Gouverneur Industrial Park	(2,300.00)	0.00	0.00	(2,300.00)
TOTAL GUUVELIIEUL HIUUSULAI FALK	(2,300.00)	0.00	0.00	(2,300.00)

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	Budget	Mar-21	YTD	Balance
Total Building Revenues	2,000.00	27,166.00	36,220.00	(34,220.00)
Total Building Expenses	90,000.00	2,539.40	5,203.20	84,796.80
Total Building Net Income	(88,000.00)	24,626.60	31,016.80	(119,016.80)
Miscellaneous Projects				
2413 · Project Fees	10,000.00	0.00	39,000.00	(29,000.00)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2406B - Grant Income RDBG CDLA	0.00	0.00	0.00	0.00
2406C - Grant Income NBRC NAFG	0.00	0.00	104,569.45	(104,569.45)
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2510 · NF Rail Revenue	0.00	0.00	289,038.25	(289,038.25)
2515 · Newell Bldg Revenue	0.00	0.00	0.00	0.00
2420 · PILOT Revenue	0.00	0.00	119,774.01	(119,774.01)
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
<b>Total Revenue for Misc. Projects</b>	259,823.00	0.00	552,381.71	(292,558.71)
6420617 · NF Rail Rehab Expense	0.00	599.50	1,090.50	(1,090.50)
6420618 · NF Rail NBRC Expense	234,155.00	0.00	0.00	234,155.00
6420621 · Newell Project Expense	0.00	33,725.00	38,625.00	(38,625.00)
6420622 · RDBG Adult Ed CDL Expense	0.00	2,500.00	21,750.00	(21,750.00)
6490616 · PILOT Payment Expense	0.00	119,774.01	119,774.01	(119,774.01)
Total Expenditure for Misc. Projects	234,155.00	156,598.51	181,239.51	52,915.49
Total Miscellaneous Projects	25,668.00	(156,598.51)	371,142.20	(345,474.20)

<u> </u>	Budget	Mar-21	YTD	Balance
<b>General Operating Expenses</b>				
6460408 · Maintenance Expense	1,500.00	30.45	150.90	1,349.10
6460411 · Insurance Expense	10,000.00	0.00	0.00	10,000.00
6460416 · Utilities Expense	5,000.00	251.02	716.62	4,283.38
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	473.19	1,071.86	1,428.14
6460421 · Office Equipment Expense	2,500.00	836.54	836.54	1,663.46
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	6,000.00	578.56	694.77	5,305.23
6460424 · Postage Expense	750.00	9.60	(5.00)	755.00
6460425 · Printing and Copying Expense	750.00	65.27	178.21	571.79
6460426 · IT Expense	1,000.00	609.75	872.35	127.65
6460427 · Professional Associations Expens	2,500.00	500.00	500.00	2,000.00
6460432 · Other Legal Expense	5,000.00	500.00	221.87	4,778.13
6460433 · Legal Expense - Retainer	5,500.00	0.00	2,475.00	3,025.00
6460434 · Accounting Expense	7,875.00	0.00	0.00	7,875.00
6460436 · Promotion/Marketing Expense	25,000.00	1,935.00	4,244.20	20,755.80
6460440 · Auto Expense	2,000.00	25.54	25.54	1,974.46
6460441 · Subscriptions & Periodicals	500.00	0.00	291.20	208.80
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	0.00	1,000.00
6460444 · Education Workshops Expense	10,000.00	0.00	0.00	10,000.00
6460445 · Travel Expense	2,500.00	0.00	0.00	2,500.00
6460499 · Miscellaneous Expense	500.00	0.00	318.54	181.46
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	423,500.00	33,425.10	90,886.41	332,613.59
503B · Employee Benefits	156,000.00	10,413.06	27,287.96	128,712.04
503C · Post Employment Benefits Expe	190,000.00	0.00	0.00	190,000.00
503D · Payroll Tax Expense	32,000.00	2,443.72	6,635.66	25,364.34
503E · Payroll Processing Fees	1,980.00	184.50	734.87	1,245.13
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
<b>Total General Operating Expenses</b>	901,005.00	52,281.30	138,137.50	762,867.50
Total Revenue	840,548.00	204,090.79	844,037.48	(3,489.48)
Total Expenses	1,225,160.00	211,419.21	324,580.21	900,579.79
Net Income	(384,612.00)	(7,328.42)	519,457.27	(904,069.27)

# St. Lawrence County Industrial Development Agency Cash and In Time Report March 2021

Type of Account	Bank	Amount
Checking	NBT Bank	531,326.81
Payroll Account	NBT Bank	19,446.10
Savings	NBT Bank	1,421,141.61
Money Market	Key Bank	392,072.05
Tenant Security Deposit	NBT Bank	9,055.61
	_	\$2,373,042.18
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
•	•	\$2,000,000.00
		\$4,373,042.18

#### ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY Resolution No. IDA-21-04-xx April 27, 2021

### AUTHORIZING MODIFICATIONS TO THE ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY FY2020 BUDGET

**WHEREAS**, Resolution IDA-19-10-29, adopted October 31, 2019, approved the FY2020 Budget for the St. Lawrence County Industrial Development Agency (the "SLCIDA"), and

WHEREAS, certain SLCIDA revenue and expenditure accounts in the FY2020 Budget require modification,

**NOW, THEREFORE, BE IT RESOLVED** that St. Lawrence County Industrial Development Agency authorizes the following modifications to the SLCIDA's FY2020 Budget:

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Morrill				
Reagen				
Staples				

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

Lori Sibley April 27, 2021

#### St. Lawrence County Industrial Development Agency 2020 Budget Modifications

	2020 Budget	Modified Budget	Difference -/+
2401B · Gain/Loss on Investment	0.00	12,885.00	12,885.00
2406A - Grant Income RDBG LC Drives	0.00	15,058.00	15,058.00
2406B - Grant Income RDBG CDL	0.00	19,000.00	19,000.00
2409B · Interest Income - Banking	35,000.00	377.00	(34,623.00)
2409L · Interest Income - Lease	13,000.00	36,078.00	23,078.00
2413 · Project Fees	10,000.00	182,000.00	172,000.00
2424 · NF Rail NBRC Revenue	234,155.00	108,161.00	(125,994.00)
2450 · Rental Income - CIB	42,000.00	17,054.00	(24,946.00)
2455 · NF Rail Rehab Revenue	732,232.00	0.00	(732,232.00)
2456 · J&L Project Revenue	840,000.00	16,800.00	(823,200.00)
2495 · Rental Income - PCP Bldg	29,000.00	0.00	(29,000.00)
2504 · CDC Project Revenue	100.00	13,626.00	13,526.00
2505 · Gain/Loss on Sale of Asset	0.00	47,757.00	47,757.00
2507 · ALCOA Foundation Grant	11,222.00	0.00	(11,222.00)
2515 · Newell Bldg Revenue	100,000.00	0.00	(100,000.00)
2999 · Miscellaneous Income	100.00	2,000.00	1,900.00
6420650 · COVID 19 Grant Expense – UHelpers	0.00	10,000.00	10,000.00
6420407 · ALCOA Found Exp - Misc Projects	11,222.00	0.00	(11,222.00)
6420617 · NF Rail Rehab Expense	490,000.00	107,011.00	(382,989.00)
6420618 · NF Rail NBRC Expense	234,155.00	0.00	(234,155.00)
6420620B-J&L Project Expense II	0.00	14,205.00	14,205.00
6420621 · Newell Project Expense	100,000.00	334,494.00	234,494.00
6420622 · RDBG Adult Ed CDL Expense	0.00	19,000.00	19,000.00
6455408 · Maintenance Expense - CIB	15,000.00	11,934.00	(3,066.00)
6455416 · Utilities Expense - CIB	2,500.00	1,612.00	(888.00)
6455510 · Depreciation Expense - CIB	65,000.00	67,208.00	2,208.00
6456510 · Depreciation Expense - CIP	0.00	2,554.00	2,554.00
6460411 · Insurance Expense	10,000.00	6,803.00	(3,197.00)
6460416 · Utilities Expense	5,000.00	3,738.00	(1,262.00)
6460420 · Office Supplies Expense	2,500.00	3,711.00	1,211.00
6460421 · Office Equipment Expense	2,500.00	8,700.00	6,200.00
6460423 · Telephone Expense	6,000.00	9,367.00	3,367.00
6460426 · IT Expense	6,000.00	2,502.00	(3,498.00)
6460427 · Professional Associations Expense	2,500.00	1,350.00	(1,150.00)
6460432 · Other Legal Expense	5,000.00	7,472.00	2,472.00
6460433 · Legal Expense - Retainer	5,500.00	7,777.00	2,277.00
6460436 · Promotion/Marketing Expense	25,000.00	15,930.00	(9,070.00)
6460440 · Auto Expense	2,000.00	568.00	(1,432.00)
6460442 · Meeting Expense	1,000.00	248.00	(752.00)
6460444 · Education Workshops Expense	10,000.00	775.00	(9,225.00)
6460445 · Travel Expense	2,500.00	532.00	(1,968.00)

	2020	Modified	Difference
	Budget	Budget	_/+
6460499 · Miscellaneous Expense	250.00	1,964.00	1,714.00
6460503A · Salaries & Wages	355,000.00	369,323.00	14,323.00
6460503B · Employee Benefits	133,000.00	193,625.00	60,625.00
6460503C · Post-Employment Benefits Expense	190,000.00	102,804.00	(87,196.00)
6460503E · Payroll Processing Fees	1,800.00	2,784.00	984.00
6460599 · Depreciation Expense	4,000.00	4,791.00	791.00
6486408 · Maintenance Expense - GIP	2,000.00	2,750.00	750.00
6497408 · Maintenance Expense - PCP Bldg	1,000.00	0.00	(1,000.00)
6497411 · Insurance Expense - PCP Bldg	3,500.00	0.00	(3,500.00)
6497510 · Depreciation Expense - PCP Bldg	22,263.00	0.00	(22,263.00)

### ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

Madrid Solar 1, LLC [Project Number 4001-20-12] Resolution No. IDA-21-04-xx April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "Agency") was convened on April 27, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

MEMBER	PRESENT	ABSENT
Blevins, Lynn		
Hall, Mark C.		
LaBaff, Ernest (via teleconference)		
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian W. (via teleconference)		
As indicated above, certain of the memb telephonically pursuant to Executive Order No. 20 Orders, each as issued by New York State Govern Article 7 of the Public Officers Law that require authorizing board members to participate in said med The following persons were ALSO PRESEN	O2.1, as supplement or Andrew M. Cuor public in-person ac etings by conference T: Staff (Patrick Kel	no, suspending provisions of cess to public meetings and call or similar service.  ly, Kimberly Gilbert, Richard
Williams, and Lori Sibley); Christopher C. Canad Projects) via teleconference.	•	
After the meeting had been duly called to	order.	announced that, among th

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY MADRID SOLAR 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A SALES TAX EXEMPTION AND A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT IN ACCORDANCE WITH A DEVIATION FROM THE

purposes of the meeting, was to consider and take action on certain matters pertaining to proposed

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_ the following resolution

project for the benefit of Madrid Solar 1, LLC (the "Company").

was placed before members of the Agency:

AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of (A) (1) the acquisition of an interest in an approximately 22.4 acre portion of an approximately 30.5 acre parcel of land located at 2 Brady Road in the Town of Madrid, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 5.0 mW-AC groundmounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes (the "PILOT Agreement") with a term of 20 years (the "Deviation"), which Deviation exceeds the Agency's standard 10 year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Madrid (the "Town") and the Madrid-Waddington Central School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a resolution adopted November 17, 2020, the School District consented to the Deviation and, by resolution adopted January 21, 2021, the Town consented to the Deviation; and

WHEREAS, a public hearing (the "Hearing") was held on February 18, 2021 so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Project Facility, could be heard; and

WHEREAS, notices of the Hearing were published in the <u>North Country This Week</u> on February 6, 2021 and in the <u>Watertown Daily Times</u> on February 7, 2021, respectively, and such notices (together with proofs of publication) were substantially in the forms annexed hereto as <u>Exhibit B</u>; and

WHEREAS, the report of the Hearing is annexed hereto as Exhibit C; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a lease agreement (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a project agreement (the "Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (D) the PILOT Agreement, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a certain recapture agreement (the "Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (F) a certain agency compliance agreement (the "Agency Compliance Agreement") by and between the Agency and the Company regarding the conveyance of the sales and use tax exemption benefit; (G) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (H) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project (the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor"), (1) a certain agency and indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the

"Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); and (J) various certificates relating to the Project; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, renovation and equipping of the Project Facility will be in conformance with SEQR, the Company has submitted to the Agency a completed Full Environmental Assessment Form dated February 14, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (1) the Town of Madrid Planning Board (the "Planning Board") was designated to act as "lead agency" with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on April 2, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

- Section 1. The Agency has reviewed the Application, the EAF and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon its review of the Reviewed Documents:
- (A) The Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA);
- (B) The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will result in no significant adverse impacts on the environment pursuant to the SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project (as such quoted phrase is used in SEQRA).; and
- (C) The Chief Executive Officer of the Agency is hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Negative Declaration.
- Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

#### Section 3. The Agency hereby finds and determines:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

- (B) The Project Facility constitutes a "project", as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of St. Lawrence County, New York (the "County");
- (D) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one third of the total cost of the Project Facility;
- (E) The completion of the Project Facility will not result in the removal of a plant or facility of the Company or an occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or an occupant of the Project Facility located in the State of New York:
- (F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the County and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;
- (H) The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town of Madrid and the County; and
- (I) It is desirable and in the public interest for the Agency to enter into the Agency Documents.
- Section 3. The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.
- Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) lease the Project Facility to the Company pursuant to the Lease Agreement; (B) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (C) enter into the Payment in Lieu of Tax Agreement; (D) enter into the Project Agreement; (E) enter into the Recapture Agreement; (F) enter into the Agency Compliance Agreement; (G) enter into the Contractor Documents; (H) secure the Loan by entering into the Mortgage; and (I) grant the Financial Assistance with respect to the Project.
- <u>Section 5.</u> The Agency is hereby authorized (A) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease and (B) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.
- Section 6. The Agency is hereby authorized to acquire, construct, reconstruct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate

for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction, reconstruction and installation are hereby ratified, confirmed and approved.

- Section 7. (A) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman, Vice Chairman or Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer to constitute conclusive evidence of such approval.
- (B) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).
- <u>Section 8.</u> The Agency hereby (i) approves the Deviation and (ii) authorizes and approves the following economic benefits to be granted to the Company in connection with the renovation, improvement and equipping of the Project Facility in the form of the abatement of real property taxes as set forth in the PILOT Schedule attached as <u>Exhibit D</u> hereof.
- Section 9. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.
- Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the members of St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law") except as modified by Executive Order 202.1, as modified by subsequent Executive Orders, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members present, either in-person or appearing telephonically in accordance with Executive Order 202.1, as modified by subsequent Executive Orders, throughout said meeting.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April , 2021.

BY:_		
	Lynn Blevins	
	Secretary	

### EXHIBIT A

1.		1 Solar 1, LLC Project -20-12]
2.	acquisition of an interest in an approximately parcel of land located at 2 Brady Road in the York (such portion being referred to hereinafte of a 5.0 mW-AC ground-mounted photovoltain inverters, electrical cables, grid interconnection required improvements (collectively, the "Fac	project (the "Project") consisting of (1) the 22.4 acre portion of an approximately 30.5 acre to Town of Madrid, St. Lawrence County, New or as the "Land"); (2) the installation on the Land cosolar energy system including panels, racking, on, site preparation, access roads and any other fility") and (3) the acquisition and installation in chinery, equipment, fixtures, furniture and other aipment").
3.	Type of Financial Assistance Requested:	Partial Real Property Tax Abatement through a PILOT
4.	Total Amount of Project:	\$7,308,722
5.	Benefited Project Amount:	\$7,308,722
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$50,000
		20 Year PILOT
7.	PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:	Real property tax exemption of \$1,985,100*  PILOT Payments of \$5,000 per MW would result in payments of \$25,000 to the Town, School, and County in year 1, with an annual 2% escalator for total PILOT payments of \$607,434.26.
8.	Mortgage Recording Tax Exemption	N/A
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

### EXHIBIT B

### NOTICE OF PUBLIC HEARING

See attached.

### PUBLISHER'S AFFIDAVIT OF PUBLICATION

Advertising Consultant	of	North Country This Week
(Job Title)		(Newspaper Name)
published at Potsdam, NY		
printed copy of which is at following date(s): Massens	ttached her a Ogdensb	ficial legal organ of said county, and that the advertisement, a reto, was printed and published in said newspaper on the ourg Edition, Saturday, February 6, 2021 and
Potsdan	n Canton I	Edition Friday, February 12, 2021 (Madrid Solar 1)
X(Signature)		
X_ (Signature)		
(Signature)	orn to befo	ore me on this 2nd day of March, 2021
(Signature)	orn to befo	ore me on this 2nd day of March, 2021
(Signature)  Hereby subscribed and sw	orn to befo	ore me on this 2nd day of March, 2021
(Signature)	orn to befo	ore me on this 2nd day of March, 2021
(Signature)  Hereby subscribed and sw	orn to befo	ore me on this 2nd day of March, 2021  6/15/2023

Quelified in St. Lawrence County My Commission Expires June 15, 2023



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### North Country

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FEBRUARY 6 - 12, 2021 | NORTH COUNTRY THIS WEEK | MASSENA-OGDENSBURG, NY

#### LEGAL NOTICE

and written comments may be addressed to: Richard Williams, Facilities Manager, St. Lawrence County Industrial Development Agency, 19 Commerce Lene - Suite 1, Canton, Naw York 13817; Telephone: (315) 373-3906 and electronically at rwilliams Spicida. com Dated: Fabruary 1, 2021

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick J. Kelly Child Executive Officer

### ST. LAWRENCE COUNTY WORKFORCE DEVELOPMENT BOARD

#### REQUEST FOR PROPOSAL

The St. Lawrence County Workforce Development Board has just released a Request for Proposal (RFP) for a ONE-STOP NETWORK OPERATOR. Proposals must be received by March 3, 202 with services commencing on July 1, 2021. 2021

For a copy of the RFP please call 315-229-3376 or visit our website at www.alconestop.com.

americanjobcenter

#### LEGAL NOTICE

DEVELOPMENT AND STREAM CONTROL TO ALL STREAM

www. Serie 2000-List Years, NY 19190-2015

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#### LEGAL NOTICE

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to lqueor@vi poterian nytus or regular mail
to: Village of Petshin, Village Clerk, PO Box
5168, Petshan, NY 1278-8 by order of the
board of trustees of life incorporated Village of Potshan, Pot-w York, Lorf S. Queor,
Village Clerk
LEGAL MORTES.

lage of Potadom, New York, LOT S. Deed; Wilson, Cerk.

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#### NOTICE OF FORMATION

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# Auctions

### WINTER ANTIQUE AUCTION

Historic "Camp Manor" Sackets Harbor, NY

Online Bidding February 7 - 14

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Sellin, eil ne cuntients a historical muston in Sudekes Hurber, NY Bull for Col. Elisha Changs toller, the Nort of 1812. This Federal home was enjoinally built for Col. Elisha Changs toller, the Nort of 1812. This Federal home was enjoinally built for Col. Elisha Changs has was not en the original founders of Sudeket Hursan for Marca capacite of American is financial history from the infliency of the United States through the World Wars and Into the Prosect. This important Historical Property is for sale Visit oursproach—of Prosels to the Market — Own 500 LOSE

Real Softant & Anthones have deconcoled through the same family
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His Medical Selection of the Market — Own 500 LOSE

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Bidding available online only at www.blanchardsauctionservice.com

Preview in Person on Polymary 7th & 2th (12pm-4pm) at Blanchard's Auction Hall - 1891 Morley (Novdam Rd. Polsdam, NY

All items need to be pick hup on February 15th, 16th or 17th him-4pm) as therefore Notion Hall - 18th Monty China Rd. Potsdam, NY,

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No live audience, 15% line is Virginiant.
All major credit cards, NYS check or cash. All items are sold as is:

GBLANCHARD'S Kip Blanchard, Auctioneer S15,265,5070 or 315,265,7653

Www.BlanchardsAuctionService.com

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PUBLICATION: AD CLASS: 20449335 02/07 02/07

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Affidavit Fee Ad Class Totals: Publication Totals: \$140.00 \$140.00

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#### AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

ACCOUNTS PAYABLE
ST LAW CTY IDA
19 COMMERCE Lane STE 1
CANTON NY 13617

REFERENCE:

20449335

NOTICE OF PUBLIC HEA

Christa Woodward of Evans Mills NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

Christa Woodward, Legal Representative

PUBLISHED ON: 02/07

AD SPACE:

220 LINE

FILED ON: 02/07/21

Sworn to before me this

W Notary Public

JAMI L EDWARDS
NOTARY PUBLIC-STATE OF NEW YORK

Qualimed in Jetterson County
My Commission Expires 06-17-2021

# **Johnson Newspaper Corporation**

Client:

ST LAW CTY IDA

Phone: (315) 379-9806

Class.:

19 COMMERCE Lane 1

CANTON, NY 13617

20449335

Requested By: LORI

Sales Rep.:

Scott Parks

(315) 782-1000

W312

Phone:

(315) 661-2521

Class.: Start Date: 0110

**Public Notices** 

02/07/2021

02/07/2021

End Date: Entered By:

**SPARKS** 

Nb. of Inserts:

PO #:

Watertown Daily Times

\$0.00 Paid Amount:

Balance:

\$140.00

Total Price:

Publications:

\$140.00

Page 1 of 2

#### NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

RELATING THERETO

RELATING THERETO

Notice is hereby given that a public hearing (the "Public Hearing") pursuant to Section 859-8(2) of the General Municipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on the 18th day of February. 2021 at 10:00 orclock s.m., local lime, in connection with the Madrid Solar 1, LLC Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented. (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.15 issued on March 23, 2020, as supplemented. Property of the Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person, Members of the public may attend the Public Hearing by Serving and commenting on the Project and the Company 10 or Madrid Solar 1, LLC (the Company 10 or Madrid Solar 1, LCC (the Company 10 or Madrid Solar 2) or Madrid Solar 1, LCC (the Company 10 or Madrid Solar 2) or Madrid Solar 1, LCC (the Company 10 or Madrid Solar 2) or Madrid Solar 3 or

togging and zoon veeters, thirties/rus20 web.zoom.us/y82550125291?pwd=cliptolU2S VRVdFNjat/tsakU1M3M5G109 Meeting ID. 825 5012 5291 Passcode: 433660 The Company submitted an application (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A): (1) the acquisition of an interest in approximately 30.5 acres of land located at 2 Brady Road in the Town of Madrid, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 2.2 acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic soften energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility"); and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, listures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land), the Facility and the Equipment being collectively referred to as the "Project Eacility"), (8) the granting of certain financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from contain asless and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (callectively, the "Financial Assistance"), and (C) the lease with an obli-

quitors to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxiation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of St. Lawrence County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxes that the Project Facility would be subject to real property taxes that the Project Facility subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility, estipact to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility, estipact to the obligation of the Project Tacility with the Agency with respect to the Project is not consistent with the Agency with respect to the Project is not consistent with the Agency with respect of the Project is not consistent with the Agency and will be leased (with an obligation to purchase) or sold by the Agency of the Company or its designee pursuant to a project agreement requiring that the Company or its designee pursuant to a project agreement requiring that the Company or its designee pursuant to a project agreement requiring that the Company or its designee pursuant to a project agreement requiring that the Company or its designee pursuant to a project agreement requiring that the Company or its designeed as a determinatio

that the Company or its designee make certain payments to the Agency. The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SECR Act") regarding the potential environmental impact of the Project.

Act; regarding the potential environmental impact of the Project. Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.slcida.com). Additional information can be obtained from, and written comments may be addressed to: Richard Williams, Facilities Manager, St. Lawrence County Industrial Development Agency, 19 Commerce Lane – Suite 1, Canton, New York 13617; Telephone: (315) 379-8806 and electronically at rwilliams@slcida.com. Written comments must be received no later than 10:00 am, local time, on Wednesday, February 17th, 2021 to be considered part of the public hearing minutes. Dated: February 1, 2021. ST. LAWRENCE COUNTY INDUSTRIAL. DEVELOPMENT AGENCY BY: Patrick J. Kelly. Chief Executive Officer

### EXHIBIT C

### REPORT OF PUBLIC HEARING

See attached.

#### MINUTES OF PUBLIC HEARING HELD ON February 18, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY RE: Madrid Solar 1, LLC (NexAmp Solar)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:00 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://us02web.zoom.us/j/82550125291?pwd=cHp1clU2SVRVdFNjaUt3akU1M3M5QT09

Meeting ID: 825 5012 5291 Passcode: 433666

Public in Attendance: Ryan McCune (Business Development Manager, Nexamp)
Greg Hargrave (landowner)

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New York General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

The Madrid Solar 1, LLC submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 30.5 acres of land located at 2 Brady Road in the Town of Madrid, (2) the installation on approximately 22.4 acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from deed transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: Ryan asks about the Consent Resolution allowing the IDA to negotiate and move forward with the PILOT.

There being no further comments, the Public Hearing was closed at 10:13 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

#### **EXHIBIT D**

#### Proposed PILOT Schedule

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing jurisdictions listed below based upon the pro rata share for the current tax year.

Project: Madrid Solar 1, LLC

<u>Tax Jurisdictions</u>: St. Lawrence County (the "County"), Town of Madrid (the "Town")

and Madrid-Waddington Central School District (the "District")

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: District: 2022/2023

Town and County: 2023

\$5,000 per MW for the first year, resulting in \$25,000 to the County, the Town and the District, on a pro rata basis.

The amount would increase by 2% each year.

PILOT Agreement term would be 20 years.

<b>YEAR</b>	<u>SCHOOL</u>	TOWN/COUNTY	<u>PAYMENT</u>
1	2022/2023	2023	\$25,000.00
2	2023/2024	2024	\$25,500.00
3	2024/2025	2025	\$26,010.00
4	2025/2026	2026	\$26,530.20
5	2026/2027	2027	\$27,060.80
6	2027/2028	2028	\$27,602.02
7	2028/2029	2029	\$28,154.06
8	2029/2030	2030	\$28,717.14
9	2030/2031	2031	\$29,291.48
10	2031/2032	2032	\$29,877.31
11	2032/2033	2033	\$30,474.86
12	2033/2034	2034	\$31,084.36
13	2034/2035	2035	\$31,706.04
14	2035/2036	2036	\$32,340.20
15	2036/2037	2037	\$32,986.97
16	2037/2038	2038	\$33,646.70
17	2038/2039	2039	\$34,319.64
18	2039/2040	2040	\$35,006.04
19	2040/2041	2041	\$35,706.16
20	2041/2042	2042	\$36,420.28

# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

Madrid Solar 2, LLC [Project Number 4001-20-13] Resolution No. IDA-21-04-xx April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "Agency") was convened on April 27, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

MEMBER	PRESENT	ABSENT
Blevins, Lynn		
Hall, Mark C.		
LaBaff, Ernest (via teleconfer	ence)	
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian W. (via telecon	Perence)	
telephonically pursuant to Executive Orders, each as issued by New York Article 7 of the Public Officers Law authorizing board members to participa	tate Governor Andrew M. Cuomethat require public in-person acc	d by subsequent Executive, suspending provisions are sto public meetings are
The following persons were AL Williams, and Lori Sibley); Christopl Projects) via teleconference.	SO PRESENT: Staff (Patrick Kelly er C. Canada, Esq. (Transaction	
After the meeting had been do purposes of the meeting, was to consi project for the benefit of Madrid Solar	ler and take action on certain ma	announced that, among t

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY MADRID SOLAR 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A SALES TAX EXEMPTION AND A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT IN ACCORDANCE WITH A DEVIATION FROM THE

was placed before members of the Agency:

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_ the following resolution

AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of (A) (1) the acquisition of an interest in a portion of approximately 10.0 acre portion of an approximately 19.9 acre parcel of land located at 70 Brady Road in the Town of Madrid, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 2.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes (the "PILOT Agreement") with a term of 20 years (the "Deviation"), which Deviation exceeds the Agency's standard 10 year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Madrid (the "Town") and the Madrid-Waddington Central School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a resolution adopted November 17, 2020, the School District consented to the Deviation and, by resolution adopted January 21, 2021, the Town consented to the Deviation; and

WHEREAS, a public hearing (the "Hearing") was held on February 18, 2021 so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Project Facility, could be heard; and

WHEREAS, notices of the Hearing were published in the <u>North Country This Week</u> on February 6, 2021 and in the <u>Watertown Daily Times</u> on February 7, 2021, respectively, and such notices (together with proofs of publication), were substantially in the forms annexed hereto as <u>Exhibit B</u>; and

WHEREAS, the report of the Hearing is annexed hereto as Exhibit C; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a lease agreement (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a project agreement (the "Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (D) the PILOT Agreement, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a certain recapture agreement (the "Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (F) a certain agency compliance agreement (the "Agency Compliance Agreement") by and between the Agency and the Company regarding the conveyance of the sales and use tax exemption benefit; (G) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (H) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project (the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor"), (1) a certain agency and indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the

"Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); and (J) various certificates relating to the Project; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, renovation and equipping of the Project Facility will be in conformance with SEQR, the Company has submitted to the Agency a completed Full Environmental Assessment Form dated January 29, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (1) the Town of Madrid Planning Board (the "Planning Board") was designated to act as "lead agency" with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on April 2, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

Section 1. The Agency has reviewed the Application, the EAF and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon its review of the Reviewed Documents:

- (A) The Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA);
- (B) The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will result in no significant adverse impacts on the environment pursuant to the SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project (as such quoted phrase is used in SEQRA).; and
- (C) The Chief Executive Officer of the Agency is hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Negative Declaration.
- Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

#### <u>Section 3.</u> The Agency hereby finds and determines:

- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;
  - (B) The Project Facility constitutes a "project", as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of St. Lawrence County, New York (the "County");
- (D) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one third of the total cost of the Project Facility;
- (E) The completion of the Project Facility will not result in the removal of a plant or facility of the Company or an occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or an occupant of the Project Facility located in the State of New York;
- (F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the County and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;
- (H) The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town of Madrid and the County; and
- (I) It is desirable and in the public interest for the Agency to enter into the Agency Documents.
- <u>Section 3.</u> The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.
- Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) lease the Project Facility to the Company pursuant to the Lease Agreement; (B) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (C) enter into the Payment in Lieu of Tax Agreement; (D) enter into the Project Agreement; (E) enter into the Recapture Agreement; (F) enter into the Agency Compliance Agreement; (G) enter into the Contractor Documents; (H) secure the Loan by entering into the Mortgage; and (I) grant the Financial Assistance with respect to the Project.
- Section 5. The Agency is hereby authorized (A) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease and (B) to do all things necessary or appropriate for

the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

- <u>Section 6.</u> The Agency is hereby authorized to acquire, construct, reconstruct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction, reconstruction and installation are hereby ratified, confirmed and approved.
- Section 7. (A) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman, Vice Chairman or Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer to constitute conclusive evidence of such approval.
  - (B) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).
- <u>Section 8.</u> The Agency hereby (i) approves the Deviation and (ii) authorizes and approves the following economic benefits to be granted to the Company in connection with the renovation, improvement and equipping of the Project Facility in the form of the abatement of real property taxes as set forth in the PILOT Schedule attached as Exhibit D hereof.
- Section 9. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.
- Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) ss.

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the members of St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law") except as modified by Executive Order 202.1, as modified by subsequent Executive Orders, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members present, either in-person or appearing telephonically in accordance with Executive Order 202.1, as modified by subsequent Executive Orders, throughout said meeting.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April , 2021.

BY:_		
	Lynn Blevins	
	Secretary	

### EXHIBIT A

1.		1 Solar 2, LLC Project -20-13]
2.	Project Description:  Madrid Solar 2, LLC plans to undertake a project (the "Project") consisting of (1) the acquisition of an interest in an approximately 10.0 acre portion of an approximately 19.9 acre parcel of land located at 70 Brady Road in the Town of Madrid, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 2.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment").	
3.	Type of Financial Assistance Requested:	Partial Real Property Tax Abatement through a PILOT
4.	Total Amount of Project:	\$3,891,875
5.	Benefited Project Amount:	\$3,891,875
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$20,000
7.	PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:	20 Year PILOT  Real property tax exemption of \$228,669*  PILOT Payments of \$5,000 per MW would result in payments of \$10,000 to the Town, School, and County in year 1, with an annual 2% escalator for total PILOT payments of \$242,973.63.
8.	Mortgage Recording Tax Exemption	N/A
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

### EXHIBIT B

### NOTICE OF PUBLIC HEARING

See attached.

### PUBLISHER'S AFFIDAVIT OF PUBLICATION

I, Ellen Nesbitt being duly sworn and say, I am the
Advertising Consultant of North Country This Week (Newspaper Name)
published at Potsdam, NY, County of St. Lawrence, State of New York; and being the official legal organ of said county, and that the advertisement, a printed copy of which is attached hereto, was printed and published in said newspaper on the following date(s): Massena Ogdensburg Edition, Saturday, February 6, 2021 and Potsdam Canton Edition Friday, February 12, 2021 (Madrid Solar2)
X(Signature)
Hereby subscribed and sworn to before me on this 2nd day of March, 2021
(Notary Public)
MY COMMISSION EXPIRES ON $4/15/2023$
(SEAL) Notary Public, State of Mey York

Qualified in St. Lawrence County My Commission Expires June 15, 2023

### Nursing scholarship established

CANTON — A graduate of the inaugural class of SUNY Canton murses has created a scholarship to less-en the financial burdens of north country students who follow in her career field.

Maryalice Grotkowski Blake, a 1968 alumna, donat Maryahee Grotkowski Blake, a 1968 alumna, donat-ed \$25,000 to the SUNY Canton College Foundation, Inc., to establish an endowment. Beginning next year, it will provide \$1,000 annually to a student enrolled in the Associate of Applied Science in Nursing program, with preference given to graduates of Ogdensburg Free Academy (OFA).

"I wanted to do something to support the young "I wanted to do something to support the young women and men aspiring to join the ranks of today's registered murses," she said. "It recognizes the exper-tise, courage and compassion that registered nurses have been displaying during the COVID-19 pandemic." Both her and her busband, T. James Blake, are OPA graduates. The couple now resides in Milwankee, Wis. Maryalice wanted to highlight their connection to the men through the scholarship and belo future agues.

area through the scholarship and help future generations avoid the struggles she faced when paying for

education.

"I clearly recall my mother and I both working hard gathering sufficient funds and applying for loans to pay the costs for my tuition, books, housing, and living expenses," she said. "Then, post-graduation, I remember it took several years for me to pay off my nursing

After graduating, Maryalice worked at several hospitals, including Albany Medical Center, St. Luke's Cornwall Hospital, and Hancock Memorial Hospital

Comwall Hospital, and Hancock Memorial Hospital in Greenfield, Ind. She also traveled extensively with her husband who was a lieutenant colonel in the Army. James was stationed in West Germany, Korea and various U.S. military installations. He was also an associate dean at the U.S. Military Academy at West Point. "Maryalice and Jim's generosity demonstrates the success of the Nursing program," said SUNY Canton Vice President for Advancement Tracey L. Thompson. "They've begun a perpetual legacy that will help generations of future students. We are deeply grateful to the Blakes for their contribution to SUNY Canton's mission and for supporting the success of our north country community."

community."

The Blake's donation is the latest in a string of donations bolstering the college's two- and four-year Nursing programs. Previously, the family of a late SUNY Canton Nursing Professor contributed the funds neces sary to name the Dr. Mary Ann Caswell Nursing Simu

sary to name the Dr. Mary Ann Caswell Nursing Simu-lation-Hospital in Wicks Hall. The high-tech immersive space is modeled after a working emergency room. Maryalice and Jim were able to tour the classrooms last summer during their first visit to SUNY Canton in more than 50 years.

### Making the dean's list at SUNY Canton

CANTON — More than 500 students earned Dean's List honors during the fall 2020 semester at SUNY Canton, Dean's List recognizes full-time students for earning a grade point average between 3.25 and 3.74 on

Students include: from Brasher Falls: Cora Burnett. Students include: from Brassher Falls: Cora Burnett, Jordan Cartier, Parker Hormung, Dillon McCarthy, Madysen Michaud, Paige Monacelli, Alexis Ramsdell, Makenzie Tuylor; Hailey Collins, Logan Reed, Calli Thomas, and Lindsey Toms all from Colton; Camyru Bullock and Joshum Lashua both of Edwards, Eric Thivierge, Fine; Jacob Porsythe, Jordyn Bulloc Adul Alexis Cores, Checkin & Wisconburg.

Fuller, John Holt, Amy Horton, Christian Kingsbury, Joseph McIntosh, Michaela O'Riley, Michael Sears, a Shippee, Nathaniel Tomford, and Johnathan Vanderbogart all from Gouverneur

Jacob Mayette and Evan Ruddy both of Madrid; Austin Cadrette, Nathan Cota, and Cheali Kench all of Lisbon; Dylan Aumell, Hannah Brady, Jillian Breitbeck, Gabrielle Torres all of Norfolk;

Elizabeth Arquette, Laura Jones, and Stephani Sherwood all of North Lawrence; Elizabeth Azar, Nichalos

wood all of North Lawrence; Elizabeth Azar, Nichalos Burke, Alexis Jackson, Emily Kolanko, Hailey Lepage, Hailey Scovil, and Damion Taylor all of Norwood; Alex Knowles, and Eric Leroux, both of Parishville; Curtis Hitchman, Pyrites; Krystal Ameneaux and David Hartman, both of Rensselaer Falls; Nicholas Jenkins, Richville; Valaree Hale and Virgin-ia Surdez both of Russell; Brandi Boyce, South Colton; Michaelyn Hunter, Chase Sweeney, and Cole Sweeney beth of Wixing Chase.

### Catlin finishes training

OGDENSBURG -- Claxton-Hep-OGDENSBURG -- Claxtor-Hep-burn Medical Center (CHMC) announces that Michele Catlin, community outreach coordinator at the Medical Center, has recently completed training for Diabetes Paraprofessional Level 1 by the American Association of Diabetes Educators (AADE).

Educators (AADE).

Catlin joins Certified Diabetes
Educator Shannon VanHouse, RN,
in educating persons with pre-diabetes and diabetes utilizing the
AADE; teaching framework.
Catlin and VanHouse are also
lifestly expected and wrightes

lifestyle coaches and provide the CDC's Diabetes Prevention the CDC's Diabetes Prevention
Program, Stanford's Diabetes
Self-Management Education
Program, and Chronic Disease
Management Program. "We are so
pleased to see Michele build on her
education and help us offer more to
our community" saw Yan House.

education and help us offer more to our community," says VanHouse, "With more support, we can do more for those we serve." Catlin learned the core compe-tencies of the AADE/s framework that encompasses healthy coping, healthy eating, being active, taking medications, monitoring, reducing complications, and problem-solvcomplications, and problem-solv-ing. Catlin's additional course work included the basics of diabetes, the included the basics of diabetes, the National Standards for Diabetes Education and Support, literacy, cultural considerations, and behav-ioral changes. Diabetes self-management edu-cation isn't only helpful right after

diagnosis. Many people find it ben-eficial throughout their lives —when treatment changes, for example, or when concerns arise about glucose when concerns arise about glucose control. The CHMC program can help with type 1 diabetes, type 2 diabetes, or gestational diabetes. Patients need a physician's referral to enroll. Call CHMC at 315-713-5116 to learn more. The dia program is one more way CHMC orks to keep patients North Coun-

### Part-time students recognized for honors

CANTON - Part-time students are being recognized CANTON — Part-time students are being recognized for earning bonors during the fall 2020 semester at SUNY Canton. The college created this award to recognize students who earned at least a 3.25 GPA in 6-11 credits of course work. It stands along with the college's Dean's List and President's List as one of the top awards given for academic success at the college. Area students include: from Massena: Austyn C. Allen, Marilyn Fernandes, Chelsea E. Pierce, and Colin Seld! Students from Oxelenburg: Ebbas B. Rogesell.

Seidl. Students from Ogdensburg: Ethan S. Bonewell,

Gaynelle M. Gilbride, Kristine A. Hooper, Anthony A. Pelusi, Jan Sharpe, Grace Testani, and Marcie E. Turnbull.

Other area students include from Lisbon include: Other area students include from Lisbon include: Melisas & Firsching, Carson Smith, Gabriele E. Walk er, and Carol A. Wheeler; Merry Fitchette, Melissa A. Mussen, Kayleigh Schofell, and Martha J. Stiles, all from Rensselaer Falls, Jackie N. Butterfield, Norfolk; Tracy A. Hefferon, Hammond; and Michael Smithers,

### **KUDOS**

#### Massena women on dean's list

SUNY Albany has named its Dean's List of Distinguished Stu dents for the fall of 2020, including Bridgette Flannery and Arieana Kirkey both of Massena

#### Trivia Test

, GEOGRAPHY: The United states shares a land border with how many countries? 2. HISTORY: When did the Great Fire of London take place?

3. MEASUREMENTS: What does a sphygmomanometer measure? 4. FOOD & DRINK: What kind of 4. FOOD & DRINK: What kind of food has varieties called castelve-trano, manzanilla and nyon?

5. TELEVISION: What was the name of the Concheads' home plan-et ("Saturday Night Live")?

6. MOVIES: How many versions of "A Star Is Bom" have been made?

7. LITERATURE: The title of William Faulkner's novel "The Sound and the Fury" is taken from which nym DNA stand for? MUSIC: What is a diggeridoo? CURRENCY: Whose likeness is depicted on the U.S. \$50 bill?

Answers found elsewhere in this paper.

#### Academic honors

Utica College announced their academic honors for the fall 2020 semester including local students: Mason Knauf, Heuvelton; Abigail Marshall, Ogdensburg.

#### Honors at Hofstra

Hofstra University announces that Kyran Sunday, Hogansburg, was recently made to the Dean's List fall 2020 semester, achieving a GPA of at least 3.5.

#### Potsdam president's list

FUSUAR PRESIDENT S ISST SUNY POStdam recently named students to its Presidential Scholars Program, which provides funding and recognition for studentt, while working with faculty mentors. One Massena student includes: Dani France, who is majoring in Anthrea. Fregoe, who is majoring in Anthropology/Archaeology and will work with faculty mentor Farish Khan on

their project, titled "Autism, Cultural Perception and Barriers to Diag-nosis in Northern New York."

#### Hammond resident honored

The College of Saint Rose announces it's fall 2020 dean's list to include Courtney Cazziol of harmond. The Dean's List rec-ognizes full-time undergraduate students who complete a minimum of 12 graded credit hours and who achieve a semester average of 3.5 without a D, F, or incomplete grade.

#### Cazenovia dean's list

Cazenovia dean's nst Cazenovia College recognizes students for their academic achieve ment during the Fall 2020 semes-ter. Those named to the Dean's List have achieved a 3-5 or better GPA including Trisha Martin and Abiincluding: Trisha Martin and Abi gail Wilhelm both of Lisbon, and Janelle Brothers of Brasher Falls.

#### president's list North Country Community Col-

lege has named its President's List and Vice President's List honors students for the Fall 2020 semester.

Making the

The President's List recognizes those students who have a semester grade point average of 3.50 or bet-ter. Students whose GPA between

state of the state

zo, Massena; Crystal B. King, Rooseveltown; Carly M. Lafrance, Hogansburg; and Taylor L. TeRiele, Ogdensburg

#### SURMITTING MILESTONES: To

obtain a form to submit an engagement, wedding or anniversary announcement, visit NorthCoun-tryNow.com/submit-milestone, call 315-265-1000, or email ThisWeek@NorthCountryNow

#### **LEGAL NOTICE**

**DENTAL Insurance** 



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FEBRUARY 6 = 2; 2021 [ NORTH COUNTRY THIS WEEK: MASSENA-OGDENSBURG, NY

#### **LEGAL NOTICE**

ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick J. Kelly Chief Executive Officer

Chair Executive Difficial
MOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO. Notice is
horoby given that a public hearing (the
Public Hearing') pursuant to Section
858-821 of the General Municipal Law of
the State of New York (the "Act"; will be
held by the St. Lawronce County Indusrial Development Agency (the "Agency")
on the 18th day of February, 2021 at 10 and
the Madrid Solar | LLCP Projects as described
below, As a result of the (11 ban on large
meetings or galarting specific properties). the mean for Solar Tripolita's base from the mean mean form the mean for the public may attend the Public Hearing by waveling and commenting in the Project and the bunefils to be granted to Madrid Solar that the Solar than the Solar property taxes from the inclining species assessments and special ad valorom lovies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the

### ST. LAWRENCE COUNTY WORKFORCE DEVELOPMENT BOARD

REQUEST FOR PROPOSAL

The St. Lawrence County Workforce Development Board has just released a Request for Proposal (RFP) for a ONE-STOP NETWORK OPERATOR.

Proposals must be received by March 3, 2021 with services commencing on July 1, 2021.

For a copy of the RFP please call 315-229-3376 or visit our website at www.slconestop.com.

american**job**center

#### **LEGAL NOTICE** LEGAL NOTICE

LEGAL NOTICE

Agancy with respect to the Project is not consistent with the Agancy's uniform tax examples and the Agancy suniform tax examples policy, the Agancy will follow the procedures for deviation from such policy set forth in Section 8744 of the Act prior to granting such portion of the Financial Assistance. If the Agancy determines to proceed with the Project, the Project Estility will be acquired, constructed, reconstructed and installed by the Agancy and will be leased (with an obligation to purchase) or solid by purchased to a provide a proper such as the project agramment requiring that the Company or its designee make certain payments to the Agancy. The Agancy has not yet made a delermination pursuant of Article 8 of the Environmental Topisary countries and the Public Hearing will be transcribed and posted on the Agancy's website (www. scieda.com. Additional information can be obtained from, and written comments may be addressed of the Agancy's website (www. scieda.com. Additional information can be obtained from, and written comments may be addressed of Sikhard Williams, Facilities Managor, St. Lawrence County Industrial Development Agency, 18 Commerces and the Public Hearing will be transcribed and posted on the Agancy's website (www. Tall Development Agency, 18 Commerces and the Agancy St. Lawrence County Industrial Development Agency, 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy St. Lawrence County Industrial Lowel Development Agency 18 Commerces and the Agancy 18 Commerces and the Agancy 18 Commerces and the Agancy 18 County 18 C

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Chief Executive Officer

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Legal Notice
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ments via email to Iqueor@vi.potsdam.ny.us orregularmailte: Village of Potsdam, Village Clerk, PO Box 5188, Potsdam, NY 13578, By order of the board of trustees of the incor-prorated Village of Potsdam, New York, Lori S. Queor, Village Clerk

S. Queer, Village Clerk

Legal Notice

Notice is haruby green that a public hearing will be held by the board of Instease of the village of Postdiam, NY on Tiassday, Fabruary 16, 2021 at 54 Bm., in the Civic Center board room, Park St., Potsdam, NY. The purpose of the hearing is to receive public comments on a proposed local law. To amond chaptur: 80 dogs and other arimals and enapter 180 zoning to allow chickons in the Village of Postdam. Dus to the limit on attordance at the public hearing due to the pandomic, the public is one course god to sond written comments via cmail

monts vs unan to lqueor@xi,potsdam.ny.us or regular mail to: Village of Potsdam, Village Clerk, PD Box 5168, Potsdam, NY 13576. By order of the board of trustees of the incorporated Vil-lage of Potsdam, New York. Lori S. Queor, Village Clerk

Village Clark
LEGAL NOTICE ANNUAL AUDIT & REGULAR MEETING TOWN OF STOCKHOLM
NOTICE IS HEREN VIDW hat the Town of
Stockholm will be helding their annual audit
meeting on Tuseday, Pebruary 9, 22/21 at 5:30
PM followed by the regular monthly board
meeting of 180 PM. Due to the increase of
Covid-19 cases, this meeting will be hottle
via soom audicity-drived conformer. Details
on how to attend said meeting will be not the
town's website at www.stockholm-ny.com.
All meetings are open to the public. DatedJanuary 7, 20/21, Heasther Likel, Tsockholm
Town Clark By Order of the Stockholm Town
Board.

#### NOTICE OF FORMATION

NOTICE OF FORMATION of Archaut Enter-prise, LLC. Articles of Organization fluid with the Socretary of State of NY ISSNY; on 12/26/2020. Office location: St. Lawrence County. SSNY has been designated as agent upon whom process against it may be served. The Socretary of State shell mail is copy of any process served upon him/for to: 6000 State Highway 56, Potsdam, NY 15876. Purpose: to origage in any lawful business or activity.

#### NOTICE OF FORMATION

STATE OF NEW YORK, COUNTY OF ST. LAWRENCE

STATE OF NEW YORK.
COUNTY OF ST. LAWRENCE
PUBLIC NOTICE NOTICE OF PUBLICATION
FORMATION OF A NEW YORK LIMITED
LIABILITY COMPANY PURSUANT TO NEW
YORK LIMITED LIABILITY COMPANY PURSUANT TO NEW
YORK LIMITED LIBBILITY COMPANY LAW
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#### PETS & PET PRODUCTS

Springerdoodle Puppies! Chocolate w/ Whitemarkings or Blackw/White Markings.

# **Auctions**

# WINTER ANTIQUE

Historic "Camp Manor" Sackets Harbor, NY

#### Online Bidding February 7 - 14

Selling the contents a historical mansion in Sackets Harbor, NY huilt for Col. Elisha Camp after the War of 1812. This Federal home was originally built for Col. Elisha Camp who was one of the original founders of Sackets Harbor. A time capsule of American life and history from the infancy of the United States through the World Wars and into the present. This important Historical Property is for sale. Visit campmanor.org for more historic info.

All Unreserved - Fresh to the Market - Over 500 Lots Real Estate & Antiques have descended through the same family

for 7 generations
Highlights include: Selection of Period Purniture: Important Brass Andirons & Highlights include: Selection of Feriod Purritures; Important Brass Andirons & Fireplace Accessories: Assortment of Oriental Rugs; Over 450 o. of Sterling Silver Troughies; Helloware & Harware; Impressive Bracket Clock & Shelf Clocks; Oil Paritings & Watercoloric; Gruss & WWI Posters; Clinics & Aganesse Accessories; Early China, Porcelain & Glassware; Bisque Dolls; Lionel Train Set; Early Sporting & Toys; Gold & Diamond Rings & Levelry; Native American Beauled Mocusins & Photos; Numerous Atti; Finds & Estate Fresh Antiques.

Bidding available online only at

www.blanchardsauctionservice.com Preview in Person on Pebruary 7th & 8th (12pm-4pm) at Blanchard's Auction Hall - 1891 Morley-Potsdam Rd. Potsdam, NY

All items need to be picked up on

February 15th, 16th or 17th (9am-4pm) at Blanchard's Auction Hall - 1891 Morley-Potsdam Rd. Potsdam, NY.

Terms: Online & Absentee Bidding Available, Shipping and delivery is available No live audience. 13% Buyer's Premium. All major credit cards, NYS check or cash. All items are sold as is.

Kip Blanchard, Auctioneer 315-265-5070 or 315-265-7653 AUCTION SERVICE www.BlanchardsAuctionService.com

#### PETS & PET PRODUCTS

Family Raised, Registered parents onsite. Vet-checked, dews, dewormed, vaccinated. \$1200-\$1300. 20 minutes South of Batavia. Call: 715-223-7221 or 715-880-0038.

#### ITEMS FOR SALE

JANOME 12000 Embroidery Machine. All hoops and accessories. 8 years old but in excel-lent condition. Asking \$2500 firm. 315-333-9201

#### WANTED TO BUY

Wanted: Gently used Treadmill and/or Sta-tionary Bike. Call Rita - 315-386-1609 SERIOUS COLLECTOR interested in buying

### WANTED TO BUY

vintage wood working tools, project furn-ture. 315-262-7073 ture. 315-262-7073
Sell your ash trees before they die! ISA-certifiled arborist is buying large tracks of ash trees, must average 6 - 8 inchas in diameter. Will pay market price. Also buy-ing other herdwood and soft wood stands of trees. Cell Matt at 315-261-1707. In

#### HEALTH

VIAGRA & CIALIS! 60 pills for \$99, 100 pills for \$150, FREE shipping. Money back guar-anteed! 1-855-579-8907

### **Goods & Services**

#### BOOKS

The BirchBark Bookshop Sat. Sun 1-6, 40 Ashton Rd, Potsdam, 315-265-3875

#### HOME IMPROVEMENT

The Generac PWRcell, a solar plus battery stor-age system. SAVE money, reduce your reliance on the grid, prepare for power-orlulages and pow-eryour home. Full installation services available, 90 Down Financing Option. Request a FRE, obligation, quota today. Call 1-889-871-0194.

#### MAPLE PRODUCTION SUPPLIES

500 Galvanizod Sap Buckets, Spouts, Cov urs. \$4/set. 315-386-4707

PIANOS FOR SALE Hardman Peck Upright, Kimball Baby Grand: Moving. S200 each. 315-250-5585

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Get DIRECTVI DNLY \$69.99/month 155 Channels & 1000s of Shows/Movies On Demand (w/SELECT All Included Pack-ago.) PLUS Stream on Up to FIVE Scroons Simultaneously at No Additional Cost. Call DIRECTV 1-888-534-6918

DISH TV \$64.99 For 190 Channels + \$14.95 High Speed Internet Free Installation Smart High Speed Internet: Free Installation, Smert HD DVR Included, Free Voice Romote: Some restrictions apply. Promo Expires 7/21/21. 1-888-609-9405

#### WELDING & SANDBLASTING

811 WELDING & SANDBLASTING for cars, trucks, lawn mower decks, heavy equip-ment, hard facing, NYS DOT Certified, 315-714-3258; 315-262-4769.

NORTHERN NY NEWSPAPERS CORP. 260 WASHINGTON ST WATERTOWN, NY 13601-3301 (315)782-1000

02/07/21 - 02/07/21 ST LAW CTY IDA

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JOHNSON NEWSPAPER CORPORATION 260 WASHINGTON ST WATERTOWN, NY 13601

ACCOUNTS PAYABLE ST LAW CTY IDA 19 COMMERCE Lane STE 1 CANTON NY 13617

PUBLICATION: AD CLASS: 02/07 20449337 02/07 WATERTOWN DAILY TIMES - FULL RUN LEGALS NOTICE OF PUBLIC HEA RING ON PROPOSED PRO LORI

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Ad Class Totals: \$140.00 220.000 line
Publication Totals: \$140.00

TO ENSURE PROPER CREDIT PLEASE INCLUDE THE PAYMENT STUB OR CALL CHRISTA @ 315 TO PAY BY CREDIT CARD.

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NORTHERN NY NEWSPAPERS CORP. (315)782-1000

854276 02/07/21 - 02/07/21

ST LAW CTY IDA

#### AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

ACCOUNTS PAYABLE ST LAW CTY IDA 19 COMMERCE Lane STE 1 CANTON NY 13617

REFERENCE:

20449337 NOTICE OF PUBLIC HEA

Christa Woodward of Evans Mills NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

Unrista Woodward, Legal Representative

PUBLISHED ON: 02/07

AD SPACE: 220 LINE

FILED ON: 02/07/21

Sworn to before me this

, 2021

Notary Public

JAMI L EDWARDS NOTARY PUBLIC-STATE OF NEW YORK

Qualified in Jefferson County My Commission Expires 06-17-2021

# **Johnson Newspaper Corporation**

ST LAW CTY IDA Client: Phone: (315) 379-9806 19 COMMERCE Lane 1 CANTON, NY 13617 Class.: 20449337 LORI Ad# Requested By: Fax: W312 Scott Parks (315) 782-1000 Sales Rep.: Phone: (315) 661-2521 Fax: 0110 Class.: **Public Notices** 02/07/2021 Start Date: End Date: 02/07/2021 Nb. of Inserts: 1 PO #: **SPARKS** Entered By: Watertown Daily Times Publications: \$0.00 \$140.00 Paid Amount: Balance:

Total Price:

\$140.00

Page 1 of 2

# NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

RELATING THERETO

Notice is hereby given that a public hearing (the "Public Hearing") pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Dovelopment Agency (the "Agency") on the 18th day of February, 2021 at 10:30 of clock a.m., local time, in connection with the Madrid Solar 2. LLC Project as described below. As a result of the (t) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented. (2) ban on hon-essential gatherings of individuals of any size or any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented. each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person, Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to Madrid Solar 2. LLC (the "Company") by the Agency during the Public Hearing by levelby. Joennus/fe311423849767pwd-abZjt.044ek 9yaHEZR2NKRF uy2Y4QT09
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Passcode: 689075
The Company submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, or copy of which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the Indicate of the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the Indicate of Indicate of

gation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any recorded by the Agency with respect to the Project in the office of the County Clerk of St. Lawrence County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the Project Facility, while to the company to make payments in fieu of taxes with respect to the Project facility with the Agency with respect to the Project is not consistent with the Agency with follow the procedures for deviation from such policy sal forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance. If the Agency determines to procease with the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee make certain payments to the Agency.

or its designee pursuant to a project agreement requiring that the Company or its designee make certain payments to the Agency. The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.stcida.com). Additional information can be obtained from, and written comments may be addressed to: Richard Williams, Facilities Manager, St. Lawrence County Industrial Development (Agency, 19 Commerce Lane – Suite 1, Canton, New York 13617; Teleptone; (31) 379-9806 and electronically at rivillams@stcida.com. Written comments must be received no later than 1:30 am, local time, on Wednesday, February 17th . 2021 to be considered part of the public hearing minutes.

Dated: February 1, 2021

ST. LAWRENCE COUNTY INDUSTRIAL

DEVELOPMENT AGENCY

SY Patrick J. Kelly

Chief Executive Officer

### EXHIBIT C

### REPORT OF PUBLIC HEARING

See attached.

#### MINUTES OF PUBLIC HEARING HELD ON February 18, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY RE: Madrid Solar 2, LLC (NexAmp Solar)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:30 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://us02web.zoom.us/j/83142384976?pwd=aDZjL044ck9yaHEzR2NKRkFuY2Y4OT09

Meeting ID: 83142384976 Passcode: 689075

Public in Attendance: Ryan McCune (Business Development Manager, Nexamp)

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New Fork General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

The Madrid Solar 2, LLC submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 19.8 acres of land located at 70 Brady Road in the Town of Madrid, (2) the installation on approximately 10.0 acres of the Land of a 2.0 mW-AC ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from deed transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: None

There being no further comments, the Public Hearing was closed at 10:44 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

#### **EXHIBIT D**

#### Proposed PILOT Schedule

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing jurisdictions listed below based upon the pro rata share for the current tax year.

Project: Madrid Solar 2, LLC

<u>Tax Jurisdictions</u>: St. Lawrence County (the "County"), Town of Madrid (the "Town")

and Madrid-Waddington Central School District (the "District")

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: District: 2022/2023

Town and County: 2023

\$5,000 per MW for the first year, resulting in \$10,000 to the County, the Town and the District, on a pro rata basis.

The amount would increase by 2% each year.

PILOT Agreement term would be 20 years.

<u>YEAR</u>	<u>SCHOOL</u>	TOWN/COUNTY	<u>PAYMENT</u>
1	2022/2023	2023	\$10,000.00
2	2023/2024	2024	\$10,200.00
3	2024/2025	2025	\$10,404.00
4	2025/2026	2026	\$10,612.08
5	2026/2027	2027	\$10,824.32
6	2027/2028	2028	\$11,040.81
7	2028/2029	2029	\$11,261.62
8	2029/2030	2030	\$11,486.86
9	2030/2031	2031	\$11,716.59
10	2031/2032	2032	\$11,950.92
11	2032/2033	2033	\$12,189.94
12	2033/2034	2034	\$12,433.74
13	2034/2035	2035	\$12,682.41
14	2035/2036	2036	\$12,936.06
15	2036/2037	2037	\$13,194.78
16	2037/2038	2038	\$13,458.68
17	2038/2039	2039	\$13,727.85
18	2039/2040	2040	\$14,002.41
19	2040/2041	2041	\$14,282.46
20	2041/2042	2042	\$14,568.10

# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

Stockholm Solar, LLC [Project Number 4001-20-15] Resolution No. IDA-21-04-xx April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "Agency") was convened on April 27, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

	MEMBER	PRESENT	<b>ABSENT</b>
	Blevins, Lynn		
	Hall, Mark C.		
	LaBaff, Ernest (via teleconference)		
	McMahon, Andrew		
	Morrill, Steven		
	Reagen, James		
	Staples, Brian W. (via teleconference)		
Orders, Article authoriz	As indicated above, certain of the member nically pursuant to Executive Order No. 20 each as issued by New York State Governor 7 of the Public Officers Law that require pring board members to participate in said mee The following persons were ALSO PRESENTERS, and Lori Sibley); Christopher C. Canada	2.1, as supplemented a Andrew M. Cuomo bublic in-person acceptings by conference categories. Staff (Patrick Kelly)	I by subsequent Execut o, suspending provisions ess to public meetings a all or similar service.
	s) via teleconference.	1 (	8 7
purpose	After the meeting had been duly called to a s of the meeting, was to consider and take a for the benefit of Stockholm Solar, LLC (the	action on certain mat	announced that, among ters pertaining to propos

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY STOCKHOLM SOLAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A SALES TAX EXEMPTION AND A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT IN ACCORDANCE WITH A DEVIATION

was placed before members of the Agency:

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_ the following resolution

FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of (A) (1) the acquisition of an interest in an approximately 17.3 acre portion of an approximately 69.5 acre parcel of land located at 52 Wells Road in the Town of Stockholm, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 3.35 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes (the "PILOT Agreement") with a term of 20 years (the "Deviation"), which Deviation exceeds the Agency's standard 10 year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Stockholm (the "Town") and the Brasher Falls Central School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a resolution adopted November 16, 2020, the School District consented to the Deviation and, by resolution adopted November 10, 2020, the Town consented to the Deviation; and

WHEREAS, a public hearing (the "Hearing") was held on February 4, 2021, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Project Facility, could be heard; and

WHEREAS, notices of the Hearing were published in the North Country This Week on January 29, 2021 and in the Watertown Daily Times on January 24, 2021, respectively, and such notices (together with proofs of publication) were substantially in the forms annexed hereto as Exhibit B; and

WHEREAS, the report of the Hearing is annexed hereto as Exhibit C; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a lease agreement (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a project agreement (the "Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (D) the PILOT Agreement, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a certain recapture agreement (the "Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (F) a certain agency compliance agreement (the "Agency Compliance Agreement") by and between the Agency and the Company regarding the conveyance of the sales and use tax exemption benefit; (G) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (H) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project (the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor"), (1) a certain agency and indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the

"Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); and (J) various certificates relating to the Project; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, renovation and equipping of the Project Facility will be in conformance with SEQR, the Company has submitted to the Agency a completed Full Environmental Assessment Form dated June 2, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (1) the Town of Stockholm Planning Board (the "Planning Board") was designated to act as "lead agency" with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on October 7, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

- Section 1. The Agency has reviewed the Application, the EAF and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon its review of the Reviewed Documents:
- (A) The Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA);
- (B) The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will result in no significant adverse impacts on the environment pursuant to the SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project (as such quoted phrase is used in SEQRA).; and
- (C) The Chief Executive Officer of the Agency is hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Negative Declaration.
- Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

#### Section 3. The Agency hereby finds and determines:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

- (B) The Project Facility constitutes a "project", as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of St. Lawrence County, New York (the "County");
- (D) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one third of the total cost of the Project Facility;
- (E) The completion of the Project Facility will not result in the removal of a plant or facility of the Company or an occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or an occupant of the Project Facility located in the State of New York:
- (F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the County and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein:
- (H) The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town of Stockholm and the County; and
- (I) It is desirable and in the public interest for the Agency to enter into the Agency Documents.
- Section 3. The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.
- Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) lease the Project Facility to the Company pursuant to the Lease Agreement; (B) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (C) enter into the Payment in Lieu of Tax Agreement; (D) enter into the Project Agreement; (E) enter into the Recapture Agreement; (F) enter into the Agency Compliance Agreement; (G) enter into the Contractor Documents; (H) secure the Loan by entering into the Mortgage; and (I) grant the Financial Assistance with respect to the Project.
- <u>Section 5.</u> The Agency is hereby authorized (A) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease and (B) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.
- Section 6. The Agency is hereby authorized to acquire, construct, reconstruct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate

for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction, reconstruction and installation are hereby ratified, confirmed and approved.

- Section 7. (A) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman, Vice Chairman or Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer to constitute conclusive evidence of such approval.
- (B) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).
- Section 8. The Agency hereby (i) approves the Deviation and (ii) authorizes and approves the following economic benefits to be granted to the Company in connection with the renovation, improvement and equipping of the Project Facility in the form of the abatement of real property taxes as set forth in the PILOT Schedule attached as Exhibit D hereof.
- Section 9. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.
- Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) .ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the members of St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law") except as modified by Executive Order 202.1, as modified by subsequent Executive Orders, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members present, either in-person or appearing telephonically in accordance with Executive Order 202.1, as modified by subsequent Executive Orders, throughout said meeting.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April , 2021.

BY:_		
	Lynn Blevins	
	Secretary	

### EXHIBIT A

1.		olm Solar, LLC Project -20-15]
2.	acquisition of an interest in an approximately parcel of land located at 52 Wells Road in the York (such portion being referred to hereinafte of a 3.35 mW-AC ground-mounted photovolta inverters, electrical cables, grid interconnection required improvements (collectively, the "Fac	a project (the "Project") consisting of (1) the 17.3 acre portion of an approximately 69.5 acre Town of Stockholm, St. Lawrence County, New or as the "Land"); (2) the installation on the Land ic solar energy system including panels, racking, on, site preparation, access roads and any other ility") and (3) the acquisition and installation in chinery, equipment, fixtures, furniture and other aipment").
3.	Type of Financial Assistance Requested:	Partial Real Property Tax Abatement through a PILOT
4.	Total Amount of Project:	\$4,304,530
5.	Benefited Project Amount:	\$4,304,530
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$33,500
7.	PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:	20 Year PILOT  Real property tax exemption of \$798,776*  Proposed PILOT Payments of \$5,000 per MW would result in payments of \$16,750 to the Town, School, and County in year 1, with an annual 2% escalator for total PILOT payments of \$406,980.88.
8.	Mortgage Recording Tax Exemption	N/A
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

### EXHIBIT B

### NOTICE OF PUBLIC HEARING

See attached.

### PUBLISHER'S AFFIDAVIT OF PUBLICATION

I, Ellen	Nesbitt being d	uly sworn and	d say, I am the		
	tising Consultan ob Title)	<u>t</u> of	North Country (Newspaper	anning the state of the state o	
State of printed	f New York; and copy of which	d being the of	reto, was printed a	of said county, and th nd published in said nuary 29, 2021 (Stoc	
X(S	ignature)			<u> </u>	
Hereby	subscribed and	sworn to befo	ore me on this 2nd	day of March, 2021	
	Jotary Public)  OMMISSION E	VDIDES ON	6/15/20	23	
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### **LEGAL NOTICE**

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### **LEGAL NOTICE**

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STATE OF NEW YORK, COUNTY OF 
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ANY LAW SECTION 2018. 1. The name of the 
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Management LLC 2. The date of filing of the 
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### **PUBLIC NOTICE**

PUBLIC NUTICE

NOTICE OF DUBLIC HEARING ON
PROPOSED PROJECT AND FINANCIAL
ASSISTANCE RELATING THERETO
Notice is hereby given that a public hearing
the "Public Hearing" jurisment to Section
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1589-8/12 of the General Municipal
Local Line, in connection with the Waddington Solar, LLD Project as described
bellow, As a result of the (1) ban on large
meetings or galantings pursuant to Execumeetings or gatherings pursuant to Execu-tive Order 202.1 issued on March 12, 2020, se supplemented, (2) ban on non-assential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings

#### **PUBLIC NOTICE**

Lew relating to public hearings pursuent to Executive Offer 2015 is saued on April 2, 2020, as exploremented, such as issued or April 2, 2020, as exploremented, such as issued by April 2020, as exploremented, such as issued by April 2020, as exploremented, such as issued by April 2020, as exploremented, such as its study by well-bear at the Public Hearing by well-bear rather than in person. Members of the public may stated the Public Hearing by visewing and commenting on the Project and the benefits to be granted to Waldington Solar, LLC (the "Company") by the April 2020 April 2021 April

### **LEGAL NOTICE**

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT ASENCY
INDUSTRIAL ASSISTANCE RELATING THERETO. Notice is
rearby given that a public hearing the "Public Hearing" in pursuant to Section 683-8(2) of
the General Municipal Ewy of the State of
New York (the "Act") will be held by the St.

#### **LEGAL NOTICE**

Lawrence County Industrial Development Agency (the "Agency") on the 4th day of Perbruay, 2021 of the 2021 of th

#### LEGAL NOTICE

public hearing minutes. Dated: January 19, 2021, ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick Kelly, Chief Executive Officer NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING

### LEGAL NOTICE

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JOHNSON NEWSPAPER CORFORATION 260 WASHINGTON ST WATERTOWN, NY 13601

PUBLICATION: AD CLASS: 20448963 01/24 01/24

WATERTOWN DAILY TIMES - FULL RUN LEGALS NOTICE OF PUBLIC HEA RING ON PROPOSED PRO LORI 1 128.00 2×0L 236L 20.00 Affidavit Fee Ad Class Totals: Publication Totals: 236.000 line \$148.00 \$148.00

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#### WATERTOWN DAILY TIMES

ACCOUNTS PAYABLE ST LAW CTY IDA 19 COMMERCE Lane STE 1 CANTON NY 13617

REFERENCE:

20448963

NOTICE OF PUBLIC HEA

Christa Woodward of Evans Mills NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

unrista woodward, Legal Representative

PUBLISHED ON: 01/24

AD SPACE: 236 LINE FILED ON: 01/24/21

Sworn to before me this

29th day of Donie Cerci \_\_, 2021 Notary Public

JAMI L EDWARDS NOTARY PUBLIC-STATE OF NEW YORK No Qualified III Jefferson County

My Commission Expires 96-17-2021

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Scott Parks

Phone: Fax:

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**Public Notices** 

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01/24/2021

Nb. of Inserts:

01/24/2021

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**SPARKS** 

1

PO #:

Watertown Daily Times

\$0.00 Paid Amount:

Balance:

\$148.00

Page 1 of 2

Total Price:

\$148.00

## NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

Notice is hereby given that a public hearing (the "Public Hearing") pursuant to Section 859-at2) of the General Municipal Law of the State of New York (he "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on the 4th day of February, 2021 at 10:30 o'clock a.m., local time, in connection with the Stockholm Solar, LLC Project as described below, As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webiar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to Stockholm Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting:

https://us02web.zoom.us/i/84760222898?owd=Limp-

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Passcode: 666814

The Company submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in approximately 69.5 acres of land located at 52 Wells Road in the Town of Stockholm, St. Lawrence County, New York (Imand"); (2) the installation on approximately 173 acres of the Land of a 3.35 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (8) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate

transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Company of such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of St. Lawrence County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation of the Project Facility, and any advantage of the Project Facility, and any portion of the Financial Assistance to be granted by the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 674(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obli-gation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.slcida.com). Additional
information can be obtained from, and written comments
may be addressed to: Richard Williams, Facilities Manager,
St. Lawrence County Industrial Development Agency, 19
Commerce Lane – Suite 1, Canton, New York 13817: Telephone: (315) 379-9806 and electronically at:
williams@slcida.com. Written comments must be received
no later than 10:30 am, local time, on Wednesday, February
3rd, 2021 to be considered part of the public hearing minutes.

Dated: January 19, 2021. ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick J. Kelly Chief Executive Officer

### EXHIBIT C

### REPORT OF PUBLIC HEARING

See attached.

# MINUTES OF PUBLIC HEARING HELD ON February 4, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY RE: Stockholm Solar, LLC (NexAmp Solar)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:30 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://usi02web.zoom.us/j/84760222898?pwd=Umoza2lQZGEwNm03bkhQVnB4amM3Zz09 Meeting ID: 84760222898 Passcode: 666814

Public in Attendance: Present for the Hearing: Ryan McCune. Genevieve Trigg, Clark Decker, Pat Linch

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New York General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

Stockholm Solar, LLC submitted an application to the Agency, a copy of which Application is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 69.5 acres of land located at 52 Wells Road in the Town of Stockholm, (2) the installation on approximately 17.3 acres of the Land of a 3.35 mW-AC ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from deed transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: None

There being no further comments, the Public Hearing was closed at 10:43 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

### **EXHIBIT D**

### Proposed PILOT Schedule

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing jurisdictions listed below based upon the pro rata share for the current tax year.

Project: Stockholm Solar, LLC

<u>Tax Jurisdictions</u>: St. Lawrence County (the "County"), Town of Stockholm (the "Town")

and Brasher Falls Central School District (the "District")

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: District: 2022/2023

Town and County: 2023

\$5,000 per MW for the first year, resulting in \$16,750 to the County, the Town and the District, on a pro rata basis.

The amount would increase by 2% each year.

PILOT Agreement term would be 20 years.

<b>YEAR</b>	<u>SCHOOL</u>	TOWN/COUNTY	<u>PAYMENT</u>
1	2022/2023	2023	\$16,750.00
2	2023/2024	2024	\$17,085.00
3	2024/2025	2025	\$17,426.70
4	2025/2026	2026	\$17,775.23
5	2026/2027	2027	\$ <mark>18,130.74</mark>
6	2027/2028	2028	\$18,493.35
7	2028/2029	2029	\$18,863.22
8	2029/2030	2030	\$19,240.48
9	2030/2031	2031	\$19,625.29
10	2031/2032	2032	\$20,017.80
11	2032/2033	2033	\$20,418.15
12	2033/2034	2034	\$20,826.52
13	2034/2035	2035	\$21,243.05
14	2035/2036	2036	\$21,667.91
15	2036/2037	2037	\$22,101.26
16	2037/2038	2038	\$22,543.29
17	2038/2039	2039	\$22,994.15
18	2039/2040	2040	\$23,454.04
19	2040/2041	2041	\$23,923.12
20	2041/2042	2042	\$24,401.58

### ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

Waddington Solar, LLC [Project Number 4001-20-17] Resolution No. IDA-21-04-xx April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "Agency") was convened on April 27, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

MEMBER	PRESENT	ABSENT
Blevins, Lynn		
Hall, Mark C.		
LaBaff, Ernest (via teleconference)		
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian W. (via teleconference)		
As indicated above, certain of the memb cally pursuant to Executive Order No. 20 each as issued by New York State Governo	02.1, as supplemented	by subsequent

of d The following persons were ALSO PRESENT: Staff (Patrick Kelly, Kimberly Gilbert, Richard

Williams, and Lori Sibley); Christopher C. Canada, Esq. (Transaction Counsel for Agency Solar

Afte	er the	meeting	had been	duly call	led to ord	der,		anno	unced t	hat,	among the
purposes of	the m	eeting,	was to con	sider and	d take act	tion on ce	rtain n	natters 1	pertaini	ng to	proposed
project for th	ne bene	efit of V	Vaddington	Solar, L	LC (the "	Company	").				
_	, •	1 1	1 1		1	1 1 1		.1	C 11		1

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_ the following resolution was placed before members of the Agency:

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY WADDINGTON SOLAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A SALES TAX EXEMPTION AND A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT IN ACCORDANCE WITH A DEVIATION

Projects) via teleconference.

FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of (A) (1) the acquisition of an interest in approximately 23.0 acres of an approximately 55.8 acre parcel of land located at 1020 County Route 31 in the Town of Waddington, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 5.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes (the "PILOT Agreement") with a term of 20 years (the "Deviation"), which Deviation exceeds the Agency's standard 10 year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Waddington (the "Town") and the Brasher Falls Central School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a resolution adopted November 17, 2020, the School District consented to the Deviation and, by resolution adopted November 2, 2021, the Town consented to the Deviation; and

WHEREAS, a public hearing (the "Hearing") was held on February 4, 2021, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Project Facility, could be heard; and

WHEREAS, notices of the Hearing were published in the North Country This Week on January 29, 2021 and in the <u>Watertown Daily Times</u> on January 24, 2021, respectively, and such notices (together with proofs of publication) were substantially in the forms annexed hereto as <u>Exhibit B</u>; and

WHEREAS, the report of the Hearing is annexed hereto as Exhibit C; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a lease agreement (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a project agreement (the "Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (D) the PILOT Agreement, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a certain recapture agreement (the "Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (F) a certain agency compliance agreement (the "Agency Compliance Agreement") by and between the Agency and the Company regarding the conveyance of the sales and use tax exemption benefit; (G) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (H) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project (the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor"), (1) a certain agency and indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the

"Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); and (J) various certificates relating to the Project; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, renovation and equipping of the Project Facility will be in conformance with SEQR, the Company has submitted to the Agency a completed Full Environmental Assessment Form dated February 5, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (1) the Town of Waddington Planning Board (the "Planning Board") was designated to act as "lead agency" with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on April 14, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

- <u>Section 1.</u> The Agency has reviewed the Application, the EAF and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon its review of the Reviewed Documents:
- (A) The Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA);
- (B) The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will result in no significant adverse impacts on the environment pursuant to the SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project (as such quoted phrase is used in SEQRA).; and
- (C) The Chief Executive Officer of the Agency is hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Negative Declaration.
- Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

### Section 3. The Agency hereby finds and determines:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

- (B) The Project Facility constitutes a "project", as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of St. Lawrence County, New York (the "County");
- (D) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one third of the total cost of the Project Facility;
- (E) The completion of the Project Facility will not result in the removal of a plant or facility of the Company or an occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or an occupant of the Project Facility located in the State of New York:
- (F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the County and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;
- (H) The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town of Waddington and the County; and
- (I) It is desirable and in the public interest for the Agency to enter into the Agency Documents.
- Section 3. The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.
- Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) lease the Project Facility to the Company pursuant to the Lease Agreement; (B) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (C) enter into the Payment in Lieu of Tax Agreement; (D) enter into the Project Agreement; (E) enter into the Recapture Agreement; (F) enter into the Agency Compliance Agreement; (G) enter into the Contractor Documents; (H) secure the Loan by entering into the Mortgage; and (I) grant the Financial Assistance with respect to the Project.
- <u>Section 5.</u> The Agency is hereby authorized (A) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease and (B) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.
- Section 6. The Agency is hereby authorized to acquire, construct, reconstruct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate

for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction, reconstruction and installation are hereby ratified, confirmed and approved.

- Section 7. (A) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman, Vice Chairman or Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer to constitute conclusive evidence of such approval.
- (B) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).
- <u>Section 8.</u> The Agency hereby (i) approves the Deviation and (ii) authorizes and approves the following economic benefits to be granted to the Company in connection with the renovation, improvement and equipping of the Project Facility in the form of the abatement of real property taxes as set forth in the PILOT Schedule attached as <u>Exhibit D</u> hereof.
- Section 9. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.
- Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the members of St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law") except as modified by Executive Order 202.1, as modified by subsequent Executive Orders, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members present, either in-person or appearing telephonically in accordance with Executive Order 202.1, as modified by subsequent Executive Orders, throughout said meeting.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April , 2021.

BY:_	
	Lynn Blevins
	Secretary

### EXHIBIT A

1.		ngton Solar, LLC Project -20-17]
2.	acquisition of an interest in an approximately parcel of land located at 1020 County Route County, New York (such portion being reinstallation on the Land of a 5.0 mW-AC groincluding panels, racking, inverters, electrica access roads and any other required improve	a project (the "Project") consisting of (1) the 23.0 acre portion of an approximately 55.8 acre 31 in the Town of Waddington, St. Lawrence ferred to hereinafter as the "Land"); (2) the pund-mounted photovoltaic solar energy system 1 cables, grid interconnection, site preparation, ments (collectively, the "Facility") and (3) the acility of certain items of machinery, equipment, as personal property (the "Equipment").
3.	Type of Financial Assistance Requested:	Partial Real Property Tax Abatement through a PILOT
4.	Total Amount of Project:	\$7,240,308
5.	Benefited Project Amount:	\$7,240,308
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$50,000
7.	PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:	20 Year PILOT  Real property tax exemption of \$1,271,770*  PILOT Payments of \$5,000 per MW would result in payments of \$25,000 to the Town, School, and County in year 1, with an annual 2% escalator for total PILOT payments of \$607,434.26.
8.	Mortgage Recording Tax Exemption	N/A
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

### EXHIBIT B

### NOTICE OF PUBLIC HEARING

See attached.

### PUBLISHER'S AFFIDAVIT OF PUBLICATION

I, Ellen Nesbitt being duly sworn and say, I am the

Advertising Consultant of (Job Title)

North Country This Week (Newspaper Name)

published at <u>Potsdam, NY</u>, County of <u>St. Lawrence</u>,
State of New York; and being the official legal organ of said county, and that the advertisement, a printed copy of which is attached hereto, was printed and published in said newspaper on the following date(s): <u>Potsdam Canton Edition Friday, January 29, 2021 and Canton Edition Friday, January 29, 2021 and</u> Massena Ogdensburg Edition Saturday, January 30, 2021 (Waddington Solar)



Hereby subscribed and sworn to before me on this 2nd day of March, 2021



MY COMMISSION EXPIRES ON

(SEAL)

MIKI L. CRARY

Notary Public State of May York

No.

Quelified in St. Lawrence County

My Commission Expires June 15, 2023

### LEGAL NOTICE

LEGAL NOTICE
In accordance with the requirements of Tide
In a scord management of Canton will not
see minimate against qualified individuals
with disabilities on the basis of disability in
searcies, program, or activities. Employment Village of Canton does not discriminate on the basis of disability in its thiring
or employment practices and complies
with all regulations promulgated by the U.S.
Equal Employment Opportunity Commission
incatines. Village of Canton will generally,
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### LEGAL NOTICE

LEGAL NOTICE

NOTICE OF FORMATION OF Archaut Entorprise, LLC, Anticios of Organization filled with the Secretary of State of MY ISSNY) on 1278/2282. Office location St. Lawrence Courty, SSNY has been designated as agent upon whom process gainst diff may be served. The Secretary of State shall mail search of Secretary of State shall mail search of Secretary of State shall mail search of State shall mail of State is December 21 2020.3. The county in New York in which the office of the company New York in which the office of the company is located is \$T. LAWRENCE.4. The Secretary of State has been designated as agent of the company upon whom process may be served, and the Secretary of State shell mail a copy of any process significant the company served upon him of her The Powds Torest Management LLC PD Sec 191 Wanakons. Management LLC PU BOX 131 Years 1NY 13695 5. The term of the limited liability company shall be perpetual. 6. The purpose of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized.

### **PUBLIC NOTICE**

### **PUBLIC NOTICE**

commental impact of the Project. Written comments must be received no later than 1500 am, local time, on Wednesday, Pebruary 31d, 2021 to be considered part of the qualific hearing minutes. Minutes of the Public hearing minutes (www.sciods.com). Additional information can be obtained from, and written comments may be addressed to Richard Williams, Facilities Manager, St. Lawrence County Industrial Development Agency, 19 Commerce Lams—Store I. Canton, New York 13617, Telephone; 1315 375–3806 and electronically at visitiess@cicles.com Dated: January 15, 2021.

### **LEGAL NOTICE**

LEGAL NOTICE

ST. LAWRENCE COUNTY
MINUSTRIAL DEVELOPMENT AGENCY
BY. PATICK RULD FOR EXPENDENT OF PROPERTY
OF SEE PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO. Notice is
tracted by the second of the property of the public hearing in pursuant to Section 883-8(2) of the General Municipal Levy of the State of
New York (the "Act") will be held by the St.

#### LEGAL NOTICE

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#### LEGAL NOTICE

public hearing minutes. Dated: January 19, 2021. ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick Kelly, Chief Executive Officer NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL. ASSISTANCE RELATING International Assistance Technique and international activation of the Tubble Hearing Journal of Section 633-4(2) of the General Municipal Law of the State of New York (the "Act" I will be held by the St. Lawrence County Industrial Development Agency (the "Act" I will be held by the St. Lawrence County Industrial Development Agency (the "Act" I will be held they are stated they are stated to the County Industrial Development Agency (the "Act" I will be held they are stated to the I stated to the County I not a stated to the I stated to I stated

#### LEGAL NOTICE

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obtained from, and written c phone: (315) 379-380e and electromically at vivillians/881cld.com. Witten comments must be received no later than 10:30 am, local time, on Wednesday, February 3rd, 2021 to be considered part of the public hear-ing minutes. Dated: January 19, 2021. ST. LAWRENCE COUNTY. INDUSTRIAL DEVEL-DEMENT AGENCY BY. Patrick J. Kelly, Chief Executive Officer

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NOTICE OF PUBLIC HEA RING ON PROPOSED PRO

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REFERENCE:

20448966

NOTICE OF PUBLIC HEA

Christa Woodward of Evans Mills NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

Christa Woodward, Legal Representative

PUBLISHED ON: 01/24

AD SPACE: FILED ON:

238 LINE

01/24/21

Sworn to before me this

29th day of Sanuery, 2021

Notary Public

JAMI L EDWARDS
NOTARY PUBLIC-STATE OF NEW YORK
NO

Qualified in Jefferson County

My Commission Expires 96-17-2921

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ST LAW CTY IDA

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01/24/2021

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Watertown Daily Times

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\$149.00

Page 1 of 2

Total Price:

Publications:

\$149.00

NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

RELATING THERETO

Notice is hereby given that a public hearing (the "Public Hearing") pursuant to Section 859-at2) of the General Municipal Law of the State of New York (he "Act") will be held by the St. Lawrence County Industrial Development Agency (he "Agency") on the 4th day of February, 2021 at 11:00 o'clock a.m., local time, in connection with the Waddington Solar, LLC Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Opon Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to Waddington Solar, LLC (the Company") by the Agency during the Public Hearing by logging into Zoom Meeting.

https://us02web.zoom.us/j/84754944252?pwd=0VZp QUp2Y2FebUIUOGgwVkZIL1FpZz09 Meeting ID: 84754944252 Passcode: 275721

Passcode: 275721

The Company submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in approximately 55.8 acres of land located at 1020 County Route 31 in the Town of Waddington, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 23.0 acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain itiems of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"). (B) the granting of certain "financial sassistance" (within the meaning of Section 854(4) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property

taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Cy.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (f) exemption from mortgage recording laxes with respect to any documents, any, recorded by the Agency with respect to the Project in the office of the County Clerk of St. Lawrence County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxas (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility, and protion of the Financial Assistance to be granted by the Agency with respect to the Project sis not consistent with the Agency with respect to the Project sis not consistent with the Agency with respect to the Agency with respect to the Agency with follow the procedures for deviation from such policy set forth in Section 674(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired; constructed, reconstructed and installed by the Agency and will be leased (with an obli-gation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEGR Act") regarding the potential environmental impact of the Project.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.sloida.com). Additional
information can be obtained from, and written comments
may be addressed to: Richard Williams, Facilities Manager,
St. Lawrence County Industrial Development Agency, 19
Commerce Lane – Suite 1, Canton, New York 13617; Telephone: (315) 379-9806 and electronically at:
williams@Scidia.com. Written comments must be received
no later than 11:00 am, local time, on Wednesday, February
3rd , 2021 to be considered part of the public hearing minutes.

Dated: January 19, 2021. ST. LAWRENGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick Kelly Chief Executive Officer

### EXHIBIT C

### REPORT OF PUBLIC HEARING

See attached.

# MINUTES OF PUBLIC HEARING HELD ON February 4, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY RE: Waddington Solar, LLC (NexAmp Solar)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 11:00 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://usu2web.zoom.us/j/84754944252?pwd=OVZpQUp2Y2FobUlUOGgwVkZII.1FpZz09 Meeting ID; 84754944252

Passcode: 275721

Public in Attendance: Ryan McCune, Genevieve Trigg

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New York General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

The Waddington Solar, LLC submitted an application to the Agency, a copy of which Application is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 55.8 acres of land located at 1020 County Route 31 in the Town of Waddington, (2) the installation on approximately 23.0 acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from deed transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: None

There being no further comments, the Public Hearing was closed at 11:13 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

### **EXHIBIT D**

### Proposed PILOT Schedule

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing jurisdictions listed below based upon the pro rata share for the current tax year.

Project: Waddington Solar, LLC

<u>Tax Jurisdictions</u>: St. Lawrence County (the "County"), Town of Waddington (the "Town")

and Madrid-Waddington Central School District (the "District")

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: District: 2022/2023

Town and County: 2023

\$5,000 per MW for the first year, resulting in \$25,000 to the County, the Town and the District, on a pro rata basis.

The amount would increase by 2% each year.

PILOT Agreement term would be 20 years.

<b>YEAR</b>	<u>SCHOOL</u>	TOWN/COUNTY	<u>PAYMENT</u>
1	2022/2023	2023	\$25,000.00
2	2023/2024	2024	\$25,500.00
3	2024/2025	2025	\$26,010.00
4	2025/2026	2026	\$26,530.20
5	2026/2027	2027	\$27,060.80
6	2027/2028	2028	\$27,602.02
7	2028/2029	2029	\$28,154.06
8	2029/2030	2030	\$28,717.14
9	2030/2031	2031	\$29,291.48
10	2031/2032	2032	\$29,877.31
11	2032/2033	2033	\$30,474.86
12	2033/2034	2034	\$31,084.36
13	2034/2035	2035	\$31,706.04
14	2035/2036	2036	\$32,340.20
15	2036/2037	2037	\$32,986.97
16	2037/2038	2038	\$33,646.70
17	2038/2039	2039	\$34,319.64
18	2039/2040	2040	\$35,006.04
19	2040/2041	2041	\$35,706.16
20	2041/2042	2042	\$36,420.28

## ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

Oswegatchie Solar, LLC [Project Number 4001-20-14]
Resolution No. IDA-21-04-xx

April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "Agency") was convened on April 27, 2021 at 9:00 AM, local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

MEMBER	PRESENT	<b>ABSENT</b>
Blevins, Lynn		
Hall, Mark C.		
LaBaff, Ernest (via teleconference)		
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian W. (via teleconference)		
relephonically pursuant to Executive Order No. 20 Orders, each as issued by New York State Governor Article 7 of the Public Officers Law that require authorizing board members to participate in said meeting.	or Andrew M. Cuomo public in-person acce	, suspending provision ss to public meetings
The following persons were ALSO PRESEN Williams, and Lori Sibley); Christopher C. Canad Projects) via teleconference.		
After the meeting had been duly called to purposes of the meeting, was to consider and take project for the benefit of Oswegatchie Solar, LLC (the		announced that, among ters pertaining to propo

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY OSWEGATCHIE SOLAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A SALES TAX EXEMPTION AND A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT IN ACCORDANCE WITH A DEVIATION

was placed before members of the Agency:

FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of (A) (1) the acquisition of an interest in an approximately 33.0 acre portion of an approximately 171.5 acre parcel of land located at 56 Rufa Road in the Town of Oswegatchie, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 5.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes (the "PILOT Agreement") with a term of 20 years (the "Deviation"), which Deviation exceeds the Agency's standard 10 year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Oswegatchie (the "Town") and the Ogdensburg City School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a resolution adopted November 16, 2020, the School District consented to the Deviation and, by resolution adopted December 21, 2020, the Town consented to the Deviation; and

WHEREAS, a public hearing (the "Hearing") was held on February 4, 2021, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Project Facility, could be heard; and

WHEREAS, notices of the Hearing were published in the North Country This Week on January 29, 2021 and in the <u>Watertown Daily Times</u> on January 24, 2021, respectively, and such notices (together with proof of publication) were substantially in the forms annexed hereto as <u>Exhibit B</u>; and

WHEREAS, the report of the Hearing is annexed hereto as Exhibit C; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a lease agreement (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a project agreement (the "Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (D) the PILOT Agreement, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a certain recapture agreement (the "Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (F) a certain agency compliance agreement (the "Agency Compliance Agreement") by and between the Agency and the Company regarding the conveyance of the sales and use tax exemption benefit; (G) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (H) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project (the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor"), (1) a certain agency and indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the

"Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); and (J) various certificates relating to the Project; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, renovation and equipping of the Project Facility will be in conformance with SEQR, the Company has submitted to the Agency a completed Full Environmental Assessment Form dated July 6, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (1) the Town of Oswegatchie Site Plan Review Board (the "Site Plan Review Board") was designated to act as "lead agency" with respect to the Project, and (2) the Site Plan Review Board issued a Determination of Non-Significance on October 5, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

- <u>Section 1.</u> The Agency has reviewed the Application, the EAF and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon its review of the Reviewed Documents:
- (A) The Agency hereby ratifies and concurs in the designation of the Site Plan Review Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA);
- (B) The Agency hereby determines that the Agency has no information to suggest that the Site Plan Review Board was incorrect in determining that the Project will result in no significant adverse impacts on the environment pursuant to the SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project (as such quoted phrase is used in SEQRA).; and
- (C) The Chief Executive Officer of the Agency is hereby directed to notify the Site Plan Review Board of the concurrence by the Agency that the Site Plan Review Board shall be the "lead agency" with respect to the Project, and to further indicate to the Site Plan Review Board that the Agency has no information to suggest that the Site Plan Review Board was incorrect in its determinations contained in the Negative Declaration.
- Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

#### Section 3. The Agency hereby finds and determines:

- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;
  - (B) The Project Facility constitutes a "project", as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of St. Lawrence County, New York (the "County");
- (D) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one third of the total cost of the Project Facility;
- (E) The completion of the Project Facility will not result in the removal of a plant or facility of the Company or an occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or an occupant of the Project Facility located in the State of New York;
- (F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the County and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;
- (H) The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town of Oswegatchie and the County; and
- (I) It is desirable and in the public interest for the Agency to enter into the Agency Documents.
- <u>Section 3.</u> The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.
- Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) lease the Project Facility to the Company pursuant to the Lease Agreement; (B) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (C) enter into the Payment in Lieu of Tax Agreement; (D) enter into the Project Agreement; (E) enter into the Recapture Agreement; (F) enter into the Agency Compliance Agreement; (G) enter into the Contractor Documents; (H) secure the Loan by entering into the Mortgage; and (I) grant the Financial Assistance with respect to the Project.

- <u>Section 5.</u> The Agency is hereby authorized (A) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease and (B) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.
- Section 6. The Agency is hereby authorized to acquire, construct, reconstruct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction, reconstruction and installation are hereby ratified, confirmed and approved.
- Section 7. (A) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman, Vice Chairman or Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or Chief Executive Officer to constitute conclusive evidence of such approval.
- (B) The Chairman, Vice Chairman or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).
- Section 8. The Agency hereby (i) approves the Deviation and (ii) authorizes and approves the following economic benefits to be granted to the Company in connection with the renovation, improvement and equipping of the Project Facility in the form of the abatement of real property taxes as set forth in the PILOT Schedule attached as Exhibit D hereof.
- Section 9. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.
- Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the members of St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law") except as modified by Executive Order 202.1, as modified by subsequent Executive Orders, said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members present, either in-person or appearing telephonically in accordance with Executive Order 202.1, as modified by subsequent Executive Orders, throughout said meeting.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April , 2021.

BY:		
	Lynn Blevins	
	Secretary	

# EXHIBIT A

1.		atchie Solar, LLC Project -20-14]		
	Project Description:			
2.	Oswegatchie Solar, LLC plans to undertake a project (the "Project") consisting of (1) the acquisition of an interest in an approximately 33.0 acre portion of an approximately 171.5 acre parcel of land located at 56 Rufa Road in the Town of Oswegatchie, St. Lawrence County, New York (such portion being referred to hereinafter as the "Land"); (2) the installation on the Land of a 5.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in and around the Facility of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (the "Equipment").			
3.	Type of Financial Assistance Requested:	Partial Real Property Tax Abatement through a PILOT		
4.	Total Amount of Project:	\$6,508,335.66		
5.	Benefited Project Amount:	\$6,508,335.66		
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$50,000		
		20 Year PILOT		
		Real property tax exemption of \$1,153,971*		
7.	PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:	Proposed PILOT Payments of \$5,000 per MW would result in payments of \$25,000 to the Town, School, and County in year 1, with an annual 2% escalator for total PILOT payments of \$607,434.26.		
8.	Mortgage Recording Tax Exemption	N/A		
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0		
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0		
11.	<b>Expiration of the Financial Assistance:</b>	2042		

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

# EXHIBIT B

# NOTICE OF PUBLIC HEARING

See attached.

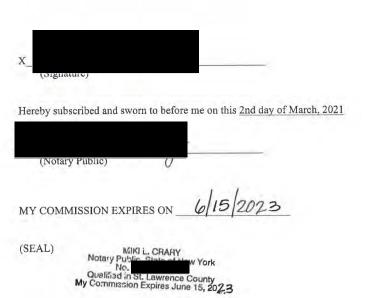
# PUBLISHER'S AFFIDAVIT OF PUBLICATION

Advertising Consultant	of	North Country This Week
(Inh Title)		(Nawananar Nama)

I, Ellen Nesbitt being duly sworn and say, I am the

published at Potsdam, NY, County of St. Lawrence,
State of New York; and being the official legal organ of said county, and that the advertisement, a printed copy of which is attached hereto, was printed and published in said newspaper on the following date(s): Potsdam Canton Edition Friday, January 29, 2021 and

Massena Ogdensburg Edition Saturday, January 30, 2021 (Oswegatchie)



#### LEGAL NOTICE

LEGAL NOTICE
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LEGAL NOTICE
In accordance with the requirements of Tide
If of the Amenicans with Disabilities Act of
1990 (ADA), the Village of Canton will not
descriminate against qualified individuals
with disabilities on the basis of disability in
the services, program, or activities. Employmente Village of Canton does not discrime
to on the basis of disability in its hinting
act on the basis of disability in its hinting
with all regulations promulgated by the U.S.
Equal Employment Opportunity Commission
under fide 1 of the ADA. Effective Commiractines. Village of Canton will generally,
upon request, provide appropriate aids and
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for qualified persons with disabilities so othey
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programs, services, and activities, including
qualified sept angiauge interpretary, docuservices alsoing to derive communications of paginting persons with disabilities so they for qualified persons with disabilities so they for qualified persons with disabilities so they for qualified sign language interpretars, documents in Braille, and other ways of making qualified sign language interpretars, documents in Braille, and other ways of making information and communications accessable to people who have speech, hearing, or vision impairments. Modifications to Platices and Procedures: Wileya of Canton Platices and Procedures: Wileya of Canton and Canton days prior to the meeting.

#### LEGAL NOTICE

LEGAL NUTICE

NOTICE OF FORMATION of Archaut Entoprise, LLC, Articles of Organization filed
with the Secretary of State of NY (SSNY) on
12728/2020. Office locations. St. Lawrence
County, SSNY has been designated as
agent upon whom process ageinstift may be
sorved. The Secretary of State shall mail a
copy of any process served upon him/her to: copy of any process served upon him/her to: 5604 State Highway 56, Potsdam, NY 13676. Purpose: to engage in any lawful business or activity. STATE OF NEW YORK, COUNTY OF ST. LAWRENCE PUBLIC NOTICE NOTICE OF 37. LAWRENCE PUBLIC MOTICE MOTICE OF PUBLICATION FORMATION OF ANEWYORK LIMITED LABILITY COMPANY PURSUANT TO NEW YORK LIMITED LABILITY COMPANY PURSUANT TO NEW YORK LIMITED LABILITY COMPANY LAW SECTION 20%. 1. The name of the limited lability companys free Pomba Forest Management LLG 2. The date of filing of the Arcieles of Organization with that Department of States (December 2), 2020 3. The county in New York in which the office a distance of the company of the control of the company of the control of the company of the control of the contr of State is December 21, 2220 3. The county in New York in which the office of the company is located is ST. LAWRENCE 4. The Secretary of State has been designated as agent of the company upon whom process may be served, and the Secretary of State shall mail a copy of any process against the company served upon him of the trick prodes forest Management LLC PD 80x 191 Wanakema, Wanakema Company (State 2) and the company was the company of the company of the company was the company of the company of the company of the Wanakema Company of the company of the company of the Wanakema Company of the company of the company of the Wanakema Company of the company of the company of the Wanakema Company of the company of the company of the company of the Wanakema Company of the company o Management LLC PU BOX 191 Planeaching WY 13695 5. The term of the limited liability company shall be perpetual. 6. The purpose of the limited liability company is to engage in any lewful act or activity for which limited liability companies may be organized.

#### PUBLIC NOTICE

PUBLIC NOTICE PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO Notice is hereby given that a public hearing the "Public Hearing" pursuant to Section 858-8/12 of the General Municipal Law of the Stee of New York, this "Act View He health by the St. Lawrence County Industrial Devilt Assistant New York, this "Act View Local time, in connection with the Wadrigton Solar, LLD Project as described bellow. As a result of the (1) ban on large meetings of galartings pursuant to Executive Order 202.1 issued on March 12, 2020, es supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings

#### PUBLIC NOTICE

Lew relating to public hearings pursuant to Executive Order 201.5 is sauded on April 2, 2020, as supplemented, sech as issued by 2020, as a supplemented of the Coronavirus (COVID-18) pandemic, the Public Hearing by viewing and commenting on the Project and the public may stand the Public Hearing by Viewing and commenting on the Project and during the Public Hearing by logging into 2000 Meaning in 28974844252 pand-01/27 (UID2/127-01/UID2/1 to undertake the Project, and (B) to provide certain exemptions from textation with respect to the Project, including (I) exemption from textation with respect to the Project, including (I) exemption from the project including (I) exemption from the project including (I) exemption from the project of the Project facility, and (4) in the event that the Project Facility, and (4) in the event that the Project Facility, and (4) in the event that the Project Facility, and (4) in the event that the Project Facility, and (4) in the event that the Project Facility is an example of the Project Project of the Project The Project of the

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#### LEGAL NOTICE

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second of the Project is on the pone: (315) 37-390e and siectronically at vivillians/891clde.com. Witten comments must be roceived no later then 10:30 am, local time, on Wednesday, February 3rd, 2021 to be considered part of the public hear-ing minutes. Dated: January 19, 2021. ST. LAWRENCE COUNTY. INDUSTRIAL DEVEL-DEMENT AGENCY BY. Patrick J. Kelly, Chief Executive Officer

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ACCOUNTS PAYABLE ST LAW CTY IDA 19 COMMERCE Lane STE 1 CANTON NY 13617

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JOHNSON NEWSPAPER CORPORATION 260 WASHINGTON ST WATERTOWN, NY 13601

PUBLICATION: AD CLASS: 20448965 01/24 01/24

WATERTOWN DAILY TIMES - FULL RUN

NOTICE OF PUBLIC HEA RING ON PROPOSED PRO LORI

2x0L 236L

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Affidavit Fee
Ad Class Totals:
Publication Totals:

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AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES \_\_\_\_\_\_

ACCOUNTS PAYABLE ST LAW CTY IDA 19 COMMERCE Lane STE 1 CANTON NY 13617

REFERENCE:

20448965 NOTICE OF PUBLIC HEA

Christa Woodward of Evans Mills NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

Christa Woodward, Legal Representative

PUBLISHED ON: 01/24

AD SPACE: 236 LINE FILED ON: 01/24/21

Sworn to before me this

day of Sahucey, 2021 JAMI L EDWARDS NOTARY PUBLIC-STATE OF NEW YORK

No.

 Qualified in Jefferson County My Commission Expires 96-17-2921

Notary Public

# **Johnson Newspaper Corporation**

Client:



20448965

ST LAW CTY IDA

Phone: (315) 379-9806

Class.:

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CANTON, NY 13617

Ad#

LORI

Sales Rep.:

W312

Phone:

(315) 782-1000

Requested By: Scott Parks

Fax:

(315) 661-2521

Class.: Start Date: 0110 **Public Notices** 01/24/2021

01/24/2021 **SPARKS** 

Balance:

Nb. of Inserts:

PO #:

Watertown Daily Times

\$148.00

Paid Amount: Total Price:

Publications:

\$148.00

Page 1 of 2

# NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

End Date:

Entered By:

RELATING THERETO

Notice is hereby given that a public hearing (the "Public Hearing") pursuant to Section 859-a(2) of the General Micricipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on the 4 th day of February, 2021 at 10:00 o'clock a.m. local time, in connection with the Oswegatchic Solar, LLC Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to Oswegatchie Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting.

https://uso2web.zoom.us/i/86266104588?pwd=ZEhXZlq4W

https://us02web.zoom.us/j/86266104588?pwd=ZEhXZjg4W HF6WTFNzY2cVJNcVRI0T09 Meeling ID: 86266104588 Passcode: 652955

Passcode: 852955

The Company submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in approximately 171-5 acres of land located at 56 Rufa Road in the Town of Oswegatchie, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 330, acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (collectively, the "Facility") and (3) the acquisition and installation in advanual the Facility of certain items of machinery, equipment, lixtures, furniture and other incidental tangible personal property (the "Equipment") all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (8) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate

transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (f) exemption from mortgage recording taxes with respect to taxy documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of St. Lawrence County, New York or elsewhere. (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from real property taxation due to the involvement of the Agency therewith, exemption from the Project Facility, and any portion of the Financial Assistance to be granted by the Agency's uniform tax examption policy the Agency will follow the procedures for deviation from such policy set forth in Section 674(4) of the Act prior to granting souch portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obli-gation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEGR Act") regarding the potential environmental impact of the Project.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.slcida.com). Additional information can be obtained from, and written comments may be addressed to: Richard Williams, Facilities Manager, St. Lawrence County Industrial Development Agency; Commerce Lane – Suite 1, Ganton, New York 13617; Telephone: (315) 379-9806 and electronically at: wrilliams@sicida.com. Written commerts must be received no later than 10:00 am, local time, on Wednesday, February 3rd, 2021 to be considered part of the public hearing minutes.

Dated: January 19, 2021. ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patrick Kelly Chief Executive Officer

# EXHIBIT C

# REPORT OF PUBLIC HEARING

See attached.

# MINUTES OF PUBLIC HEARING HELD ON February 4, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY RE: Oswegatchie Solar, LLC (NexAmp Solar)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:00 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://us02web.zoom.us/j/86266104588?pwd=ZEhXZjg4WHF6WTFIVzY2cVJNcVRIQT09

Meeting ID: 86266104588 Passcode: 852955

Public in Attendance: Ryan McCune, Genevieve Trigg, Russ Lawrence

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New York General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

Oswegatchie Solar, LLC submitted an application to the Agency, a copy of which Application is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 171.5 acres of land located at 56 Rufa Road in the Town of Oswegatchie, (2) the installation on approximately 33.0 acres of the Land of a 5.0 mW-AC ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from deed transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: None

There being no further comments, the Public Hearing was closed at 10:13 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

#### **EXHIBIT D**

#### Proposed PILOT Schedule

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing jurisdictions listed below based upon the pro rata share for the current tax year.

Project: Oswegatchie Solar, LLC

<u>Tax Jurisdictions</u>: St. Lawrence County (the "County"), Town of Oswegatchie (the

"Town") and Ogdensburg City School District (the "District")

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: District: 2022/2023

Town and County: 2023

\$5,000 per MW for the first year, resulting in \$25,000 to the County, the Town and the District, on a pro rata basis.

The amount would increase by 2% each year.

PILOT Agreement term would be 20 years.

<u>YEAR</u>	<u>SCHOOL</u>	TOWN/COUNTY	<u>PAYMENT</u>
1	2022/2023	2023	\$25,000.00
2	2023/2024	2024	\$25,500.00
3	2024/2025	2025	\$26,010.00
4	2025/2026	2026	\$26,530.20
5	2026/2027	2027	\$27,060.80
6	2027/2028	2028	\$27,602.02
7	2028/2029	2029	\$28,154.06
8	2029/2030	2030	\$28,717.14
9	2030/2031	2031	\$29,291.48
10	2031/2032	2032	\$29,877.31
11	2032/2033	2033	\$30,474.86
12	2033/2034	2034	\$31,084.36
13	2034/2035	2035	\$31,706.04
14	2035/2036	2036	\$32,340.20
15	2036/2037	2037	\$32,986.97
16	2037/2038	2038	\$33,646.70
17	2038/2039	2039	\$34,319.64
18	2039/2040	2040	\$35,006.04
19	2040/2041	2041	\$35,706.16
20	2041/2042	2042	\$36,420.28

#### ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING RESOLUTION

RPNY Solar 1, LLC [Project Number 4001-21-18] Resolution No. IDA-21-04-xx April 27, 2021

A regular meeting of the St. Lawrence County Industrial Development Agency (the "SLCIDA") was convened on April 27, 2021 at 9:00 A.M., local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

The meeting was called to order by the Chairman, and upon roll being called, the following members of the SLCIDA were:

MEMBER	PRESENT	ABSENT
Blevins, Lynn		
Hall, Mark C.		
LaBaff, Ernest		
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian W.		

The following persons were ALSO PRESENT: Staff (Patrick Kelly, Richard Williams, Kimberly Gilbert and Lori Sibley).

A:	fter the meeting	ng had been d	luly called to	o order, tl	he Chairma	an announce	ed that, am	ong the
purposes of	of the meeting	g, was to cons	ider and tak	e action of	on certain n	natters perta	aining to pr	roposed
project for	r the benefit o	f RPNY Sola	r 1, LLC.			_		_

On	mot	ion duly	y made	by		_ aı	nd s	econded by			the follow	ing
resolution	was	placed	before	members	of	the	St.	Lawrence	County	Industrial	Developm	en
Agency:												

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY RPNY SOLAR 1, LLC (THE "COMPANY"), A NEW YORK LIMITED LIABILITY COMPANY; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") IN RELATION TO THE PROJECT; (3) AUTHORIZNG FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF (A) A MORTGAGE RECORDING TAX EXEMPTION (OTHER THAN PORTION OF THE MORTGAGE'S RECORDING ALLOCATED TO TRANSPORTATION DISTRICTS REFERRED TO IN SECTION 253(2)(A) OF THE TAX LAW) FOR ONE OR MORE MORTGAGES IN CONNECTION WITH THE FINANCING OF THE AND EOUIPPING OF INSTALLATION, IMPROVEMENT FACILITY AND ANY FUTURE FINANCING, REFINANCING OR PERMANENT FINANCING OF THE COSTS OF RENOVATING, IMPROVING AND EQUIPPING THE FACILITY; AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A

PAYMENT-IN-LIEU-OF-TAX AGREEMENT (PILOT AGREEMENT") IN ACCORDANCE WITH A DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the "Act"), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the "Application") to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the "Project") consisting of: (A) the acquisition of an interest in approximately 89.4 acres of land located at 587 and 599 County Road 11, Town of Gouverneur, St. Lawrence County, State of New York 13642 (the "Land"); (B) the installation on approximately 29 acres of the Land of a 3.5 MW-AC solar array comprised of a ground-mounted solar energy system of approximately 496 fixed-tilt freestanding solar tables consisting of approximately 12,896 modules/panels, 28 string inverters, new electrical equipment, accessories, including underground aboveground electrical lines, gravel access road and fence and related improvements (collectively, the "Improvements") (C) the acquisition and installation in and around the Improvements of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (collectively, the "Equipment", and together with the Land and the Improvements, the "Facility"); and (D) the lease of the Issuer's interest in the Facility back to the Company pursuant to a project/leaseback agreement; and

WHEREAS, the Company further requested a deviation from the Agency's Uniform Tax Exemption Policy ("UTEP") in the form of an agreement for Payments in Lieu of Taxes ("PILOT Agreement") with a term of 30 years (the "Deviation"), which Deviation exceeds the Agency's standard 10-year period of abatement under the Agency's UTEP; and

WHEREAS, as required by the Agency's UTEP the consent of the Town of Gouverneur (the "Town"), and the Gouverneur Central School District (the "School District") was required prior to the Agency approval of the Deviation; and

WHEREAS, by a Resolution adopted January 25, 2021, the School District consented to the Deviation, and, by Resolution adopted March 26, 2021, the Town consented to the Deviation; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, installation and equipping of the Facility will be in conformance with Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Company has submitted to the Agency a completed Full Environmental Assessment Form dated August 28, 2020 (the "EAF") with respect to the Project; and

WHEREAS, pursuant to SEQRA, the Agency has been informed that (1) the Town Planning Board (the "Planning Board") was designated to act as "lead agency" with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on October 27, 2020 (the "Negative Declaration") determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

WHEREAS, a public hearing (the "**Hearing**") was held on April 22, 2021, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

WHEREAS, notice of the Hearing was published in the North County This Week on April 9 and 10, 2021 and in the Watertown Daily Times on April 11, 2021 and such notice (together with proof of publication), was substantially in the form annexed hereto as **Exhibit B**; and

WHEREAS, the report of the Hearing is annexed hereto as **Exhibit C**; and

WHEREAS, the Agency has been requested to enter into (a) a company lease agreement by and between the Agency and Company whereby the Company will lease the Facility to the Agency (the "Company Lease Agreement") and (b) a lease agreement by and between the Agency and Company whereby the Agency subleases the Facility back to the Company (the "Lease Agreement");

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

Section 1. Based upon the EAF, the Planning Board, as Lead Agency under SEQRA, and coordinated review with Involved and Interested Agencies, determined that the Project, involving the construction, installation and equipping of the Facility, is a Type I action as contemplated by 6 NYCRR Section 617.5(c)(1), and that there will be not have a "significant effect" on the environment and, therefore, an environmental impact statement will not be prepared. This determination constitutes negative declaration for purposes of SEQRA, which is binding on the Agency.

#### Section 2. The Agency hereby finds and determines:

- a. By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- b. The Facility constitutes a "project", as such term is defined in the Act; and
- c. The acquisition, construction, improvement and equipping of the Facility and the leasing of the Facility to the Company, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of St. Lawrence County (the "County"), and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and
- d. Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations and all regional and local land use plans for the area in which the Facility is located; and
- e. The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder; and
- f. It is desirable and in the public interest for the Agency to sublease the Facility back to the Company; and
- g. The Company Lease will be an effective instrument whereby the Agency leases the Facility from the Company; and
- h. The Lease Agreement will be an effective instrument whereby the Agency leases the Facility to the Company, and by which the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company; and
- i. The Facility is approximately 29 acres of the Land of a 3.5 MW-AC solar array comprised of a ground-mounted solar energy system of approximately 496 fixed-tilt freestanding solar tables consisting of approximately 12,896 modules/panels, 28 string inverters, new electrical equipment, accessories, including underground aboveground electrical lines, gravel access road and fence and related improvements. The Facility, being located in the Town of Gouverneur.
- j. The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town and the County;
- Section 3. The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited

to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease the Facility to the Company pursuant to the Lease Agreement, and (iv) execute, deliver and perform the Lease Agreement.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

<u>Section 6.</u> The Agency is hereby authorized to acquire the Facility and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 7. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the construction, improvement and equipping of the Facility in the form of (i) a mortgage recording tax exemption (other than the portion of the mortgage's recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law) for one or more mortgages in connection with the financing of the installation, improvement and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of renovating, improving and equipping the Facility, and (ii) the abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit D hereof), consistent with the policies of the Agency.

Section 8. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

#### Section 9.

- a. The Chairman, the Executive Director of the Agency or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, and the Lease Agreement to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, the Director of the Agency or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Executive Director and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Agency Documents"). The execution thereof by the Chairman, the Executive Director of the Agency or any member of the Agency shall constitute conclusive evidence of such approval.
- b. The Chairman, the Executive Director of the Agency or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This Resolution shall take effect immediately.

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK	)
COUNTY OF ST. LAWRENCE	) ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 27, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of April 27, 2021.

Mr. Lynn Blevins, Secretary

# EXHIBIT A

1.	Applicant Name/Project RPNY Number:	SOLAR 1, LLC - Project #4001-20-18			
2.	C plans to undertake a project (the "Project") st in approximately 89.4 acres of land located ouverneur, St. Lawrence County, State of New on on approximately 29 acres of the Land of a ground-mounted solar energy system of plar tables consisting of approximately 12,896 electrical equipment, accessories, including gravel access road and fence and related nents") (C) the acquisition and installation in as of machinery, equipment, fixtures, furniture roperty (collectively, the "Equipment", and ents, the "Facility"); and (D) the lease of the ne Company pursuant to a project/leaseback				
3.	Type of Financial Assistance Requested:	Exemption from mortgage recording tax (other than the portion of the mortgage's recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law) for one or more mortgages in connection with the financing of the installation, improvement and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of renovating, improving and equipping the Facility.  Partial Real Property Tax Abatement through a PILOT			
4.	Total Amount of Project:	\$6,337,000			
5.	Benefited Project Amount:	\$6,337,000			
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	N/A			
	PILOT Structure and Estimated Net Exemption from PILOT	30 Year PILOT Real property tax exemption of \$2,124,630*			
7.		The project would be subject to NYS RPTL 487 without the proposed IDA PILOT, which would result in no added value to the assessment for 15 years. Proposed PILOT Payments of \$5,000 per			

		MW would result in payments of \$17,500	
		to the Town, School, and County in year	
		1, with an annual 2% escalator for years 1-	
		20 and decrease of 2% for years 21-30 for	
		a total 30-year PILOT payment of	
		\$ 653,719.	
8.	Mortgage Recording Tax Exemption	\$47,522+/-	
9.	Full-time Equivalent Jobs to be	0	
	Retained as a Result of the Project:		
10.	Full-Time Equivalent Jobs to be	0	
	Created as a Result of the Project:	U	
11.	<b>Expiration of the Financial Assistance:</b>	2052	

<sup>\*</sup>Based on Project Evaluation and Cost/Benefit Analysis prepared by and on file with the St. Lawrence County Industrial Development Agency relating to the Project.

# EXHIBIT B

# NOTICE OF PUBLIC HEARING

# PUBLISHER'S AFFIDAVIT OF PUBLICATION

I, Julie Vining Spadaccini being duly sworn and say, I am the

Advertising Consultant of North Country This Week (Job Title) (Newspaper Name)					
published at Potsdam, NY , County of St. Lawrence,					
State of New York; and being the official legal organ of said county, and that the advertisement,					
a printed copy of which is attached hereto, was printed and published in said newspaper on the					
following date(s); April 9, 2021, Canton-Potsdam Edition  April 10, 2021, Massena-Ogdensburg Edition  X					
Hereby subscribed and sworn to before me on this 12th day of Opric, 202					
MY COMMISSION EXPIRES ON June 15, 2023					
MIKI L. CRARY  Notary Public State of New York  No.  Quelified in St. Lawrence County  My Commission Expires June 15, 2023					

#### **LEGAL NOTICE**

NOTICE TO BRITTANY TUESDAY CLARK, A.K.A. BRITTANY RANKIN, IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIR-CUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA, FAMILY LAW DIVISION, File No. 20-732 DR, IN RE: Minor W.J. An action regarding the adoption of the above styled minor child has been initiated in the above styled jurisdiction, and Brittany Tuesday Clark A.K.A. Brittany Rankin is a necessary party to the case. In the interest of due process, this Notice is being published in the last known geographical location of Brittany Tuesday Clark, A.K.A. Brittany Rankin. SUM-MONS AND NOTICE, NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION. A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption. You are commanded to appear before the Honorable Judge Mary Evans via Zoom on: Tuesday, April 13, 2021, at 11:30 a.m. for a Final Hearing on the Petition to Terminate Parental Rights. Download the Zoom Application (zoom.us) through your phone or on a computer and input your name and the following code: 889 339 8085. Then click "join." If you have problems logging in, immediately call Amaris Lewis at 941-764-1146. UNDER SEC-TION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. Amaris A. Lewis, Esq., Florida Bar No.: 120114, Bouchard Law, P.A., 17827 Murdock Circle, Suite B, Port Charlotte, Florida 33948, T: 941-764-1146, E: amaris@bouchardlawpa.com

### **PERSONALS**

SON TRYING TO FIND O'BRIEN FAMILY. DNA says he is an O'Brien but his family last name is French. Looking for a male O'Brien whose family has been in the CliftonFine/Newton Falls/Watertown area for over 100 years to complete free DNA test that we will pay for. Call Mary at (571)334-8850

### PUBLIC NOTICE

PUBLIC HEARING: PLEASE TAKE NOTICE THAT the Town of Louisville will hold a public hearing concerning local law #1-2021 Code of Ethics and local law #2-2021 Land Use and Development Codebook on April 14, 2021 at 6:30 pm at the Thomas Carroll municipal building with the regular meeting to follow. 4/5/2021 Joanne Cameron, Louisville Town

ST. LAWRENCE COUNTY INDUSTRIAL **DEVELOPMENT AGENCY NOTICE OF PUB-**LIC HEARING. NOTICE IS HEREBY GIVEN that a public hearing (the "Public Hearing") pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on April 22, 2021 at 10:00 o'clock a.m., local time, in connection with the RPNY Solar 1, LLC Gouverneur Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by ng and commenting on the Project the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing by logging into Zoom Meeting: https://us02web.zoom.us/j/8643875833 0?pwd=bk9KVStya0R60FRXZ0ZoZXIIdUZr UT09 Meeting ID: 864 3875 8330 Passcode: 737219. RPNY SOLAR 1, LLC, a New York limited liability company (the "Company"), filed an application with the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition of an interest in approximately 89.4 acres of land located at 587 and 599

### **PUBLIC NOTICE**

County Road 11, Town of Gouverneur, St. Lawrence County, State of New York 13642 (the "Land"); (B) the installation on approximately 29 acres of the Land of a 3.5 MW-AC solar array comprised of a ground-mounted solar energy system of approximately 496 fixed-tilt freestanding solar tables consisting of approximately 12,896 modules/panels, 28 string inverters, new electrical equipment, accessories, including underground aboveground electrical lines, gravel access road and fence and related improvements (collectively, the "Improvements") (C) the acquisition and installation in and around the Improvements of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (collectively, the "Equipment", and together with the Land and the Improvements, the Facility"); and (D) the lease of the Issuer's interest in the Facility back to the Company pursuant to a project/leaseback agreement; The Company will own a leasehold interest in the Facility from the current owner through a long- term lease. The Agency will acquire an interest in the Facility. The financial assistance contemplated by the Agency will consist generally of (i) exemptions from mortgage recording taxes (other than the portion of the mortgage's recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law) for one or more mortgages in connection with the financing of the installation, improvement and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of renovating, improving and equipping the Facility, and (ii) the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, or of the Company acting as the agent of the Agency, consisting of an exemption from general real property taxation with respect to the Facility, which exemption shall be offset, in whole or in part, by contractual payments in lieu of taxes (the "PILOT") by the Company for the benefit of the affected tax jurisdictions. A representative of the Agency will be available at the above stated time to hear all persons with views in favor of, or opposed to. either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617 or at rwilliams@slcida.com and must be received no later than 10:00 am, local time, on April 21, 2021 to be considered part of the public hearing minutes. A transcript of the public hearing will be made available at a later date. The public will have an opportunity to see and hear the meeting live and provide comments. Comments can be pro-. vided through the written chat section of the Zoom meeting, in addition to providing written comments via email, as outlined in the paragraph above. Please check the meeting information posted on the Agency website for further instructions to access the meeting, and to find copies of the application and the cost benefit analysis. DATED: March 31, 2021, ST. LAWRENCE COUNTY INDUSTRIAL **DEVELOPMENT AGENCY** 

# NOTICE OF FORMATION

NOTICE OF FORMATION OF DOMESTIC LIMITED LIABILITY COMPANY; Name of LLC: BHC OF UPSTATE LLC; Date of filing: March 4, 2021: Office of the LLC: St. Lawrence Co.; The NY Secretary of State has been designated as the agent upon whom process may be served. NYSS may mail a copy of any process to the LLC at 1136 US Highway 11, Gouverneur, New York 13642; Purpose of LLC: Any lawful purpose.

NOTICE OF FORMATION of M-Squared Career Services Articles of Organization filed with the Secretary of State of NY (SSNY) on March 17, 2021, Office location: St. Lawrence County. SSNY has been designated as agent upon whom process against it may be served. The Secretary of State shall mail a copy of any process served upon him/ her to: 20 Cline Drive, Massena, NY 13662. Purpose: to engage in any lawful business or activity.

Evergreen Aisle LLC filed with the SSNY on 2/19/2021. Office: St. Lawrence County. SSNY designated as agent of the LLC upon whom process against it may be served.

**St. Lawrence County's #1 Site for News!** NORTH COUNTRY NorthCountryNow.com



#### ST. LAWRENCE COUNTY **DEPARTMENT OF HIGHWAYS**

48 Court St, County Courthouse Canton, NY 13617-1198

Phone 315-79-2237 • Fax 315-379-2302

# INVITATION TO

St Lawrence County (Project Sponsor) invites contractors to submit Sealed bids for the furnishing of all labor and material necessary for (2021-04) Contract No. D040155- PIN 7753.96 -Bridge Preservation Project (2 Bridges) Island Branch Bridge over the Oswegatchie River BIN (3340980), County Route 27 over South Branch of the Grasse River BIN (3341780) will be received by the St. Lawrence County Purchasing Department, 48 Court Street, Canton, New York 13617, until 3:00 P.M. local time, April 14th, 2021, at which time and place they will be publicly opened and read aloud.

As a result of the unprecedented public health emergency related to COVID-19, we have been directed by the State of New York to practice social distancing to help slow the spread of this virus. In order to protect members of the public and county staff, we will be making the following changes to the bid opening for above referenced bid.

- · County staff will open and witness the opening of the bids. Bidders and other members of the public will not be allowed
- It is our intent to provide a live stream of the bid opening utilizing YouTube that will allow bidders and other members of the public to witness the bid opening. Approximately 15 minutes before the scheduled bid opening a link will be provided on the homepage of the County Website https:// www.stlawco.org
- Delivering Bids in Person: Since access to the Courthouse is limited, you will need to call the Purchasing Office at 315-379-2207 upon your arrival in the parking lot and staff will accept your bid at the entrance of the 1993 Addition to
- · We strongly encourage all vendors to submit bids as soon as possible. Bidders will be fully responsible for the delivery of their bids in a timely matter. Reliance upon the US Postal Service or other carriers is at the bidder's risk. Late bids will not be considered.

Bids will be received for the following Contract:

Contract No. D040155 -Bridge Preservation Project (2 Bridges) Island Branch Bridge over the Oswegatchie River & County Route 27 over South Branch of the Grasse River

The project consists of rehabilitation of two bridges, The Island Branch Road Bridge (BIN 3340980) Major work includes existing superstructure deck removal, Bridge railing removal, New Exodermic bridge decking and concrete backwall reconstructions. The CR27 Bridge (BIN 3341780). Major work includes Superstructure removal, Minor substructure removal, new concrete bridge seats, new abutment backwalls, new prestressed concrete spread box beams, new concrete deck and new railing. Contract Documents, including Advertisement for Bids, Information to Bidders, Labor and Employment, Additional Instructions, Bid Documents, Agreement, General Conditions, General Requirements, Specifications, Contract Drawings and any Addenda, may be examined at no expense at the following locations:

St. Lawrence County **Department of Highways** 44 Park Street Canton, New York 13617

**Delta Engineers, Architects** & Land Surveyors 860 Hooper Road Endwell, New York 13760

Copies of the Contract Documents may be obtained from the St. Lawrence County Purchasing Department, 48 Court Street, Canton, New York 13617. The purchasing office may be contacted through email at purchasing@stlawco.org or by phone (315) 379-2207.

The bid must be accompanied by a certified check, cashier's check, or bid bond made payable to "Treasurer, St. Lawrence County", in the amount of 5% of the bid, as a guarantee that if the Contract is awarded to the bidder, he/she will sign the Contract and furnish a satisfactory performance bond. If a bidder should fail to sign the Contract and deliver the performance bond Within ten (10) calendar days after he/she has received the Contract, then he/she shall forfeit the proposal guaranty.

This is an exempt capital improvement project, and Bidders shall not include in their bid sales and compensating use taxes on the cost of materials which are to be incorporated into the work and which are to be separately sold by the Contractor to the County prior to incorporation into the work of the Contract.

In compliance with the provisions of Section 115 (Prevailing Rate of Wage), Public Law 627, the minimum wages paid laborers and mechanics are included in wage schedules that are set out in the bid proposal.

**DBE Utilization Goal = 4% Female** Participation Goal = 6.9% Minority Goal = 2.5%

The right is reserved to waive any informalities in the Bid and to reject any or all Bids. The County of St. Lawrence reserves the right to reject any or all Bids, to waive any informality in any Bids, and to award the Contract in the County's best interest. The County reserves the right to make the award within forty-five (45) calendar days after the date of the Bid opening during which period Bids shall not be withdrawn.

# **NOTICE OF FORMATION**

SSNY shall mail copy of process to the LLC, 55 Hotaling Island Rd, Potsdam, NY 13676. Purpose: Any lawful purpose

1970 OFFICE, LLC Articles of Org. filed NY Sec. of State (SSNY) 11/12/2020. Office in St. Lawrence Co. SSNY designated agent of LLC whom process may be served. SSNY shall mail process to 1068 N. Racquette River Rd., Massena, NY 13662. Purpose: Any law-

NOTICE OF FORMATION of 45north Renewable Energy, LLC Articles of Organization filed with the Secretary of State of NY (SSNY) on March 11, 2021. Office location: 330 May Road, Potsdam, St. Lawrence County. SSNY has been designated as agent upon whom process against it may be served. The Secretary of State shall mail a copy of any process served upon him/her to: 330 May Road, Potsdam, NY 13676, Purpose: to engage renewable energy project development and acquisition consulting and in any lawful business or activity.

VPHA Family Housing LLC (the "LLC") filed Articles of Organization with the Secretary of State of New York ("SSNY") on 2/24/21. LLC office location: St. Lawrence County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process served to LLC, c/o Potsdam Housing Authority, 100 Racquette Road, Potsdam, New York 13676. Purpose: any

Notice of Formation of Trego Realty Group LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 1/29/2021. Office of location: St Lawrence County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY should mail copy of process to: Elizabeth Lee Trego, 5 Rosebrier Ave, Massena NY 13662. Purpose: Any lawful purpose.

State Street Grooming, LLC - Articles. of Organization filed with SSNY on 2/12/21. Office: St Lawrence Co. Designated agent of LLC upon whom process may be served is Johanna Kingsley, 311 CR 15, DeKalb Junction, NY 13630. Purpose: Any lawful purpose.

# King Crossword

# **ACROSS**

- Tub session
- 5 Petrol
- 8 Microwaves
- 12 Jai -13 Dadaist artist
- 14 Vicinity
- 15 Home to the Buccaneers
- 17 Fish feature
- 18 Evening hrs.
- 19 Whirl
- 21 Jazz genre 24 Crossword
- hint
- 25 Former mates 26 Turquoise-like
- color 30 Mimic 31 Rib
- 32 Ltr. holder
- 33 Pentagon **VIPs**
- 35 Broad 36 The Eternal
- City 37 Golfer's wear DOWN
- 38 Calms 41 Actor
- Holbrook
- 42 Canal zone
- 43 Dorm room
- sleepers 48 Curved mold-
- ing
- 49 Corn spike
- 50 Pakistani language

- 12 14 15 25 28 30 32 33 38 39 40 43 49 48 50
- Croatia 51 Office plant 52 Reuben bread 9 Operatic solo 53 Grate
  - 10 Hide 11 Auction 16 Sound booster

52

- 1 Cudgel 20 Year-end cel- 37 Moving day 2 Pie - mode ebration 3 Highland hat Tempo
- 4 Zoo heavy-22 Big fair, for weights short 5 Yaks 23 Pager sound
- 24 Stop 6 Coach Parseghian 7 Small tele-

scope

8 Capital of

- 26 Trucker in a union
- 44 Path 45 Epoch
- 46 License to 27 Floral rings drill? 28 Nullify 47 Dine

53

29 Always

34 Impudent

brother

rental

38 Starting

41 Employ

39 Olympic sled

40 Lusty look

35 Orville's

31 Helen's home

Answers found elsewhere in this paper.

### **PUBLIC NOTICE**

made to the sewer treatment plant, at 5pm on April 13th, 2021. Nancy Berger, Norwood Village Clerk/Treasurer. April 6,2021.

PUBLIC HEARING: PLEASE TAKE NOTICE THAT the Town of Louisville will hold a public hearing concerning local law #1-2021 Code of Ethics and local law #2-2021 Land Use and Development Codebook on April 14, 2021 at 6:30 pm at the Thomas Carroll municipal building with the regular meeting to follow. 4/5/2021 Joanne Cameron, Louisville Town Clerk

# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY NOTICE OF PUBLIC HEARING. NOTICE IS HEREBY GIVEN that a public

hearing (the "Public Hearing") pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on April 22, 2021 at 10:00 o'clock a.m., local time, in connection with the RPNY Solar 1, LLC Gouverneur Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9. 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing by logging into Zoom Meeting: https://us02web.zoom.us/j/8643875833 0?pwd=bk9KVStya0R60FRXZ0ZoZXIIdUZr UT09 Meeting ID: 864 3875 8330 Passcode: 737219. RPNY SOLAR 1, LLC, a New York limited liability company (the "Company"), filed an application with the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition of an interest in approximately 89.4 acres of land located at 587 and 599 County Road 11, Town of Gouverneur, St. Lawrence County, State of New York 13642 (the "Land"); (B) the installation on approximately 29 acres of the Land of a 3.5 MW-AC solar array comprised of a ground-mounted solar energy system of approximately 496 fixed-tilt freestanding solar tables consisting of approximately 12,896 modules/panels, 28 string inverters, new electrical equipment, accessories, including underground aboveground electrical lines, gravel access road and fence and related improvements (collectively, the "Improvements") (C) the acquisition and installation in and around the Improvements of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (collectively, the "Equipment", and together with the Land and the Improvements, the "Facility"); and (D) the lease of the Issuer's interest in the Facility back to the Company pursuant to a project/leaseback agreement: The Company will own a leasehold interest in the Facility from the current owner through a long- term lease. The Agency will acquire an interest in the Facility. The financial assistance contemplated by the Agency will consist generally of (i) exemptions from mortgage recording taxes (other than the portion of the mortgage's recording tax allocated to transportation districts referred to

### **PUBLIC NOTICE**

in Section 253(2)(a) of the Tax Law) for one or more mortgages in connection with the financing of the installation, improvement and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of renovating, improving and equipping the Facility, and (ii) the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, or of the Company acting as the agent of the Agency, consisting of an exemption from general real property taxation with respect to the Facility, which exemption shall be offset, in whole or in part, by contractual payments in lieu of taxes (the "PILOT") by the Company for the benefit of the affected tax jurisdictions. A representative of the Agency will be available at the above stated time to hear all persons with views in favor of, or opposed to. either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617 or at rwilliams@slcida.com and must be received no later than 10:00 am, local time, on April 21, 2021 to be considered part of the public hearing minutes. A transcript of the public hearing will be made available at a later date. The public will have an opportunity to see and hear the meeting live and provide comments. Comments can be provided through the written chat section of the Zoom meeting, in addition to providing written comments via email, as outlined in the paragraph above. Please check the meeting information posted on the Agency website for further instructions to access the meeting, and to find copies of the application and the cost benefit analysis. DATED: March 31. 2021, ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

# **NOTICE OF FORMATION**

NOTICE OF FORMATION OF DOMESTIC LIMITED LIABILITY COMPANY; Name of LLC: BHC OF UPSTATE LLC; Date of filing: March 4, 2021; Office of the LLC: St. Lawrence Co.; The NY Secretary of State has been designated as the agent upon whom process may be served. NYSS may mail a copy of any process to the LLC at 1136 US Highway 11, Gouverneur, New York 13642; Purpose of LLC: Any lawful purpose.

NOTICE OF FORMATION of M-Squared Career Services Articles of Organization filed with the Secretary of State of NY (SSNY) on March 17, 2021, Office location: St. Lawrence County. SSNY has been designated as agent upon whom process against it may be served. The Secretary of State shall mail a copy of any process served upon him/her to: 20 Cline Drive, Massena, NY 13662. Purpose: to engage in any lawful business or activity.

Evergreen Aisle LLC filed with the SSNY on 2/19/2021. Office: St. Lawrence County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 55 Hotaling Island Rd, Potsdam, NY 13676. Purpose: Any lawful purpose.

1970 OFFICE, LLC Articles of Org. filed NY Sec. of State (SSNY) 11/12/2020. Office in St. Lawrence Co. SSNY designated agent of LLC whom process may be served. SSNY shall mail process to 1068 N. Racquette River Rd., Massena, NY 13662. Purpose: Any lawful purpose.

# ST. LAWRENCE COUNTY DEPARTMENT OF HIGHWAYS 48 Court St, County Courthouse

Canton, NY 13617-1198

Phone 315-79-2237 • Fax 315-379-2302

# **INVITATION TO BID**

St Lawrence County (Project Sponsor) invites contractors to submit Sealed bids for the furnishing of all labor and material necessary for (2021-04) Contract No. D040155- PIN 7753.96 – Bridge Preservation Project (2 Bridges) Island Branch Bridge over the Oswegatchie River BIN (3340980), County Route 27 over South Branch of the Grasse River BIN (3341780) will be received by the St. Lawrence County Purchasing Department, 48 Court Street, Canton, New York 13617, until 3:00 P.M. local time, April 14th, 2021, at which time and place they will be publicly opened and read aloud.

As a result of the unprecedented public health emergency related to COVID-19, we have been directed by the State of New York to practice social distancing to help slow the spread of this virus. In order to protect members of the public and county staff, we will be making the following changes to the bid opening for above referenced bid.

- County staff will open and witness the opening of the bids.
   Bidders and other members of the public will not be allowed in the room.
- It is our intent to provide a live stream of the bid opening utilizing YouTube that will allow bidders and other members of the public to witness the bid opening. Approximately 15 minutes before the scheduled bid opening a link will be provided on the homepage of the County Website https:// www.stlawco.org
- <u>Delivering Bids in Person:</u> Since access to the Courthouse is limited, you will need to call the Purchasing Office at 315-379-2207 upon your arrival in the parking lot and staff will accept your bid at the entrance of the 1993 Addition to Courthouse.
- We strongly encourage all vendors to submit bids as soon as possible. Bidders will be fully responsible for the delivery of their bids in a timely matter. Reliance upon the US Postal Service or other carriers is at the bidder's risk. Late bids will not be considered.

Bids will be received for the following Contract:

Contract No. D040155 -Bridge Preservation Project (2 Bridges) Island Branch Bridge over the Oswegatchie River & County Route 27 over South Branch of the Grasse River

The project consists of rehabilitation of two bridges, <u>The Island Branch Road Bridge (BIN 3340980)</u> Major work includes existing superstructure deck removal, Bridge railing removal, New Exodermic bridge decking and concrete backwall reconstructions. The CR27 Bridge (BIN 3341780). Major work includes Superstructure removal, Minor substructure removal, new con-

crete bridge seats, new abutment backwalls, new prestressed concrete spread box beams, new concrete deck and new railing. Contract Documents, including Advertisement for Bids, Information to Bidders, Labor and Employment, Additional Instructions, Bid Documents, Agreement, General Conditions, General Requirements, Specifications, Contract Drawings and any Addenda, may be examined at no expense at the following locations:

St. Lawrence County Department of Highways 44 Park Street Canton, New York 13617 Delta Engineers, Architects & Land Surveyors 860 Hooper Road Endwell, New York 13760

Copies of the Contract Documents may be obtained from the St. Lawrence County Purchasing Department, 48 Court Street, Canton, New York 13617. The purchasing office may be contacted through email at purchasing@stlawco.org or by phone (315) 379-2207.

The bid must be accompanied by a certified check, cashier's check, or bid bond made payable to "Treasurer, St. Lawrence County", in the amount of 5% of the bid, as a guarantee that if the Contract is awarded to the bidder, he/she will sign the Contract and furnish a satisfactory performance bond. If a bidder should fail to sign the Contract and deliver the performance bond Within ten (10) calendar days after he/she has received the Contract, then he/she shall forfeit the proposal guaranty.

This is an exempt capital improvement project, and Bidders shall not include in their bid sales and compensating use taxes on the cost of materials which are to be incorporated into the work and which are to be separately sold by the Contractor to the County prior to incorporation into the work of the Contract.

In compliance with the provisions of Section 115 (Prevailing Rate of Wage), Public Law 627, the minimum wages paid laborers and mechanics are included in wage schedules that are set out in the bid proposal.

DBE Utilization Goal = 4% Female Participation Goal = 6.9% Minority Goal = 2.5%

The right is reserved to waive any informalities in the Bid and to reject any or all Bids. The County of St. Lawrence reserves the right to reject any or all Bids, to waive any informality in any Bids, and to award the Contract in the County's best interest. The County reserves the right to make the award within forty-five (45) calendar days after the date of the Bid opening during which period Bids shall not be withdrawn.

# **NOTICE OF FORMATION**

NOTICE OF FORMATION of 45north Renewable Energy, LLC Articles of Organization filed with the Secretary of State of NY (SSNY) on March 11, 2021. Office location: 330 May Road, Potsdam, St. Lawrence County. SSNY has been designated as agent upon whom process against it may be served. The Secretary of State shall mail a copy of any process served upon him/her to: 330 May Road, Potsdam, NY 13676. Purpose: to engage renewable energy project development and acquisition consulting and in any lawful business or activity.

### **NOTICE OF FORMATION**

VPHA Family Housing LLC (the "LLC") filed Articles of Organization with the Secretary of State of New York ("SSNY") on 2/24/21. LLC office location: St. Lawrence County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process served to LLC, c/o Potsdam Housing Authority, 100 Racquette Road, Potsdam, New York 13676. Purpose: any lawful activity.

Notice of Formation of Trego Realty Group LLC. Articles of Organization filed with Sec-

interior doors, window trims, ceramic tile

for walls and floors. Work in St. Lawrence

County and surrounding area. Prospect

must have valid driver's license and reliable

vehicle. Pay determined upon eligibility

and experience. 3 professional references

required. Prospective employees can send

resume to strateconstruction@yahoo.com

Parker Line Striping, Inc. is hiring team members for the LINE STRIPER POSITION.

Individuals interested must be able to com-

mit to traveling for multiple weeks at a time.

Weekend & overnight work is required.

Must have a valid NYS Driver's License.

Please request an application by emailing

Maxfields Kitchen: DAY LUNCH COOKS: Call

# NOTICE OF FORMATION

retary of State of NY (SSNY) on 1/29/2021. Office of location: St Lawrence County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY should mail copy of process to: Elizabeth Lee Trego, 5 Rosebrier Ave, Massena NY 13662. Purpose: Any lawful purpose.

State Street Grooming, LLC - Articles. of Organization filed with SSNY on 2/12/21. Office: St Lawrence Co. Designated agent of LLC upon whom process may be served in Sunana Kingsley, 311 CR 15, DeKalb Junction. NY 13630. Purpose: Any lawful purpose.



# PRINT · ONLINE · MOBILE · SOCIAL

# Country EMPLOYMENT

To Place Your Ad: 315-265-1000 | NorthCountryNow.com/Classifieds

DRIVER WANTED FOR MR. DING-A-LING Ice cream truck. Potsdam-Canton area. Call Brian: 518-786-9246.

### SUMMER HELP WANTED:

Town of Massena seeks four (4) candidates for summer employment at Massena Airport and Massena Highway Department. Applicants must live within the Massena Electric service territory and be registered for a Fall semester at a college. Candidates must possess a valid NYS driver's license. E/O/E: Subject to pre-employment medical drug and alcohol screening and background check. Wage: \$12.50/hour. Workweek is 40 hours, Mon-Fri. Application may be obtained at the Town's website https://massena.us/479/ Employment-Opportunities or at the Massena Town Clerk's office (Massena Town Clerk, 60 Main Street, Room 3, Massena) and returned to the Town Clerk's office by 4:00 PM on April 23, 2021

### RESIDENT AID:

Under the direction of the Resident Aid Supervisor, the Resident Aid will work col-

laboratively with all staff to ensure a safe, supportive, and trauma-informed environment. Responsible for monitoring activities, transporting residents to outside activities, and providing programming. **Status**: Fulltime, Non-exempt. Deadline: Open Until Filled. Complete announcement and application instructions are available online at: www.srmt-nsn.gov.

LABORERS WANTED. Must have some experience in roofing, construction and carpentry. Must have own reliable transportation. Call (315) 714-2186; Leave message if no answer, name, phone number and brief resume.

LABORERS NEEDED IMMEDIATELY. Local business looking to hire laborers to travel to different projects. Must be at least 18 years old and have own form of transportation. Please call Christian 504-330-6042.

Grounds/Maintenance person wanted for an apartment complex in Canton. (315)386-2166 to

CARPENTERS WANTED, Excellent pay for experienced carpenters, must have 5 years verifiable experience, own transportation. 315-250-0650 tn

# Penski Staffing

A **@rTech** Company

### CorTech, LLC

is a service-oriented staffing/recruiting company dedicated to working closely with our clients. We are currently hiring for MACHINE OPERATORS, CLERICAL, AND GENERAL LABORERS. We also have several other positions available at this time. For more information please apply at www.cortech.net or Contact our office (315)265-8860.

# IMMEDIATE CONSTRUCTION HELP WANTED

Residential Finished Carpenter-Employment background to include 10 years or more of experience, own basic tools, knowledge of kitchen cabinet installation, crown molding,

Pediatric Medical Office

Melanie@Parkerline.com.

Larry 315-212-2707

seeking PART-TIME LPN. Salary commiserate with experience. Excellent retirement benefits. Please mail resume to 31 Hospital Dr Massena NY 13662, or email to drguptamassena@gmail.com

### ELECTRICIAN wanted - Ogdensburg.

The successful candidate will be need experience with 3 phase 460 volt industrial power systems, building and troubleshooting electrical control circuits such as motor starters and start/stop controls, installing commercial lighting and maintaining electrical distribution systems. Must be able to perform job duties on multiple decks and some heights of at least 30'. Starting wage between \$20.00 and \$30.00 dependent on experience. Interested applicants may drop resume off to 110 Denny Street or email kim@hoosiermagnet-

The Clifton-Fine CSD is seeking highly qualified candidates to apply for the position of SCHOOL NURSE. Certification: RN required. If interested in this position, please fill out the application at www.cliftonfine.org. Please provide your letter of interest, resume with current references, transcripts and copy of certification. Anticipated start date is on or about April 20, 2021. Application deadline April 13, 2021.

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# AFFIDAVIT OF PUBLICATION Watertown Daily Times

State of New York,

County of, St. Lawrence,

The undersigned is the authorized designee of **Alec Johnson**, the publisher of **Watertown Daily Times**, a **Daily** Newspaper published in **St. Lawrence** County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

April 11, 2021

This newspaper has been designated by the County Clerk of **St. Lawrence** County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Signature		
Eliot T. Putr	nam	
Printed Name	9	

Subscribed and sworn to before me,

Notary Signature

Notary Public Stamp

Notary Public Stamp

Notary Public Stamp

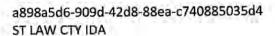
Notary Public Stamp

a898a5d6-909d-42d8-88ea-c740885035d4 ST LAW CTY IDA

# AFFIDAVIT OF PUBLICATION Watertown Daily Times

NOTICE OF PUBLIC HEARINGNOTICE IS HEREBY GIVEN that a public hearing (the "Public Hearing") pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the St. Lawrence County Industrial Development Agency (the "Agency") on April 22, 2021 at 10:00 o'clock a.m., local time, in connection with the RPNY Solar 1, LLC Gouverneur Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing by logging into Zoom

Meeting:https://us02web.zoom.us/j/86438758330?pwd=bk9KVStya0R6OFRXZ0ZoZXIIdUZrUT09 Meeting ID: 864 3875 8330 Passcode: 737219 RPNY SOLAR 1, LLC, a New York limited liability company (the "Company"), filed an application with the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition of an interest in approximately 89.4 acres of land located at 587 and 599 County Road 11, Town of Gouverneur, St. Lawrence County, State of New York 13642 (the "Land"); (B) the installation on approximately 29 acres of the Land of a 3.5 MW-AC solar array comprised of a ground-mounted solar energy system of approximately 496 fixed-tilt freestanding solar tables consisting of approximately 12,896 modules/panels, 28 string inverters, new electrical equipment, accessories, including underground aboveground electrical lines, gravel access road and fence and related improvements (collectively, the "Improvements") (C) the acquisition and installation in and around the Improvements of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (collectively, the "Equipment", and together with the Land and the Improvements, the "Facility"); and (D) the lease of the Issuer's interest in the Facility back to the Company pursuant to a project/leaseback agreement; The Company will own a leasehold interest in the Facility from the current owner through a long-term lease. The Agency will acquire an interest in the Facility. The financial assistance contemplated by the Agency will consist generally of (i) exemptions from mortgage recording taxes (other than the portion of the mortgage's recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law) for one or more mortgages in connection with the financing of the installation, improvement and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of renovating, improving and equipping the Facility, and (ii) the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, or of the Company acting as the agent of the Agency, consisting of an exemption from general real property taxation with respect to the Facility, which exemption shall be offset, in whole or in part, by contractual payments in lieu of taxes (the "PILOT") by the Company for the benefit of the affected tax jurisdictions. A representative of the Agency will be available at the above stated time to hear all persons with views in favor of, or opposed to, either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617 or at rwilliams@slcida.com and must be received no later than 10:00 am, local time, on April 21, 2021 to be considered part of the public hearing minutes. A transcript of the public hearing will be made available at a later date. The public will have an opportunity to see and hear the meeting live and provide comments. Comments can be provided through the written chat section of the Zoom meeting, in



# AFFIDAVIT OF PUBLICATION Watertown Daily Times

addition to providing written comments via email, as outlined in the paragraph above. Please check the meeting information posted on the Agency website for further instructions to access the meeting, and to find copies of the application and the cost benefit analysis.DATED: March 31, 2021 ST.

LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

#### EXHIBIT C

#### REPORT OF PUBLIC HEARING

#### MINUTES OF PUBLIC HEARING HELD ON April 22, 2021 ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**RE:** for RPNY SOLAR 1, LLC (Renewable Properties)

Richard Williams of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:00 AM, local time, via Zoom, and stated that the minutes of this public hearing would be recorded.

https://us02web.zoom.us/j/86438758330?pwd=bk9KVStya0R6OFRXZ0ZoZX11dUZrUT09

Meeting ID: 864 3875 8330

Passcode: 737219

Public in Attendance: Rachel Hunter, David Spilman, Brian Madigan, Michael Cocquyt, Ben Vollmer,

Louis Kraham

Mr. Williams then read the following:

This public hearing is being held pursuant to Article 18-A of the New York General Municipal Law by the St. Lawrence County Industrial Development Agency (hereinafter, the "SLCIDA") in connection with the following matter:

RPNY SOLAR 1, LLC submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) (1) the acquisition of an interest in approximately 89.4 acres of land located at 587 and 599 County Road 11, Town of Gouverneur, (2) the installation on approximately 29 acres of the Land of a 3.5 MW ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from state and local sales and use tax, certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, including (1) exemption from mortgage recording taxes, (2) exemption from Real-Estate transfer taxes and (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

#### Public Comments:

David Spilman asked if the IDA meeting has been scheduled. Brian Madigan asks if they can be included as part of the IDA Meeting, Tuesday the 27<sup>th</sup>.

There being no further comments, the Public Hearing was closed at 10:15 AM.

By: Richard Williams

For: St. Lawrence County Industrial Development Agency

#### EXHIBIT D

### Proposed PILOT Schedule

Table for In-Lieu-of-Taxes Payment: St. Lawrence County, Town of Gouverneur and Gouverneur Central School District

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing authority based upon the pro rata share for the current tax year.

<u>Taxable Status Date</u>: March 1, 2022

<u>Tax Year Beginning</u>: School District 2022/2023

Town and County 2023

\$5,000 per MW for the first year, resulting in \$17,500 to the School District, Town and County, on a pro rata basis.

The amount would increase by 2% each year for the first 20 years and then decrease by 2% for years 21-30.

#### PILOT term would be 30 years

YEAR	SCHOOL	TOWN/COUNTY	PAYMENT
1	2022/2023	2023	\$17,500.00
2	2023/2024	2024	\$17,850.00
3	2024/2025	2025	\$18,207.00
4	2025/2026	2026	\$18,571.14
5	2026/2027	2027	\$18,942.56
6	2027/2028	2028	\$19,321.41
7	2028/2029	2029	\$19,707.84
8	2029/2030	2030	\$20,102.00
9	2030/2031	2031	\$20,504.04
10	2031/2032	2032	\$20,914.12
11	2032/2033	2033	\$21,332.40
12	2033/2034	2034	\$21,759.05
13	2034/2035	2035	\$22,194.23
14	2035/2036	2036	\$22,638.12
15	2036/2037	2037	\$23,090.88
16	2037/2038	2038	\$23,552.70
17	2038/2039	2039	\$24,023.75
18	2039/2040	2040	\$24,504.22
19	2040/2041	2041	\$24,994.31
20	2041/2042	2042	\$25,494.20
21	2042/2043	2043	\$24,984.31
22	2043/2044	2044	\$24,484.63

# EXHIBIT D

# Proposed PILOT Schedule

23	2044/2045	2045	\$23,994.93
24	2045/2046	2046	\$23,515.03
25	2046/2047	2047	\$23,044.73
26	2047/2048	2048	\$22,583.84
27	2048/2049	2049	\$22,132.16
28	2049/2050	2050	\$21,689.52
29	2050/2051	2051	\$21,255.73
30	2051/2052	2052	\$20,830.61