

<p style="text-align: center;"><b>ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY</b> <b>MEETING AGENDA</b></p>
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**\*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, 2021..... 1-5

Financial Report                  January, February, March 2021 ..... 6-26

Reports of Committees

Staff Report                      Patrick Kelly

Old Business                      None

New Business                      Resolution:    Modifying FY2020 Budget.....27-29  
   Resolution:    Authorizing Madrid Solar 1 Project.....30-47  
   Resolution:    Authorizing Madrid Solar 2 Project.....48-66  
   Resolution:    Authorizing Stockholm Solar Project .....67-84  
   Resolution:    Authorizing Waddington Solar Project.....85-102  
   Resolution:    Authorizing Oswegatchie Solar Project .....103-120  
   Resolution:    Authorizing RPNY Solar 1 Project.....121-140

Executive Session

Adjournment

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## 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)

**PUBLIC NOTICE:** 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.

**PUBLIC COMMENT:** 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.

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

**FINANCIAL REPORTS:** 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:

**Former Newell Manufacturing Building:** 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.

Marketing: 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.

Reappointment: 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.



Solar Projects: 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. Reagan/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: Annual Review of Code of Ethics: 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: Annual Review of Compensation, Reimbursement and Attendance Policy: 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: Annual Review of Whistleblower Policy: 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: Annual Review of Defense and Indemnification Policy: 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: 2021 Review of Disposition of Real Property Guidelines and 2020 Report of Property: 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: Authorizing Atlantic Testing Laboratories, Limited Project: 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: Authorizing Updates to the Personnel Guidelines: 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: Authorizing Royal Solar Project: 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: Authorizing Ruler Solar Project: 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: Authorizing the Madrid Solar 1 Project: 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: Authorizing the Madrid Solar 2 Project: 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: Authorizing the Stockholm Solar Project: 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: Authorizing the Waddington Solar Project: 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: Authorizing the Oswegatchie Solar Project: 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: Accepting the FY2020 Audit: 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

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

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(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)		
		\$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

	<b>Jan 31, 21</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
200 · Cash	333,348.01
200P · Cash - Payroll Checking Account	21,057.56
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	1,421,141.61
201K · Key Bank Cash in Time	392,222.09
Total 201 · Cash in Time Deposits	1,813,363.70
203 · Cash - Rental Deposits	9,055.32
Total Checking/Savings	2,176,824.59
<b>Other Current Assets</b>	
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	6,865.17
220B · City of Ogdensburg(Newell)	1,000,000.00
Total 220 · Due from Others	1,006,865.17
Total Other Current Assets	3,041,794.86
Total Current Assets	5,218,619.45
<b>Fixed Assets</b>	
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 January 31, 2021

	<b>Jan 31, 21</b>
<b>129 · Canton Industrial Building</b>	
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
<b>Total 129 · Canton Industrial Building</b>	<b>1,726,918.05</b>
<b>Total Fixed Assets</b>	<b>2,199,791.63</b>
<b>Other Assets</b>	
299 · Deferred Outflow - Pension	611,914.00
<b>Capital Lease Receivable</b>	
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
<b>Total Capital Lease Receivable</b>	<b>983,410.21</b>
<b>Notes Receivable (N/R)</b>	
591 · N/R - LC Drives RDBG EquipLease	24,944.20
593 · N/R - LC Drives 2018 RDBG	39,255.37
<b>Total Notes Receivable (N/R)</b>	<b>64,199.57</b>
<b>Total Other Assets</b>	<b>1,659,523.78</b>
<b>TOTAL ASSETS</b>	<b>9,077,934.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Other Current Liabilities</b>	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	15,003.02
<b>Total Other Current Liabilities</b>	<b>89,513.37</b>
<b>Total Current Liabilities</b>	<b>89,513.37</b>
<b>Long Term Liabilities</b>	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
<b>Notes Payable (N/P)</b>	
654 · N/P - SLCIDA-LDC CIB Loan	566,425.16
655 · N/P - SLRVRA CIB Loan	501,639.93
<b>Total Notes Payable (N/P)</b>	<b>1,068,065.09</b>
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
<b>Total Long Term Liabilities</b>	<b>4,121,852.64</b>
<b>Total Liabilities</b>	<b>4,211,366.01</b>
<b>Equity</b>	
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
<b>Net Income</b>	<b>319,302.09</b>
<b>Total Equity</b>	<b>4,866,568.85</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,077,934.86</b>

St. Lawrence County Industrial Development Agency  
Budget Report  
January 1 - January 31, 2021

	2021 Budget	Jan-21	YTD	Balance
<b>Operating Revenue</b>				
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
<b>Total Operating Revenue</b>	<b>580,725.00</b>	<b>424.71</b>	<b>424.71</b>	<b>580,300.29</b>
<b>2450 · Rental Income - CIB</b>	<b>0.00</b>	<b>9,054.00</b>	<b>9,054.00</b>	<b>(9,054.00)</b>
<b>Total Revenue for CIB</b>	<b>0.00</b>	<b>9,054.00</b>	<b>9,054.00</b>	<b>(9,054.00)</b>
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
<b>Total Expenditure for CIB</b>	<b>85,750.00</b>	<b>9.00</b>	<b>9.00</b>	<b>85,741.00</b>
<b>Total Canton Industrial Building</b>	<b>(85,750.00)</b>	<b>9,045.00</b>	<b>9,045.00</b>	<b>(94,795.00)</b>
<b>Canton Industrial Park</b>				
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
<b>Total Canton Industrial Park</b>	<b>(1,950.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,950.00)</b>
<b>Total Expenditure for CIP</b>	<b>1,950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,950.00</b>
<b>Gouverneur Industrial Park</b>				
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
<b>Total Expenditure for GIP</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(2,300.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(2,300.00)</b>

	<b>2021</b>			
	<b>Budget</b>	<b>Jan-21</b>	<b>YTD</b>	<b>Balance</b>
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)
<b>Miscellaneous Projects</b>				
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)
<b>Total Expenditure for Misc. Projects</b>	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)



	<b>2021</b>			
	<b>Budget</b>	<b>Jan-21</b>	<b>YTD</b>	<b>Balance</b>
<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>	<b>901,005.00</b>	<b>40,661.37</b>	<b>40,661.37</b>	<b>860,343.63</b>
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
<b>Net Income</b>	<b>(384,612.00)</b>	<b>319,302.09</b>	<b>319,302.09</b>	<b>(703,914.09)</b>

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

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<b>Type of Account</b>	<b>Bank</b>	<b>Amount</b>
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
		<b>\$2,176,824.59</b>
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
		<b>\$2,000,000.00</b>
		<b>\$4,176,824.59</b>

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	<u>40,363.95</u>	
		\$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	<u>39,237.09</u>	
		\$67,740.63

Net Income    \$207,483.60

**Balance Sheet**

As of February 28, 2021

	<b>Feb 28, 21</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
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
<b>Other Current Assets</b>	
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
<b>Fixed Assets</b>	
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

	<b>Feb 28, 21</b>
<b>129 · Canton Industrial Building</b>	
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
<b>Total 129 · Canton Industrial Building</b>	<b>1,726,918.05</b>
<b>Total Fixed Assets</b>	<b>2,199,791.63</b>
<b>Other Assets</b>	
299 · Deferred Outflow - Pension	611,914.00
<b>Capital Lease Receivable</b>	
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
<b>Total Capital Lease Receivable</b>	<b>974,969.81</b>
<b>Notes Receivable (N/R)</b>	
591 · N/R - LC Drives RDBG EquipLease	24,377.28
593 · N/R - LC Drives 2018 RDBG	38,566.68
<b>Total Notes Receivable (N/R)</b>	<b>62,943.96</b>
<b>Total Other Assets</b>	<b>1,649,827.77</b>
<b>TOTAL ASSETS</b>	<b>9,266,523.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	767.33
<b>Total Other Current Liabilities</b>	<b>75,277.68</b>
<b>Total Current Liabilities</b>	<b>75,277.68</b>
<b>Long Term Liabilities</b>	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
<b>Notes Payable (N/P)</b>	
654 · N/P - SLCIDA-LDC CIB Loan	564,567.34
655 · N/P - SLRVRA CIB Loan	498,838.70
<b>Total Notes Payable (N/P)</b>	<b>1,063,406.04</b>
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
<b>Total Long Term Liabilities</b>	<b>4,117,193.59</b>
<b>Total Liabilities</b>	<b>4,192,471.27</b>
<b>Equity</b>	
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
<b>Net Income</b>	<b>526,785.69</b>
<b>Total Equity</b>	<b>5,074,052.45</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,266,523.72</b>

St. Lawrence County Industrial Development Agency  
Budget Report  
January 1 - February 28, 2021

	2021 Budget	Feb-21	YTD	Balance
<b>Operating Revenue</b>				
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
<b>Total Operating Revenue</b>	<b>580,725.00</b>	<b>78,086.27</b>	<b>78,510.98</b>	<b>502,214.02</b>
2450 · Rental Income - CIB	0.00	0.00	9,054.00	(9,054.00)
<b>Total Revenue for CIB</b>	<b>0.00</b>	<b>0.00</b>	<b>9,054.00</b>	<b>(9,054.00)</b>
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
<b>Total Expenditure for CIB</b>	<b>85,750.00</b>	<b>2,654.80</b>	<b>2,663.80</b>	<b>83,086.20</b>
<b>Total Canton Industrial Building</b>	<b>(85,750.00)</b>	<b>(2,654.80)</b>	<b>6,390.20</b>	<b>(92,140.20)</b>
<b>Canton Industrial Park</b>				
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
<b>Total Canton Industrial Park</b>	<b>(1,950.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,950.00)</b>
<b>Total Expenditure for CIP</b>	<b>1,950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,950.00</b>
<b>Gouverneur Industrial Park</b>				
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
<b>Total Expenditure for GIP</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(2,300.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(2,300.00)</b>

	<b>2021</b>			
	<b>Budget</b>	<b>Feb-21</b>	<b>YTD</b>	<b>Balance</b>
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)
<b>Miscellaneous Projects</b>				
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
<b>Total Revenue for Misc. Projects</b>	<b>259,823.00</b>	<b>197,137.96</b>	<b>552,381.71</b>	<b>(292,558.71)</b>
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
<b>Total Expenditure for Misc. Projects</b>	<b>234,155.00</b>	<b>19,891.00</b>	<b>24,641.00</b>	<b>209,514.00</b>
<b>Total Miscellaneous Projects</b>	<b>25,668.00</b>	<b>177,246.96</b>	<b>527,740.71</b>	<b>(502,072.71)</b>

	2021 Budget	Feb-21	YTD	Balance
<b>General Operating Expenses</b>				
6460408 · Maintenance Expense	1,500.00	120.45	120.45	1,379.55
6460411 · Insurance Expense	10,000.00	0.00	0.00	10,000.00
6460416 · Utilities Expense	5,000.00	465.60	465.60	4,534.40
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	529.73	598.67	1,901.33
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	116.21	116.21	5,883.79
6460424 · Postage Expense	750.00	(14.60)	(14.60)	764.60
6460425 · Printing and Copying Expense	750.00	112.94	112.94	637.06
6460426 · IT Expense	1,000.00	131.30	262.60	737.40
6460427 · Professional Associations Expens	2,500.00	0.00	0.00	2,500.00
6460432 · Other Legal Expense	5,000.00	(278.13)	(278.13)	5,278.13
6460433 · Legal Expense - Retainer	5,500.00	2,475.00	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	2,134.20	2,309.20	22,690.80
6460440 · Auto Expense	2,000.00	0.00	0.00	2,000.00
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	165.04	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	28,886.64	57,461.31	366,038.69
503B · Employee Benefits	156,000.00	8,005.79	16,874.90	139,125.10
503C · Post Employment Benefits Expe	190,000.00	0.00	0.00	190,000.00
503D · Payroll Tax Expense	32,000.00	2,105.10	4,191.94	27,808.06
503E · Payroll Processing Fees	1,980.00	239.56	550.37	1,429.63
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
<b>Total General Operating Expenses</b>	<b>901,005.00</b>	<b>45,194.83</b>	<b>85,856.20</b>	<b>815,148.80</b>
Total Revenue	840,548.00	275,224.23	639,946.69	200,601.31
Total Expenses	1,225,160.00	67,740.63	113,161.00	1,111,999.00
<b>Net Income</b>	<b>(384,612.00)</b>	<b>207,483.60</b>	<b>526,785.69</b>	<b>(911,397.69)</b>



St. Lawrence County Industrial Development Agency  
Cash and In Time Report  
**February 2021**

<b>Type of Account</b>	<b>Bank</b>	<b>Amount</b>
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
		<b>\$2,374,125.54</b>
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
		<b>\$2,000,000.00</b>
		<b>\$4,374,125.54</b>

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	<u>1,924.79</u>

\$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	<u>46,466.38</u>

\$211,419.21

Net Income (\$7,328.42)

**Balance Sheet**

As of March 31, 2021

	<b>Mar 31, 21</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
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
<b>Other Current Assets</b>	
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
<b>Fixed Assets</b>	
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

	<b>Mar 31, 21</b>
<b>129 · Canton Industrial Building</b>	
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
<b>Total 129 · Canton Industrial Building</b>	<b>1,726,918.05</b>
<b>Total Fixed Assets</b>	<b>2,199,791.63</b>
<b>Other Assets</b>	
299 · Deferred Outflow - Pension	611,914.00
<b>Capital Lease Receivable</b>	
590 · L/R - Capital Lease OpTechLot20	135,907.09
592 · L/R - NY Power Tools - Lot 17	224,746.91
594 · L/R - From the Heart Cabinetry	604,711.68
<b>Total Capital Lease Receivable</b>	<b>965,365.68</b>
<b>Notes Receivable (N/R)</b>	
591 · N/R - LC Drives RDBG EquipLease	23,810.36
593 · N/R - LC Drives 2018 RDBG	37,877.99
<b>Total Notes Receivable (N/R)</b>	<b>61,688.35</b>
<b>Total Other Assets</b>	<b>1,638,968.03</b>
<b>TOTAL ASSETS</b>	<b>9,254,011.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,055.17
523 · Accrued Expenses Payable	246.05
<b>Total Other Current Liabilities</b>	<b>74,756.40</b>
<b>Total Current Liabilities</b>	<b>74,756.40</b>
<b>Long Term Liabilities</b>	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
<b>Notes Payable (N/P)</b>	
654 · N/P - SLCIDA-LDC CIB Loan	562,708.75
655 · N/P - SLRVRA CIB Loan	496,035.14
<b>Total Notes Payable (N/P)</b>	<b>1,058,743.89</b>
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
<b>Total Long Term Liabilities</b>	<b>4,112,531.44</b>
<b>Total Liabilities</b>	<b>4,187,287.84</b>
<b>Equity</b>	
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
<b>Total Equity</b>	<b>5,066,724.03</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,254,011.87</b>

St. Lawrence County Industrial Development Agency  
Budget Report  
January 1 - March 31, 2021

	2021 Budget	Mar-21	YTD	Balance
<b>Operating Revenue</b>				
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
<b>Total Operating Revenue</b>	<b>580,725.00</b>	<b>176,924.79</b>	<b>255,435.77</b>	<b>325,289.23</b>
<b>2450 · Rental Income - CIB</b>	<b>0.00</b>	<b>27,166.00</b>	<b>36,220.00</b>	<b>(36,220.00)</b>
<b>Total Revenue for CIB</b>	<b>0.00</b>	<b>27,166.00</b>	<b>36,220.00</b>	<b>(36,220.00)</b>
<b>6455408 · Maintenance Expense - CIB</b>	<b>5,000.00</b>	<b>1,321.77</b>	<b>2,500.17</b>	<b>2,499.83</b>
<b>6455411 · Insurance Expense - CIB</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>6455416 · Utilities Expense - CIB</b>	<b>2,500.00</b>	<b>566.69</b>	<b>1,389.05</b>	<b>1,110.95</b>
<b>6455499 · Miscellaneous Expense - CIB</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>
<b>6455500 · Interest Expense - CIB</b>	<b>8,150.00</b>	<b>650.94</b>	<b>1,313.98</b>	<b>6,836.02</b>
<b>6455510 · Depreciation Expense - CIB</b>	<b>65,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>65,000.00</b>
<b>Total Expenditure for CIB</b>	<b>85,750.00</b>	<b>2,539.40</b>	<b>5,203.20</b>	<b>80,546.80</b>
<b>Total Canton Industrial Building</b>	<b>(85,750.00)</b>	<b>24,626.60</b>	<b>31,016.80</b>	<b>(116,766.80)</b>
<b>Canton Industrial Park</b>				
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
<b>Total Canton Industrial Park</b>	<b>(1,950.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,950.00)</b>
<b>Total Expenditure for CIP</b>	<b>1,950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,950.00</b>
<b>Gouverneur Industrial Park</b>				
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
<b>Total Expenditure for GIP</b>	<b>2,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,300.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(2,300.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(2,300.00)</b>

	2021 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)
<b>Miscellaneous Projects</b>				
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)
<b>Total Expenditure for Misc. Projects</b>	234,155.00	156,598.51	181,239.51	52,915.49
<b>Total Miscellaneous Projects</b>	25,668.00	(156,598.51)	371,142.20	(345,474.20)

	2021 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>	<b>901,005.00</b>	<b>52,281.30</b>	<b>138,137.50</b>	<b>762,867.50</b>
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
<b>Net Income</b>	<b>(384,612.00)</b>	<b>(7,328.42)</b>	<b>519,457.27</b>	<b>(904,069.27)</b>

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

<b>Type of Account</b>	<b>Bank</b>	<b>Amount</b>
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
		<b>\$2,373,042.18</b>
US Treasuries	Key Bank	1,999,415.00
Money Market	Key Bank	585.00
		<b>\$2,000,000.00</b>
		<b>\$4,373,042.18</b>



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:				
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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)

	<b>2020 Budget</b>	<b>Modified Budget</b>	<b>Difference -/+</b>
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.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following members of the Agency were:

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 members of the Agency participated in the meeting telephonically pursuant to Executive Order No. 202.1, as supplemented by subsequent Executive Orders, each as issued by New York State Governor Andrew M. Cuomo, suspending provisions of Article 7 of the Public Officers Law that require public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service.

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 Projects) via teleconference.

After the meeting had been duly called to order, \_\_\_\_\_ announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of Madrid Solar 1, LLC (the “Company”).

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 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**

**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 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 North Country This Week on February 6, 2021 and in the Watertown Daily Times on February 7, 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 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.

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.

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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> Madrid Solar 1, LLC Project [#4001-20-12]	
2.	<b>Project Description:</b>  Madrid Solar 1, LLC plans to undertake a project (the “Project”) consisting of (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 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.	<b>Type of Financial Assistance Requested:</b>	Partial Real Property Tax Abatement through a PILOT
4.	<b>Total Amount of Project:</b>	\$7,308,722
5.	<b>Benefited Project Amount:</b>	\$7,308,722
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$50,000
7.	<b>PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:</b>	20 Year PILOT  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.	<b>Mortgage Recording Tax Exemption</b>	N/A
9.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
10.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

\*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  
(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): Massena Ogdensburg Edition, Saturday, February 6, 2021 and  
Potsdam Canton Edition Friday, February 12, 2021 (Madrid Solar 1)

X

(Signature)

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

(Notary Public)

MY COMMISSION EXPIRES ON 6/15/2023

(SEAL)

MIKI L. CRAWY  
Notary Public, State of New York  
Qualified in St. Lawrence County  
My Commission Expires June 15, 2023





NORTHERN NY NEWSPAPERS CORP.  
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WATERTOWN, NY 13601-3301  
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PUBLICATION:	WATERTOWN DAILY TIMES - FULL RUN			
AD CLASS:	LEGALS			
02/07 20449335	NOTICE OF PUBLIC HEA	2x0L	1	120.00
02/07	RING ON PROPOSED PRO	220L		
	LORI			
	Affidavit Fee			20.00
	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-[REDACTED] TO PAY BY CREDIT CARD.

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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: [REDACTED]  
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.

[REDACTED]  
Christa Woodward, Legal Representative

PUBLISHED ON: 02/07

AD SPACE: 220 LINE  
FILED ON: 02/07/21

Sworn to before me this

11th day of February, 2021

[REDACTED]  
Notary Public

JAMI L EDWARDS  
NOTARY PUBLIC-STATE OF NEW YORK

[REDACTED]  
Qualified in Jefferson 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
Ad #	20449335	Requested By:	LORI	Fax:
Sales Rep.:	W312	Scott Parks	Phone:	(315) 782-1000
		██████████	Fax:	(315) 661-2521
Class.:	0110	Public Notices		
Start Date:	02/07/2021	End Date:	02/07/2021	Nb. of Inserts: 1
PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$140.00	
Total Price:	\$140.00		Page 1 of 2	

## 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-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 the 18th day of February, 2021 at 10:00 o'clock a.m., local time, 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 202.10 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 1, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting:  
<https://us02web.zoom.us/j/82550125291?pwd=clp1clU2SVRldkFhbjU3akU1M3M5QT09>  
 Meeting ID: 825 5012 5291  
 Passcode: 433666

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 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 22.4 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 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 oblig-

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 taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation to purchase) or sold by the Agency to the Company 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.slcida.com](http://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) 379-9806 and electronically at [rwilliams@slcida.com](mailto: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

Tax Jurisdictions: St. Lawrence County (the “County”), Town of Madrid (the “Town”) and Madrid-Waddington Central School District (the “District”)

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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>	<u>TOWN/COUNTY</u>	<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.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following members of the Agency were:

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 members of the Agency participated in the meeting telephonically pursuant to Executive Order No. 202.1, as supplemented by subsequent Executive Orders, each as issued by New York State Governor Andrew M. Cuomo, suspending provisions of Article 7 of the Public Officers Law that require public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service.

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 Projects) via teleconference.

After the meeting had been duly called to order, \_\_\_\_\_ announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of Madrid Solar 2, LLC (the “Company”).

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 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**



**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 North Country This Week on February 6, 2021 and in the Watertown Daily Times on February 7, 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 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.

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.

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.

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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> Madrid Solar 2, LLC Project [#4001-20-13]	
2.	<b>Project Description:</b>  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.	<b>Type of Financial Assistance Requested:</b>	Partial Real Property Tax Abatement through a PILOT
4.	<b>Total Amount of Project:</b>	\$3,891,875
5.	<b>Benefited Project Amount:</b>	\$3,891,875
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$20,000
7.	<b>PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:</b>	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.	<b>Mortgage Recording Tax Exemption</b>	N/A
9.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
10.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

\*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  
(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): Massena Ogdensburg Edition, Saturday, February 6, 2021 and  
Potsdam Canton Edition Friday, February 12, 2021 (Madrid Solar<sup>2</sup>)

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) Miki L. Crary  
Notary Public, State of New York  
Qualified in St. Lawrence County  
My Commission Expires June 15, 2023









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REFERENCE: [REDACTED]  
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.

[REDACTED]  
Christa Woodward, Legal Representative

PUBLISHED ON: 02/07

AD SPACE: 220 LINE  
FILED ON: 02/07/21

Sworn to before me this

11th day of February, 2021

[REDACTED]  
Notary Public

JAMI L EDWARDS  
NOTARY PUBLIC-STATE OF NEW YORK  
[REDACTED]  
Qualified in Jefferson County  
My Commission Expires 06-17-2021



# Johnson Newspaper Corporation

Client:	[REDACTED] ST LAW CTY IDA		Phone:	(315) 379-9806
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PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$140.00	
Total Price:	\$140.00		Page 1 of 2	

## 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-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 the 18th day of February, 2021 at 10:30 o'clock a.m., local time, in connection with the Madrid Solar 2, 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 Madrid Solar 2, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting:

<https://us02web.zoom.us/j/83142384976?pwd=aDZjL044ek9yaHEzR2NKRkFuY2Y4QT09>  
Meeting ID: 83142384976  
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, 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 19.8 acres of land located at 70 Brady Road in the Town of Madrid, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 10.0 acres of 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 obli-

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 taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation to purchase) or sold by the Agency to the Company 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.slcida.com](http://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) 379-9806 and electronically at [rwilliams@slcida.com](mailto:rwilliams@slcida.com). Written comments must be received no later than 10:30 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  
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 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=aDZjL044ck9vaHEzR2NKRkFuY2Y4OT09>

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 York 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

Tax Jurisdictions: St. Lawrence County (the “County”), Town of Madrid (the “Town”) and Madrid-Waddington Central School District (the “District”)

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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>	<u>TOWN/COUNTY</u>	<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.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following members of the Agency were:

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 members of the Agency participated in the meeting telephonically pursuant to Executive Order No. 202.1, as supplemented by subsequent Executive Orders, each as issued by New York State Governor Andrew M. Cuomo, suspending provisions of Article 7 of the Public Officers Law that require public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service.

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 Projects) via teleconference.

After the meeting had been duly called to order, \_\_\_\_\_ announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of Stockholm Solar, LLC (the “Company”).

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 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**

**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.

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.

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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> Stockholm Solar, LLC Project [#4001-20-15]	
2.	<b>Project Description:</b>  Stockholm Solar, LLC plans to undertake a project (the “Project”) consisting of (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”).	
3.	<b>Type of Financial Assistance Requested:</b>	Partial Real Property Tax Abatement through a PILOT
4.	<b>Total Amount of Project:</b>	\$4,304,530
5.	<b>Benefited Project Amount:</b>	\$4,304,530
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$33,500
7.	<b>PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:</b>	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.	<b>Mortgage Recording Tax Exemption</b>	N/A
9.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
10.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

\*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  
(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): Potsdam Canton Edition, Friday, January 29, 2021 (Stockholm)

X

(Signature)

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

(Notary Public)

MY COMMISSION EXPIRES ON

6/15/2023

(SEAL)

MIKI L. CRAHY  
Notary Public, State of New York  
No. [REDACTED]  
Qualified in St. Lawrence County  
My Commission Expires June 15, 2023

## LEGAL NOTICE

B-3  
Page 77



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

01/24/21 - 01/24/21 ST LAW CTY IDA

148.00 852659 DUE WITHIN 28 DAYS

01/24/21

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

RECEIVED BY  
JAN 29 2021  
ST. LAWRENCE, IDA

JOHNSON NEWSPAPER CORPORATION  
260 WASHINGTON ST  
WATERTOWN, NY 13601

PUBLICATION:	WATERTOWN DAILY TIMES - FULL RUN		
AD CLASS:	LEGALS		
01/24 20448963	NOTICE OF PUBLIC HEA	2x0L	1 128.00
01/24	RING ON PROPOSED PRO	236L	
	LORI		
	Affidavit Fee		20.00
	Ad Class Totals:	\$148.00	236.000 line
	Publication Totals:	\$148.00	

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

148.00

NORTHERN NY NEWSPAPERS CORP. (315) 782-1000

852659

01/24/21 - 01/24/21

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: [REDACTED]  
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.

[REDACTED]  
Christa Woodward, Legal Representative

PUBLISHED ON: 01/24

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

Sworn to before me this

29th day of January, 2021

[REDACTED]  
Notary Public

JAMI L EDWARDS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. [REDACTED]  
Qualified in Jefferson County  
My Commission Expires 06-17-2021

# Johnson Newspaper Corporation

Client:	[REDACTED]	ST LAW CTY IDA	Phone:	(315) 379-9806
Class.:	19 COMMERCE Lane	1		CANTON, NY 13617
Ad #	20448963	Requested By:	LORI	Fax:
Sales Rep.:	W312	Scott Parks	Phone:	(315) 782-1000
		[REDACTED]	Fax:	(315) 661-2521
Class.:	0110	Public Notices		
Start Date:	01/24/2021	End Date:	01/24/2021	Nb. of Inserts: 1
PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$148.00	
Total Price:	\$148.00			Page 1 of 2

## 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-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 the 4 th 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 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 Stockholm Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting:

<https://us02web.zoom.us/j/84760222898?pwd=Umoza2Q2GEwNMDQ3bktQVnB4amM3Zz09>  
Meeting ID: 84760222898  
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 (the "Land"); (2) the installation on approximately 17.3 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"); (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.

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 taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation 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](http://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) 379-9806 and electronically at: [rwilliams@slcida.com](mailto:rwilliams@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://us02web.zoom.us/j/84760222898?pwd=Umoza2lQZGJEWm03bkhQVnB4amM3Zz09>  
Meeting ID: 84760222898  
Passcode: 666814

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

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

Tax Jurisdictions: St. Lawrence County (the “County”), Town of Stockholm (the “Town”) and Brasher Falls Central School District (the “District”)

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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.

<u>YEAR</u>	<u>SCHOOL</u>	<u>TOWN/COUNTY</u>	<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	\$18,130.74
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.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following members of the Agency were:

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 members of the Agency participated in the meeting telephonically pursuant to Executive Order No. 202.1, as supplemented by subsequent Executive Orders, each as issued by New York State Governor Andrew M. Cuomo, suspending provisions of Article 7 of the Public Officers Law that require public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service.

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 Projects) via teleconference.

After the meeting had been duly called to order, \_\_\_\_\_ announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of Waddington Solar, LLC (the “Company”).

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**

**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 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 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:

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 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.

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.

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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> Waddington Solar, LLC Project [#4001-20-17]	
2.	<b>Project Description:</b>  Waddington Solar, LLC plans to undertake a project (the “Project”) consisting of (1) the acquisition of an interest in an approximately 23.0 acre portion 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”).	
3.	<b>Type of Financial Assistance Requested:</b>	Partial Real Property Tax Abatement through a PILOT
4.	<b>Total Amount of Project:</b>	\$7,240,308
5.	<b>Benefited Project Amount:</b>	\$7,240,308
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$50,000
7.	<b>PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:</b>	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.	<b>Mortgage Recording Tax Exemption</b>	N/A
9.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
10.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

\*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  
(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): Potsdam Canton Edition Friday, January 29, 2021 and  
Massena Ogdensburg Edition Saturday, January 30, 2021 (Waddington Solar)

X \_\_\_\_\_  
(Signature)

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

\_\_\_\_\_  
(Signature)

MY COMMISSION EXPIRES ON 6/15/2023

(SEAL)

MIKI L. CRAHY  
Notary Public, State of New York  
No. [REDACTED]  
Qualified in St. Lawrence County  
My Commission Expires June 15, 2023



## LEGAL NOTICE

## LEGAL NOTICE

In accordance with the requirements of Title 19 of the Americans with Disabilities Act of 1990 (ADA), the Village of Canton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, program, or activities. Employment Village of Canton does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title 1 of the ADA. **Effective Communication:** Village of Canton will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in Village of Canton programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. **Modifications to Policies and Procedures:** Village of Canton will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all its programs, services, and activities. For example, individuals with service animals are welcomed in Village of Canton offices, even where pets are generally prohibited. Anyone who requires an auxiliary aid or service for effective communication, or modification of policies or procedures to participate in a program, service, or activity of the Village of Canton should contact the office of Sally Noble, Clerk, 60 Main Street, Canton, NY 13617, snoble@cantony.gov or (315) 386-2871. Village of Canton will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as relieving items from locations that are open to the public, but are not accessible to persons who use wheelchairs. Due to the current COVID pandemic, the DeKalb-Richville Fire District will hold the regular meetings of the Board of Commissioners on Zoom. The meetings will continue to fall on the second Monday evening of each month, beginning at 7:00 pm. Anyone wishing to stand can access the Zoom link on the DeKalb Fire Department Facebook page two days prior to the meeting.

## LEGAL NOTICE

**NOTICE OF FORMATION OF ARTIST ENTERPRISE, LLC.** Articles of Organization filed with the Secretary of State of NY (SSNY) on 12/26/2020. 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: 8601 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 PUBLICATION FORMATION OF A NEW YORK LIMITED LIABILITY COMPANY PURSUANT TO NEW YORK LIMITED LIABILITY COMPANIES LAW SECTION 205. 1. The name of the limited liability company is **Five Ponds Forest Management LLC**. 2. The date of filing of the Articles of Organization with the Department of State is **December 21, 2020**. The county in New York in which the office of the company is located is **ST. LAWRENCE**. 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 or her to **Five Ponds Forest Management LLC, PO Box 191, Wadsworth, NY 13605**. 5. The term of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized.

## PUBLIC NOTICE

**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-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 the 4th day of February, 2021 at 11:00 a.m. local time, in connection with the Wadsworth Solar, LLC Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 2021 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 2021 issued on March 23, 2020, as supplemented, and (3) suspension of the Open Meetings

## PUBLIC NOTICE

Law relating to public hearings pursuant to Executive Order 2021 issued on April 8, 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 Wadsworth Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting: <https://us02web.zoom.us/j/8475944252> Meeting ID: 8475944252. 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 58.5 acres of land located at 1020 County Route 31 in the Town of Wadsworth, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 22.9 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 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. 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 taxes (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, if any portion of the Financial Assistance to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation to purchase or sale 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. Written comments must be received no later than 11:00 a.m. local time, on Wednesday, February 3rd, 2021 to be considered part of the public hearing minutes. Minutes of the Public Hearing will be transcribed and posted on the Agency's website ([www.slcds.com](http://www.slcds.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 [rwilliams@slcds.com](mailto:rwilliams@slcds.com). Date: January 19, 2021.

## LEGAL NOTICE

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** BY: Patricia Kelly, Chief Executive Officer, 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-a(2) of the General Municipal Law 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 February, 2021 at 10:30 a.m. local time, in connection with the Oswegatchie Solar, LLC Project as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 2021 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 2021 issued on March 23, 2020, as supplemented, and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 2021 issued on April 8, 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://us02web.zoom.us/j/8475944252> Meeting ID: 8475944252. 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 17.5 acres of land located at 56 Ruffs Road in the Town of Oswegatchie, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 5.0 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 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. 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 taxes (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, if any portion of the Financial Assistance to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation to purchase or sale 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.slcds.com](http://www.slcds.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 [rwilliams@slcds.com](mailto:rwilliams@slcds.com). Written comments must be received no later than 10:00 a.m. local time, on Wednesday, February 3rd, 2021 to be considered part of the

## LEGAL NOTICE

public hearing minutes. Dated: January 19, 2021. ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY BY: Patricia Kelly, Chief Executive Officer 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-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 the 4th day of February, 2021 at 10:30 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 2021 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 2021 issued on March 23, 2020, as supplemented, and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 2021 issued on April 8, 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 Stockholm Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting: <https://us02web.zoom.us/j/8475944252> Meeting ID: 8475944252. 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 68.5 acres of land located at 52 Wells Road in the Town of Stockholm, St. Lawrence County, New York (the "Land"); (2) the installation on approximately 17.3 acres of the Land of a 3.5 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. 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

## LEGAL NOTICE

but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation to purchase or sale 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.slcds.com](http://www.slcds.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 [rwilliams@slcds.com](mailto:rwilliams@slcds.com). Written comments must be received no later than 10:00 a.m. 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: Patricia Kelly, Chief Executive Officer

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PUBLICATION:	WATERTOWN DAILY TIMES - FULL RUN			
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CANTON NY 13617

REFERENCE: [REDACTED]  
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.

[REDACTED]  
Christa Woodward, Legal Representative

PUBLISHED ON: 01/24

AD SPACE: 238 LINE  
FILED ON: 01/24/21

Sworn to before me this

29th day of January, 2021

[REDACTED]  
Notary Public

JAMI L EDWARDS  
NOTARY PUBLIC-STATE OF NEW YORK  
No [REDACTED]  
Qualified in Jefferson 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
Ad #	20448966	Requested By:	LORI	Fax:
Sales Rep.:	W312	Scott Parks	Phone:	(315) 782-1000
	██████████		Fax:	(315) 661-2521
Class.:	0110	Public Notices		
Start Date:	01/24/2021	End Date:	01/24/2021	Nb. of Inserts: 1
PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$149.00	
Total Price:	\$149.00		Page 1 of 2	

## 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-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 the 4<sup>th</sup> 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 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 Waddington Solar, LLC (the "Company") by the Agency during the Public Hearing by logging into Zoom Meeting:

<https://us02web.zoom.us/j/84754944252?pwd=OVZp-QUp2Y2FobUJlUOGwVkJlL1FpZz09>  
Meeting ID: 84754944252  
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 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.

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 taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(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 obligation 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](http://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) 379-9606 and electronically at: [rwilliams@slcida.com](mailto:rwilliams@slcida.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. 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: 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://us02web.zoom.us/j/84754944252?pwd=OVZpQUUp2Y2FobUluOGgwVkZlL1FpZz09>  
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

Tax Jurisdictions: St. Lawrence County (the “County”), Town of Waddington (the “Town”) and Madrid-Waddington Central School District (the “District”)

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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>	<u>TOWN/COUNTY</u>	<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.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following members of the Agency were:

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 members of the Agency participated in the meeting telephonically pursuant to Executive Order No. 202.1, as supplemented by subsequent Executive Orders, each as issued by New York State Governor Andrew M. Cuomo, suspending provisions of Article 7 of the Public Officers Law that require public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service.

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 Projects) via teleconference.

After the meeting had been duly called to order, \_\_\_\_\_ announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of Oswegatchie Solar, LLC (the “Company”).

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 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**

**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 Watertown Daily Times on January 24, 2021, respectively, and such notices (together with proof 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 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:

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 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.

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.

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.

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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> Oswegatchie Solar, LLC Project [#4001-20-14]	
2.	<b>Project Description:</b>  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.	<b>Type of Financial Assistance Requested:</b>	Partial Real Property Tax Abatement through a PILOT
4.	<b>Total Amount of Project:</b>	\$6,508,335.66
5.	<b>Benefited Project Amount:</b>	\$6,508,335.66
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$50,000
7.	<b>PILOT Structure, Estimated Real Property Tax Exemption and Estimated PILOT Payments:</b>	20 Year PILOT  Real property tax exemption of \$1,153,971*  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.	<b>Mortgage Recording Tax Exemption</b>	N/A
9.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
10.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
11.	<b>Expiration of the Financial Assistance:</b>	2042

\*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  
(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): Potsdam Canton Edition Friday, January 29, 2021 and  
Massena Ogdensburg Edition Saturday, January 30, 2021 (Oswegatchie)

X

(Signature)

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

(Notary Public)

MY COMMISSION EXPIRES ON

6/15/2023

(SEAL)

MIKI L. CRARY  
Notary Public, State of New York  
No. [REDACTED]  
Qualified in St. Lawrence County  
My Commission Expires June 15, 2023





NORTHERN NY NEWSPAPERS CORP.  
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WATERTOWN, NY 13601-3301  
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PUBLICATION:	WATERTOWN DAILY TIMES - FULL RUN			
AD CLASS:	LEGALS			
01/24 20448965	NOTICE OF PUBLIC HEA	2x0L	1	128.00
01/24	RING ON PROPOSED PRO	236L		
	LORI			
	Affidavit Fee			20.00
	Ad Class Totals:	\$148.00	236.000 line	
	Publication Totals:	\$148.00		

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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: [REDACTED]  
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.

[REDACTED]  
Christa Woodward, Legal Representative

PUBLISHED ON: 01/24

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

Sworn to before me this

29th day of January, 2021

[REDACTED]  
Notary Public

JAMI L EDWARDS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. [REDACTED]  
Qualified in Jefferson County  
My Commission Expires 06-17-2021

# Johnson Newspaper Corporation

Client:	[REDACTED]	ST LAW CTY IDA	Phone:	(315) 379-9806
Class.:	19	COMMERCE Lane 1		CANTON, NY 13617
Ad #	20448965	Requested By:	LORI	Fax:
Sales Rep.:	W312	Scott Parks	Phone:	(315) 782-1000
		[REDACTED]	Fax:	(315) 661-2521
Class.:	0110	Public Notices		
Start Date:	01/24/2021	End Date:	01/24/2021	Nb. of Inserts: 1
PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$148.00	
Total Price:	\$148.00		Page 1 of 2	

## 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-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 the 4<sup>th</sup> day of February, 2021 at 10:00 o'clock a.m., local time, in connection with the Oswegatchie 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://us02web.zoom.us/j/86266104588?pwd=ZEHXZjg4WHF6WTFivZyZcVjNcVRIQT09>  
Meeting ID: 86266104588  
Passcode: 862955

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 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 33.0 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 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.

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 taxes (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. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 87(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 obligation 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 "SEQRA 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](http://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) 379-9806 and electronically at: [rwilliams@slcida.com](mailto:rwilliams@slcida.com). Written comments 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=ZEhXZjg4WHF6WTFlVzY2cVJNcVRlOT09>  
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

Tax Jurisdictions: St. Lawrence County (the “County”), Town of Oswegatchie (the “Town”) and Ogdensburg City School District (the “District”)

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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>	<u>TOWN/COUNTY</u>	<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).

After the meeting had been duly called to order, the Chairman announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of RPNY Solar 1, LLC.

On motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_ the following resolution was placed before members of the St. Lawrence County Industrial Development 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) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF (A) 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 (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.

Section 6. 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.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.	<b>Applicant Name/Project Number:</b> RPNY SOLAR 1, LLC - Project #4001-20-18	
2.	<b>Project Description:</b> RPNY SOLAR 1, LLC plans to undertake 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.	
3.	<b>Type of Financial Assistance Requested:</b>	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.	<b>Total Amount of Project:</b>	\$6,337,000
5.	<b>Benefited Project Amount:</b>	\$6,337,000
6.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	N/A
7.	<b>PILOT Structure and Estimated Net Exemption from PILOT</b>	30 Year PILOT Real property tax exemption of \$2,124,630*  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.
<b>8.</b>	<b>Mortgage Recording Tax Exemption</b>	\$47,522+/-
<b>9.</b>	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
<b>10.</b>	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
<b>11.</b>	<b>Expiration of the Financial Assistance:</b>	2052

\*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 12<sup>th</sup> day of April, 2021

MY COMMISSION EXPIRES ON June 15, 2023

(SEAL)

MIKI L. CRAWY  
Notary Public, State of New York  
No. [REDACTED]  
Qualified 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 CIRCUIT 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. SUMMONS 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 SECTION 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 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/86438758330?pwd=bk9KVStya0R6OFRXZ0Z0ZXlIdUZRUT09> 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](mailto: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.



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>
- 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 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, 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 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](mailto: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 lawful purpose.

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.

VPFA 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 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

- 1 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
- 35 Broad
- 36 The Eternal City
- 37 Golfer's wear
- 38 Calms
- 41 Actor
- 42 Canal zone
- 43 Dorm room
- 44 Sleepers
- 48 Curved molding
- 49 Corn spike
- 50 Pakistani language

1	2	3	4		5	6	7		8	9	10	11
12					13				14			
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51					52				53			

- 51 Office plant
- 52 Reuben bread
- 53 Grate
- Croatia
- 9 Operatic solo
- 10 Hide
- 11 Auction
- 16 Sound booster
- 20 Year-end celebration
- 21 Tempo
- 22 Big fair, for short
- 23 Pager sound
- 24 Stop
- 26 Trucker in a union
- 27 Floral rings
- 28 Nullify
- 29 Always
- 31 Helen's home
- 34 Impudent
- 35 Orville's brother
- 37 Moving day rental
- 38 Starting
- 39 Olympic sled
- 40 Lusty look
- 41 Employ
- 44 Path
- 45 Epoch
- 46 License to drill?
- 47 Dine

Answers found elsewhere in this paper.

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



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

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

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Participation Goal= 6.9%  
Minority Goal= 2.5%**

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NOTICE OF FORMATION

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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-

NOTICE OF FORMATION

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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.



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**North Country EMPLOYMENT**  
To Place Your Ad: 315-265-1000 | [NorthCountryNow.com/Classifieds](http://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:** Full-time, Non-exempt. Deadline: Open Until Filled. Complete announcement and application instructions are available online at: [www.srmt-nsn.gov](http://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 tn

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

**Penski Staffing**  
A @iTech 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](http://www.cortech.net) or Contact our office (315)265-8860.

**IMMEDIATE CONSTRUCTION HELP WANTED**

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

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](mailto:strateconstruction@yahoo.com) Parker Line Striping, Inc. is hiring team members for the LINE STRIPER POSITION. Individuals interested must be able to commit 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 [Melanie@Parkerline.com](mailto:Melanie@Parkerline.com).

Maxfields Kitchen: DAY LUNCH COOKS: Call Larry 315-212-2707

**Pediatric Medical Office**

seeking PART-TIME LPN. Salary commiserate with experience. Excellent retirement benefits. Please mail resume to 31 Hospital Dr Massena NY 13662, or email to [dr Gupta-massena@gmail.com](mailto:dr Gupta-massena@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@hoosiermagnetics.com](mailto:kim@hoosiermagnetics.com)

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](http://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.

**AFFIDAVIT OF PUBLICATION**  
**Watertown Daily Times**

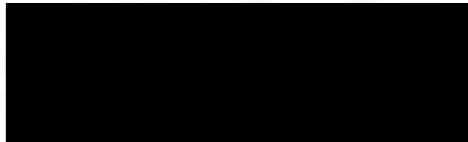
**State of New York,**

**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. Putnam

Printed Name

Subscribed and sworn to before me,

This 13 day of April 2021



Notary Signature

Notary Public Stamp



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## AFFIDAVIT OF PUBLICATION

### Watertown Daily Times

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/86438758330?pwd=bk9KVStya0R6OFRXZ0Z0ZXlldUZrUT09>

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](mailto: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.

Taxable Status Date: March 1, 2022

Tax Year Beginning: 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