



Cortland County

Industrial Development Agency

Agenda for the Cortland County Industrial Development Agency

February 9, 2026 – Noon

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call-

Mike McMahon	Chairman	
Stephen Compagni	Vice Chairman	
Clint Brooks	Secretary	
Deborah Hayden	Treasurer	
Dr. Kathleen Burke	Member	
William McGovern	Member	
Jason Hage	Member	
Melanie Vilardi	Executive Director	
Andrea Skeels	Chief Finance Officer	
Ashley Riehlman	Community Relations Specialist	

Approval of Minutes – January 12,2026

New Business

1. Scott Rd Solar, LLC
 - a. SEQR Determination/Recommendations
 - b. Consideration of Preliminary Inducement
2. Homer Solar Energy Center, LLC - AES Solar
 - a. SEQR Determination/Recommendations
 - b. Consideration of Preliminary Inducement

Old Business

1. 5 Kennedy Parkway Update
2. Homer Ave Bridge Update

Monthly Reports –

1. Finance Report
2. Director's Report

Adjourn –



Cortland County
Industrial Development Agency

Minutes



Cortland County

Industrial Development Agency

Minutes for the regular meeting of the Cortland County Industrial Development Agency

January 12, 2026 – 12:00pm

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Chairman McMahon called the meeting to order at 12:00pm

Michael McMahon	Chairman	Present
Stephen Compagni	Vice Chairman	Present - Zoom
Clint Brooks	Secretary	Present
Deborah Hayden	Treasurer	Present
Dr. Kathleen Burke	Member	Present
William McGovern	Member	Present
Jason Hage	Member	Present
John Sidd	Counsel	Present - Zoom
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehlman	Community Relations Specialist	Absent

Also Present – Michael Ponticello, Marie Weiss, Dr. Amy Kremenek, Robert Edwards, Michael May, John Haugen

Approval of Minutes – December 8, 2025 – Chairman McMahon made a motion to accept the minutes, Mr. McGovern seconded, all in favor, none opposed.

Old Business

- Update on 5 Kennedy Parkway – closing delayed due to the furnace not being operational

Monthly Reports

1. Finance Report
2. Director's Report

Adjourn 12:05pm – Motion to adjourn by Chairman McMahon, Dr. Burke seconded, all in favor, none opposed.



Cortland County
Industrial Development Agency

New Business



Consideration of Preliminary Inducement

Scott Road Solar, LLC

- Application for assistance
- Project Summary
- Project Rationale

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
37 CHURCH STREET
CORTLAND, NEW YORK 13045

APPLICANT: Scott Road Solar, LLC

APPLICANT'S STREET ADDRESS: 143 West Street, Suite C201

CITY: New Milford STATE: CT PHONE NO.: 06776

E-MAIL ADDRESS: prodriguez@seabardsolar.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Pedro Rodriguez / Shawn Brazo / Ryan Clark

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Sweeney Law Firm

NAME OF ATTORNEY: Mark Sweeney

ATTORNEY'S STREET ADDRESS: 16 Jeith Road

CITY: Delmar STATE: NY PHONE NO.: 518-461-6838

E-MAIL ADDRESS: mark@mtsweenylaw.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

1.	Project Name or Number	
2.	Date Application Received by Agency	, 20__
3.	Date Application Referred to Attorney for Review	, 20__
4.	Date Copy of Application Mailed to Members	, 20__
5.	Date Notice of Agency Meeting on Application Posted	, 20__
6.	Date Notice of Agency Meeting on Application Mailed	, 20__
7.	Date of Agency Meeting on Application	, 20__
8.	Date Agency Conditionally Approved Application	, 20__
9.	Date Scheduled for Public Hearing	, 20__
10.	Date Environmental Assessment Form ("EAF") Received	, 20__
11.	Date Agency Completed Environmental Review	, 20__
12.	Date of Final Approval of Application	, 20__

I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")

A. Identity of Company:

1. Company Name: Scott Road Solar, LLC
Present Address: 143 West Street, Suite C201, New Milford, CT
Zip Code: 06776 Employer ID No.: 39-3834031

2. Indicate type of business organization of Company:

a. Corporation. Incorporated in what country? _____;
State: _____; Date Incorporated: _____;
Authorized to do business in New York State? Yes _____ No _____

i. Is the Corporation Publicly Held? Yes _____ No _____. If yes, please list exchanges where stock is traded: _____

ii. If no, list all Stockholders having a 5% or more interest in the Company:

Name	Address	Percentage of Holding

b. Partnership. General or Limited partnership? _____
Name all partners below:

Name	Address	General Partner	Limited Partner

c. Limited Liability Company. Formed in what country US _____;
 State: Delaware _____; Date of Formation: 03-17-2025 _____;
 Authorized to do business in New York State? Yes X No ;
 Name all members below:

Name	Address	Membership Percentage
New Milford Solar Development, LLC	143 West Street, Suite C201, New Milford, CT 06776	100%

d. Sole proprietorship. Name of Sole Proprietor: _____

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: WES-MA Farms, LLC

The Project SPV, Scott Road Solar, LLC is 100% owned by New Milford Solar Development, LLC, and New Milford Solar Development, LLC is owned by WES-MA Farms, LLC. WES-MA Farms, LLC is owned by Gayla Longman 75% and Matthew Longman 25%; Matthew is the signature and operating manager for all SPV's. This is the structure for all our projects' SPV's.

In addition, the land is owned by WES-MA Farms, LLC which is our land-holding company and leases the property to the Project SPV.

B. Management of Company:

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
Shawn Brazo - 143 West Street, Suite C201, New Milford, CT 06776	Manager
Matthew Longman - 143 West Street, Suite C201, New Milford, CT 06776	Operating Manager

C. Company/Management History:

- Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes No X _____.
- Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes No X _____.
- Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes No X _____.

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

II. **PROPOSED PROJECT DATA**

A. **Description of the Project:**

1. Please provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):
The Scott Road Solar, LLC project is a proposed 5MW-AC community solar project to be constructed on approximately 30 acres. The total acreage of the land is 216 acres. A PILOT will increase the financial viability of the project whereas paying the full real property tax would not make this project financially feasible

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):
This renewable energy project requires the Agency's assistance in order to be economically feasible

3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:
 Yes No
4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages):

B. **Location of Project:**

1. Street Address: 331 Houghton Hill Road
2. City:
3. Town: Homer
4. Village:
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: No
6. School District: Homer Central School
7. Tax Parcel Nos.: 45.00-01-14.00

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 30
Attach a map, survey or sketch of the Project site.

[Please see attached Exhibit A](#)

2. Are there existing buildings on the Project Site?

Yes No X. If yes,

a. Indicate each existing building and indicate the approximate size (in square feet) of each building:

[N/A](#)

b. Are the existing buildings in operation? Yes No X.
If yes, describe the present use of each building in operation:

c. Are the existing buildings abandoned? Yes No X;
About to be abandoned? Yes No X. If yes,
describe:

d. Attach photographs of existing buildings. [N/A](#)

3. Utilities Serving the Project Site:

Water: Municipal , Other . If other, describe

Sewer: Municipal , Other . If other, describe

Electric Utility Co.: [National Grid](#)

Natural Gas Utility Co.:

Other Utility Sources:

4. Present Legal Owner of the Project Site:

a. If the Company owns the Project site, indicate:

Date of Purchase: [Rollyn and Christina Farber are the current owners, but the Property will be purchased by WES-MA Farms, LLC; which is an affiliate of the Applicant, prior to the construction of the Project. The portion needed for the Project shall be leased to the Applicant for the construction, operation and maintenance of the Project. The Applicant is responsible for all real estate and property taxes related to the Project Site under the lease. WES-MA Farms, LLC is not seeking an assignment of the financial assistance provided to the Applicant.](#)

Purchase Price: \$1,050,000

b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site?

Yes No . If yes, indicate:

Date Contract Signed: October 29, 2024

Date Ability to Purchase Expires: When all permits are issued

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site?

Yes No . If yes, describe:

Purchase and Sale Agreement

5. Zoning District in which the Project is located: Agricultural

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project?

Yes No . If yes, list below and attach copies of all variances or special permits:

Town of Homer Planning Board Site Plan Approval

D. Description of the Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes No . If yes, indicate number of and size of new buildings:

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes No . If yes, indicate:

a. The number of buildings to be expanded or renovated: _____

b. The size of any expansions: _____

c. The nature of expansion and/or renovation: _____

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

None. The current use of the site is agricultural. The project site is +/- 216 acres, and

+/- 30 acres will be used to build the Project.

E. Description of the Equipment:

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?

Yes No If yes, describe the Equipment:

This is an estimate based on the current procurement availability, but does not affect the size or design of the project, and includes but it is not limited to:
4,806 pv modules of 680W, 19 string inverters of 125kW, one 100kw string inverter, 40 combiner boxes, switch-board, 75kVA Zig-Zag transformer,
7.5kva distribution transformer, PV Monitoring System, required utility poles, switch-gear, load-break switch, wiring, conduits, fencing, ground screws and
required racking system

2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment?

Yes No If yes, please provide detail below:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

Solely for the construction, operation and maintenance of the Project

F. Project Use:

1. What are the principal products to be produced at the Project site?

Generate electricity for the local utility company, and to be used in the property's vicinity

2. What are the principal activities to be conducted at the Project?

Generate electricity for the local utility company, and to be used in the property's vicinity

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

Yes No X . If yes please provide detail:

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation?
Yes No . If yes, please explain:

b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

Yes No . If yes, please explain:

c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

Yes No . If yes, please explain:

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be

reasonably accessible to the residents of the city, town or village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes No . If yes, please provide detail:

e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes ; No . If yes, please explain:

6. If the answers to any of subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes No . If yes, please explain:

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes No X. If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes No . If yes, provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

Yes No . If yes, please provide detail:

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

Yes No . If yes, please provide detail:

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

Yes No . If yes, please discuss in detail the approximate stage of such acquisition:

[Execution of the Purchase and Sale Agreement for the Property, and payments have been made towards such an Agreement. In addition, starting the negotiation of the construction contract with the Engineering Procurement Company](#)

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

Yes No . If yes, please discuss in detail the approximate stage of such acquisition:

[Starting to negotiate Purchase Orders for the equipment necessary for the construction of the Project, and the execution of the construction agreement with the Engineering Procurement Company. In addition to executing the Interconnection Service Agreement \(ISA\) with the utility company, and making the ISA payment so the utility company can start designing and working on their own own upgrades for the project](#) Page ~11~

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures:

Roughly \$1,200,000 including interconnection payments, engineering, real estate, legal and other developments costs directly tied to the Project since October 2024

III. INFORMATION CONCERNING LEASES OR SUBLLEASES OF THE PROJECT
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLLEASE ANY PORTION OF THE PROJECT)

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes No X. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name: _____

Present Address: _____

City: _____ State: _____ Zip: _____

Employer's ID No.: _____

Sublessee is: _____ Corporation; _____ Partnership; _____ Limited Liability Company; _____ Sole Proprietor

Relationship to Company: _____

Percentage of Project to be leased or subleased: _____

Use of Project intended by Sublessee: _____

Date of lease or sublease to Sublessee: _____

Term of lease or sublease to Sublessee: _____

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes No .

If yes, please provide on a separate attachment

- a. details; and
- b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? 100 %

IV. EMPLOYMENT IMPACT

A. Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Retained</u>	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Created</u> by Two years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion**
Present Full Time				
Present Part Time				
First Year Full Time				
First Year Part Time				
Second Year Full Time				
Second Year Part Time				
Total:	0	0	0	0

**For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional		
Administrative		
Production		
Independent Contractors		
Other		

B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:

Project Site Completion Date: Q1 2027

Project Site Occupancy Date: Q1 2027

V. PROJECT COST

A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost:</u>	<u>Amount:</u>
Land Acquisition	\$ <u>1,050,000</u>
Building Construction	\$ <u>11,615,737</u>
Building Renovation	\$ <u>0</u>
Machinery and equipment costs	\$ <u>0</u>
Utilities, roads and appurtenant costs	\$ <u>850,494</u>
Architects and engineering fees	\$ <u>200,000</u>
Costs of Bond issue (legal, financial and printing)	\$ <u>500,000</u>
Construction loan fees and interest (if applicable)	\$ <u>306,410</u>
Other (specify)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL PROJECT COSTS:	\$ <u>14,552,641</u>

B. Have any of the above expenditures already been made by the Applicant?

Yes X No _____. If yes, indicate particulars:

A portion of engineering, legal and utilities fees

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes No _____.
2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes No _____.
3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes No _____.
4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
 - a. N.Y.S. Sales and Compensating Use Taxes: \$ 498,649
 - b. Mortgage Recording Taxes: \$ 138,649
 - c. Real Property Taxes: \$ 835,092

(Please consult with the Agency in calculating the estimated value of the real property tax exemption)

 - d. Other (please specify):

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes _____ No . If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes _____ No . If yes, indicate:
 - a. Principal Amount of Bonds Requested \$ _____
 - b. Maturity Requested _____ Years
 - c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes _____ No _____.

*Typically, we front all the development costs from our own capital, and then pursue construction loans that usually cover 80% of the costs and then turns into a permanent loan once the project is complete

2. What is the approximate amount of private sector financing to be obtained? \$ 13,694,608*. Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes No .
If yes, what is the approximate amount of private sector financing to be secured? \$ 13,694,608.
3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes No .
What is the approximate amount of public sector financing to be obtained? \$.
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes No .
If yes, what is the approximate amount of public sector financing to be secured? \$.
4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant \$ 858,033.
5. Please state the approximate total amount of borrowed funds to be invested in the Project \$ 13,694,608.

VII. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.

D. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

E. **Annual Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.

F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or Owner of the Premises to prepare and submit an environmental assessment and audit report including, but not limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the Owner and/or the Applicant.

All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-13, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made with reports required herein.

- I. **Release:** The Applicant and/or Owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or Owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations and audits.
- J. **Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suit or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency in connection with the Project, may be subject to recapture and/or termination by the Agency under such

terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application including, without limitation, information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

K. False or Misleading Information The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

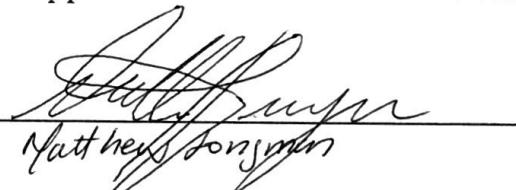
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VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

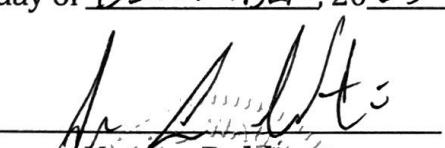
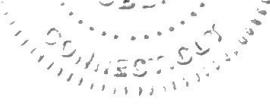
STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss.:

Matthew Longman deposes and says, under the penalties of perjury, that he/she is the member (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of Scott Road Solar LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a LLC (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as member of the applicant and from the books and records of the applicant.

Signature: 

Print Name: Matthew Longman

Sworn to before me this 16
day of DECEMBER, 2025


Notary Public
JAMES L. WAUPOTIC
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2030


SITE DEVELOPMENT PLANS

FOR —

SCOTT ROAD SOLAR, LLC

PROPOSED SCOTT ROAD SOLAR

LOCATION OF SITE

**331 HOUGHTON HILL ROAD, TOWN OF HOMER
CORTLAND COUNTY, NEW YORK STATE
MAP 45.00, BLOCK 1, LOT 14**

REFERENCES AND CONTACTS

REFERENCES

◆ **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 06/19/2025
JOB # /SURVEY JOB # 09-250073
ELEVATIONS: NAVD 1988

◆ **PRELIMINARY SITE PLAN:**
SEABOARD SOLAR
143 WEST STREET, SECOUND FLOOR
NEW MILFORD, CT 06776
DATED: 03/05/2025

GOVERNING AGENCIES

◆ **PLANNING, ZONING COMMITTEE**
31 N MAIN STREET
HOMER, NY 13077
PHONE: (607) 749-4581

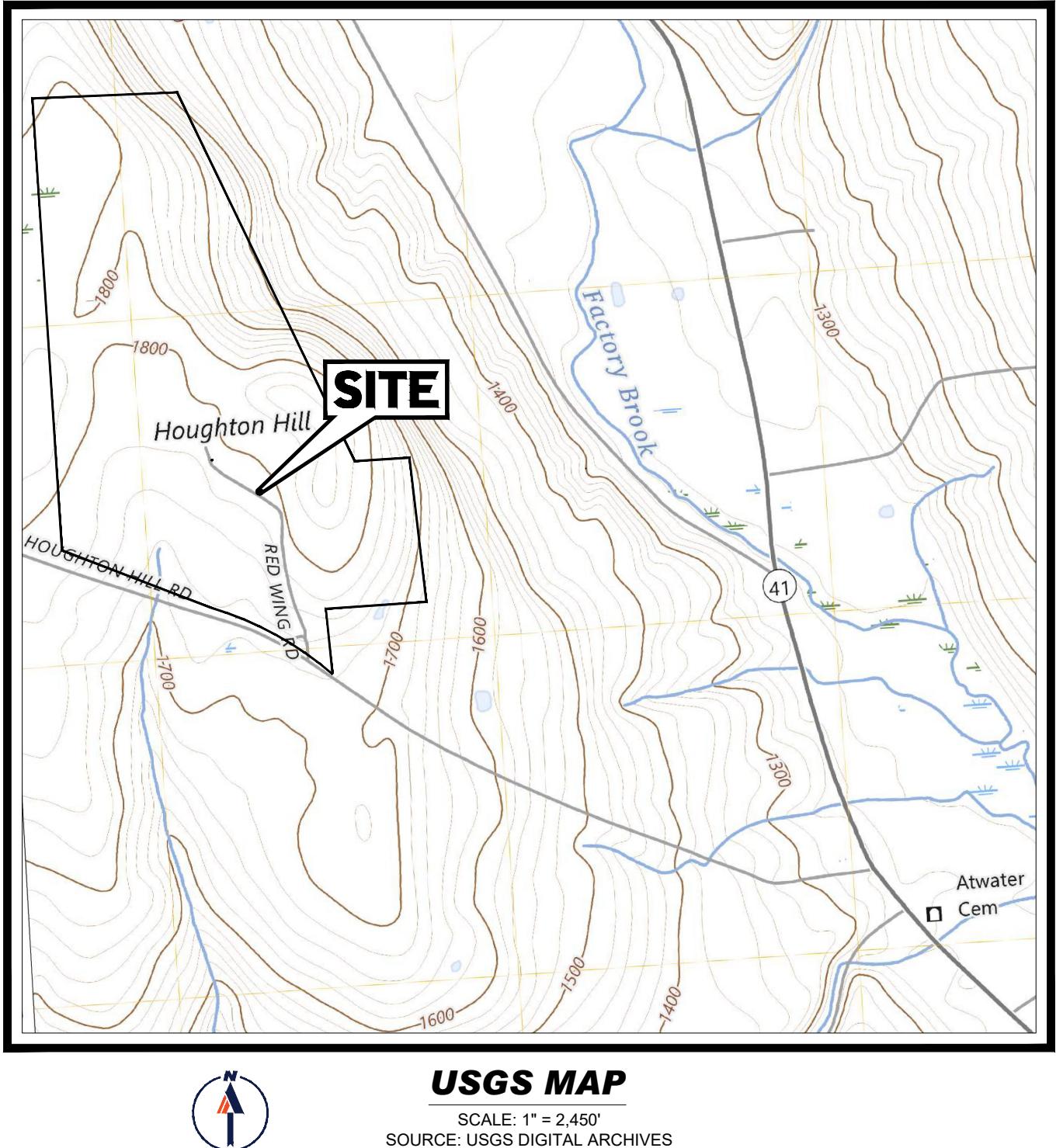
◆ **BUILDING DEPARTMENT**
31 N MAIN STREET
HOMER, NY 13077
PHONE: (607) 749-4581

◆ **FIRE DEPARTMENT**
45 S MAIN STREET
HOMER, NY 13077
PHONE: (607) 749-3121

ROW JURISDICTION

◆ **TRAFFIC, STORMWATER, WATER & SEWER**
DEPARTMENT OF PUBLIC WORKS (DPW)
31 N MAIN STREET
HOMER, NY 13077
PHONE: (607) 749-4581

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP

SCALE: 1" = 2,450'

OWNER

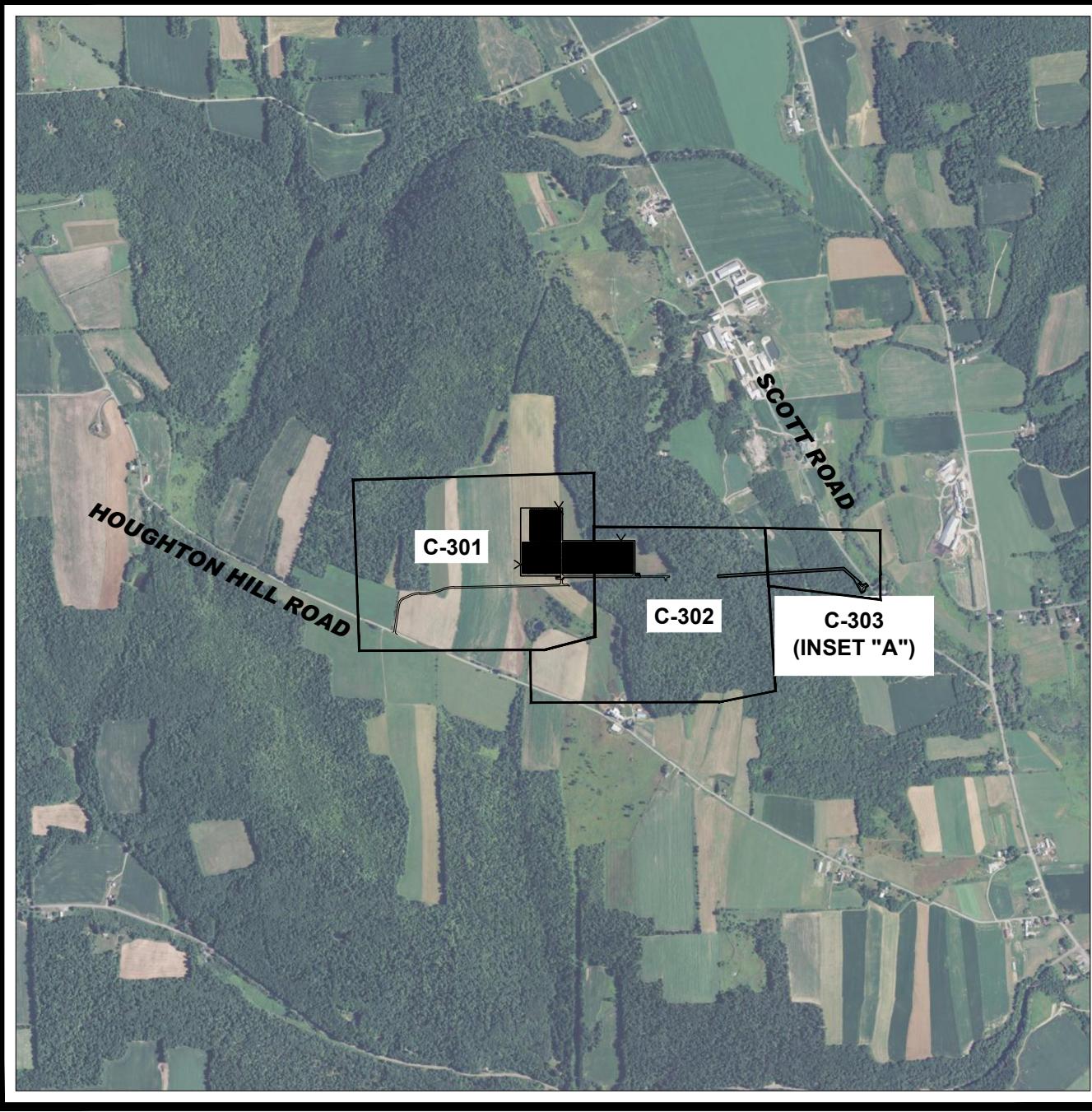
DEVELOPER

SCOTT ROAD SOLAR, LLC
143 WEST STATE STREET, SUITE C201
RYAN CLARK
920.732.0204

PREPARED BY

BOHLER //

CONTACT: STEVE WILSON



KEY MAP

NOT TO SCALE

<u>SHEET INDEX</u>	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
EXISTING CONDITIONS/DEMOLITION PLAN	C-202
EXISTING CONDITIONS/DEMOLITION PLAN	C-203
SITE AND UTILITY PLAN	C-301
SITE AND UTILITY PLAN	C-302
SITE AND UTILITY PLAN	C-303
GRADING AND DRAINAGE/EROSION CONTROL PLAN	C-401
GRADING AND DRAINAGE/EROSION CONTROL PLAN	C-402
GRADING AND DRAINAGE/EROSION CONTROL PLAN	C-403
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-803
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
LANDSCAPE PLAN	L-101
LANDSCAPE PLAN	L-102
LANDSCAPE PLAN	L-103
ALTA SURVEY (BY OTHERS)	1 OF 1

The logo for 811, featuring the number '811' in large, bold, yellow letters with a black outline. Below the '11' is a grey shovel icon.

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PRELIMINARY

WING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

T No.: NYB250073.00-0A
BY: HTW
D BY: SRW
T: 07/09/2025
P-CIVL-PROP

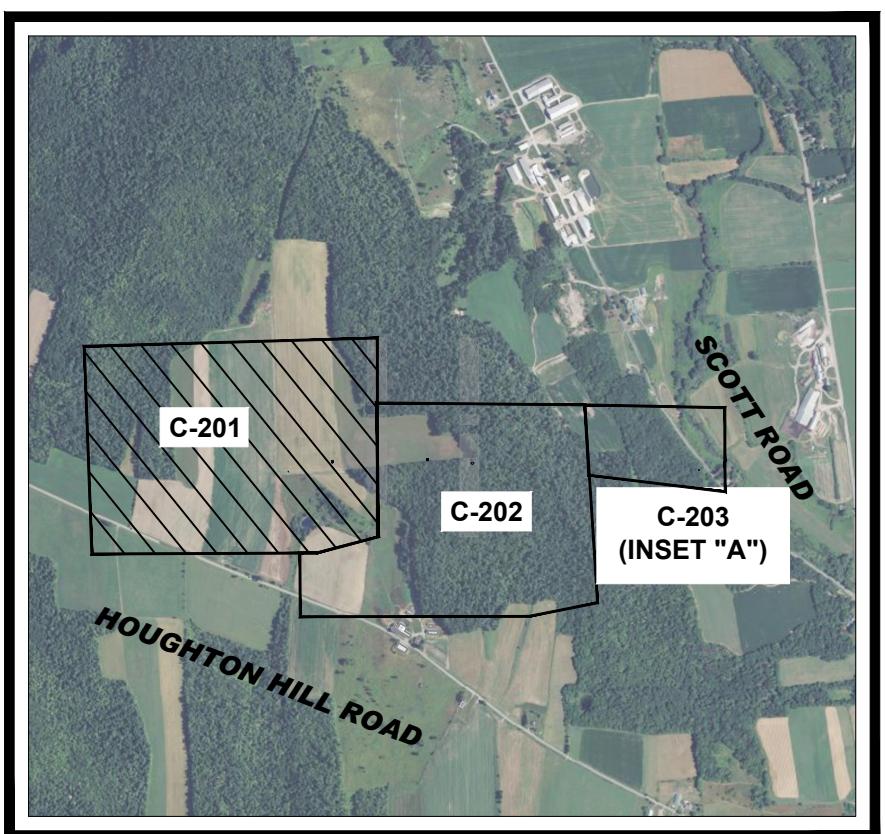
**SITE
DEVELOPMENT
PLANS**

SCOTT ROAD SOLAR, LLC

**SCOTT ROAD SOLAR
TAX MAP:45.00-01-14.00
1 HOUGHTON HILL ROAD
TOWN OF HOMER, CORTLAND
COUNTY, NEW YORK**

TITLE:

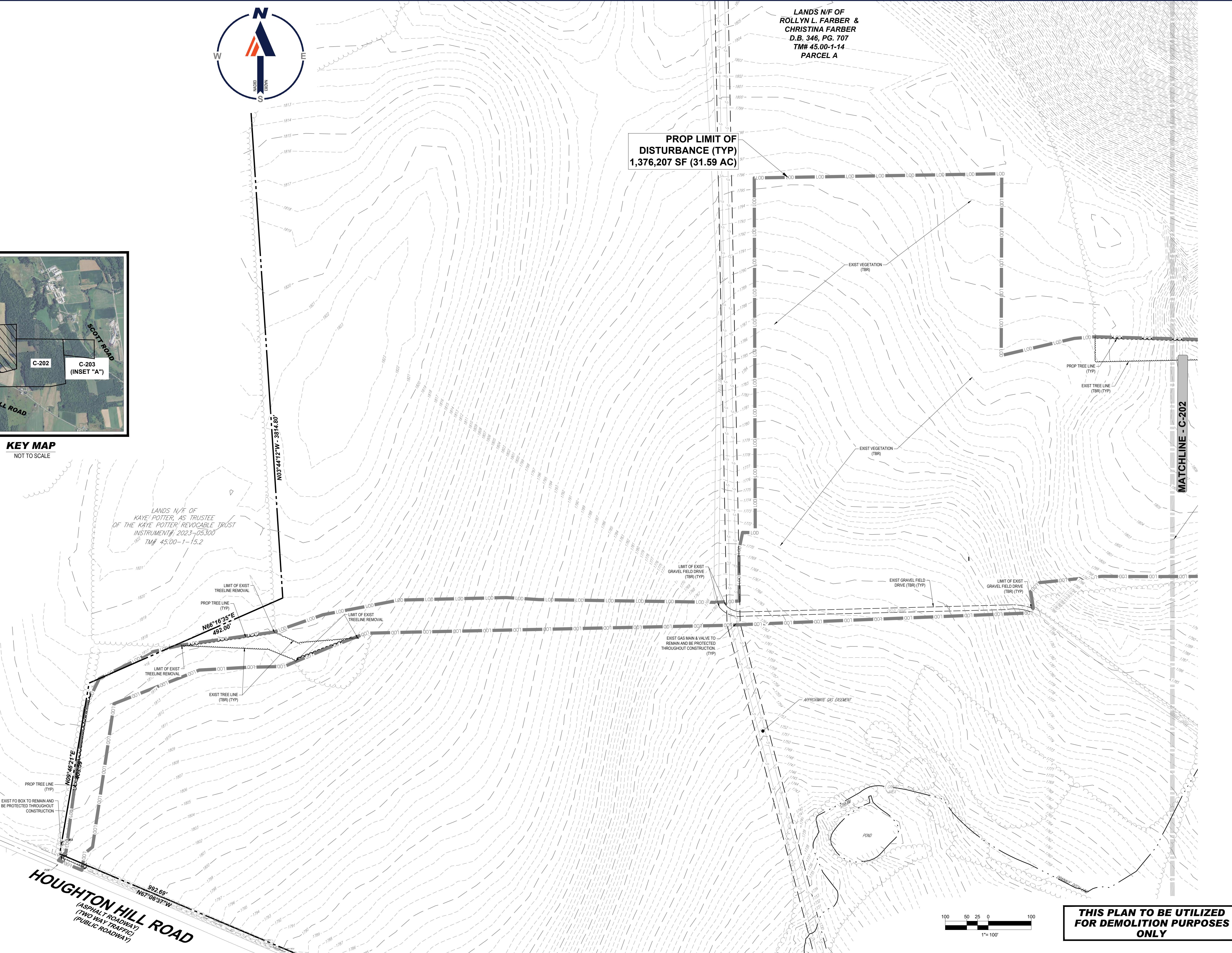
NUMBER:
C.101



KEY MAP

NOT TO SCALE

LANDS N/F OF
KAYE POTTER AS TRUSTEE
OF THE KAYE POTTER REVOCABLE TRUST
INSTRUMENT # 2023-05300
TM# 45.00-1-15.2



PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

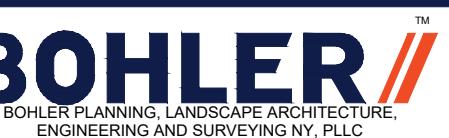
PROJECT No.: NYB250073 00-0A
DRAWN BY: HTW
CHECKED BY: SRW
DATE: 07/09/2025
CAD ID.: P-CIVL-PROP

**SITE
DEVELOPMENT
PLANS**

**SCOTT ROAD
SOLAR, LLC**

SCOTT ROAD SOLAR

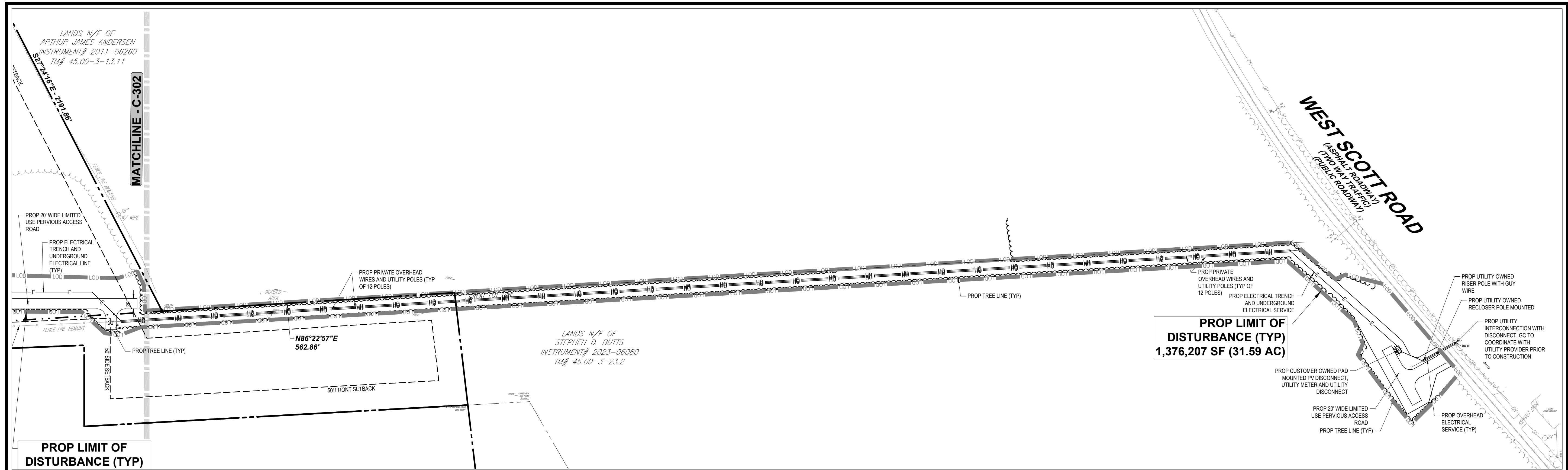
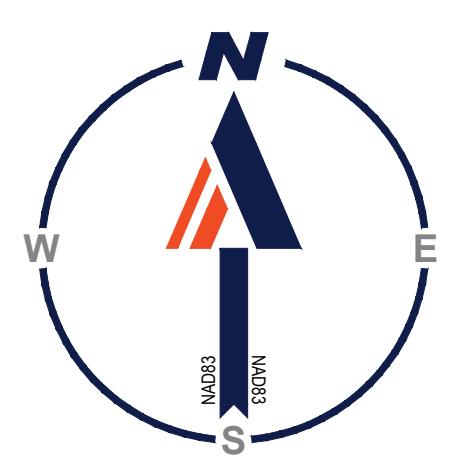
TAX MAP: 45.00-01-14.00
331 HOUGHTON HILL ROAD
TOWN OF HOMER, CORTLAND
COUNTY, NEW YORK



17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
www.BohlerEngineering.com

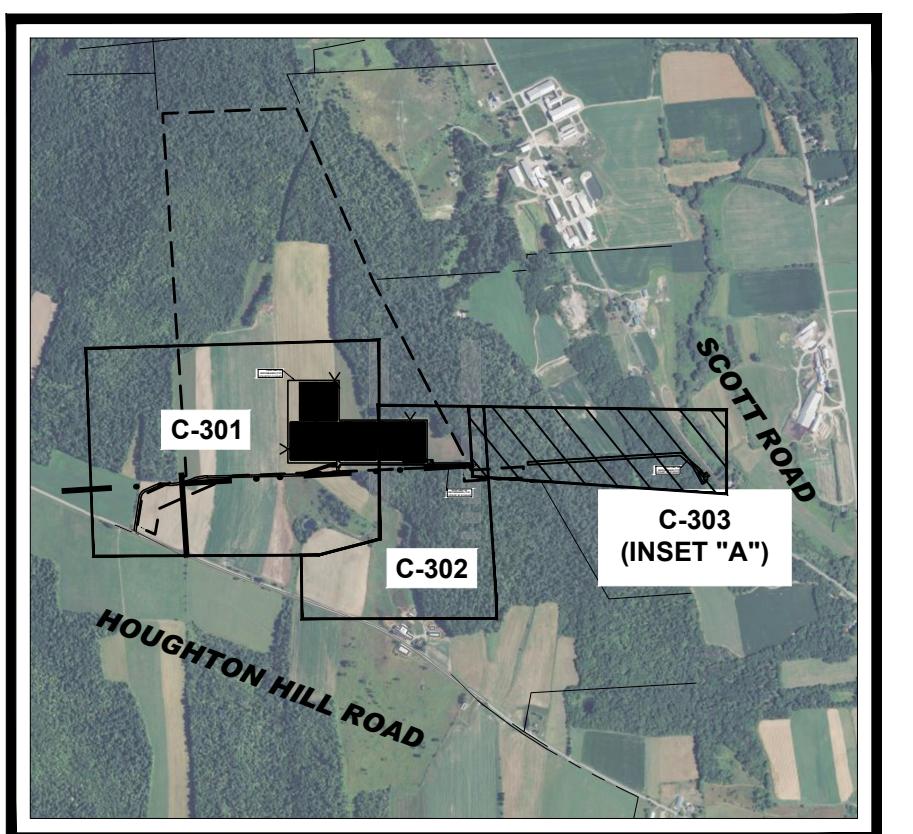
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

**SHEET NUMBER:
C-201**



INSET 'A'

SCALE 1'=100'

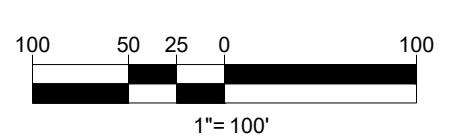


KEY MAP
NOT TO SCALE

TREE CLEARING SHALL ONLY OCCUR BETWEEN OCTOBER 1 AND MARCH 31 (± 2.8 ACRES)

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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PROJECT No.: NYB25073.00-0A
DRAWN BY: HTW
CHECKED BY: SRW
DATE: 07/09/2025
CAD ID.: P-CIVL-PROP

SITE DEVELOPMENT PLANS FOR

SCOTT ROAD SOLAR, LLC

SCOTT ROAD SOLAR

TAX MAP:45.00-01-14.00
331 HOUGHTON HILL ROAD
TOWN OF HOMER, CORTLAND COUNTY, NEW YORK

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BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
ENGINEERING AND SURVEYING, NY, PLLC
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
www.BohlerEngineering.com

**SHEET TITLE:
SITE AND UTILITY PLAN**

**SHEET NUMBER:
C-303**

REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	08/01/2025	PER NYSDAM COMMENTS	AKD SRW
2	12/18/2025	PER TOWN, COUNTY, TDE COMMENTS	AKD SRW
3	02/02/2026	PER TOWN AND TDE COMMENTS	AKD SRW



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PROJECT No.: NYB250073-00-0A
DRAWN BY: HTW
CHECKED BY: SRW
DATE: 07/09/2025
CAD I.D.: P-CIVL-PROP

SITE DEVELOPMENT PLANS

FOR

SCOTT ROAD
SOLAR, LLC

SCOTT ROAD SOLAR

TAX MAP: 45.00-01-14.00
331 HOUGHTON HILL ROAD
TOWN OF HOMER, CORTLAND
COUNTY, NEW YORK

BOHLER

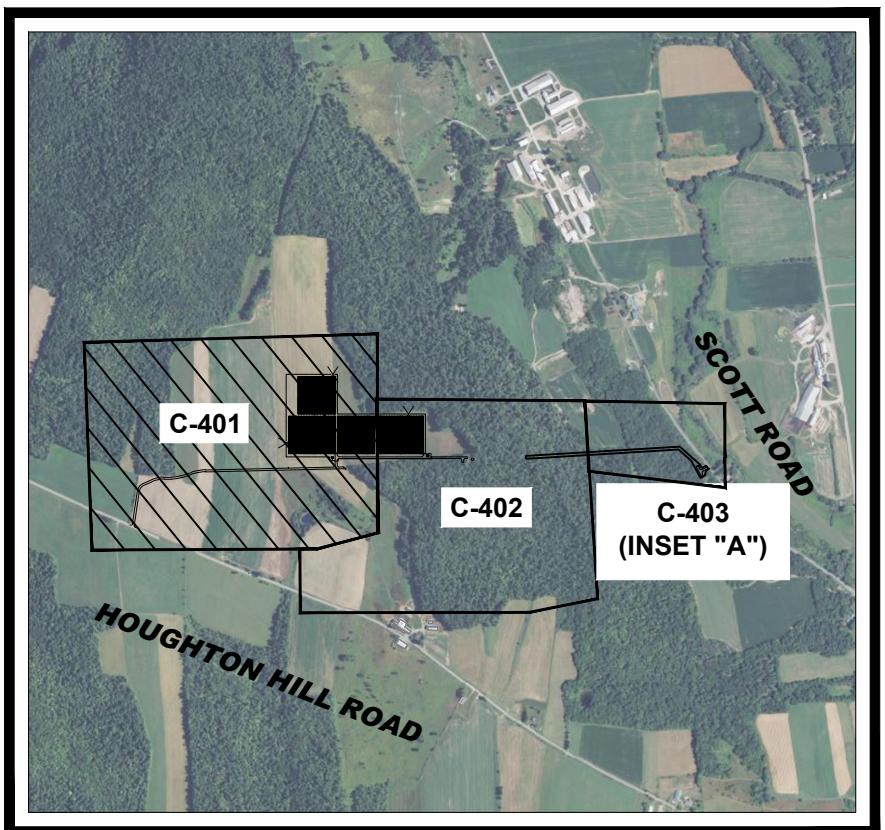
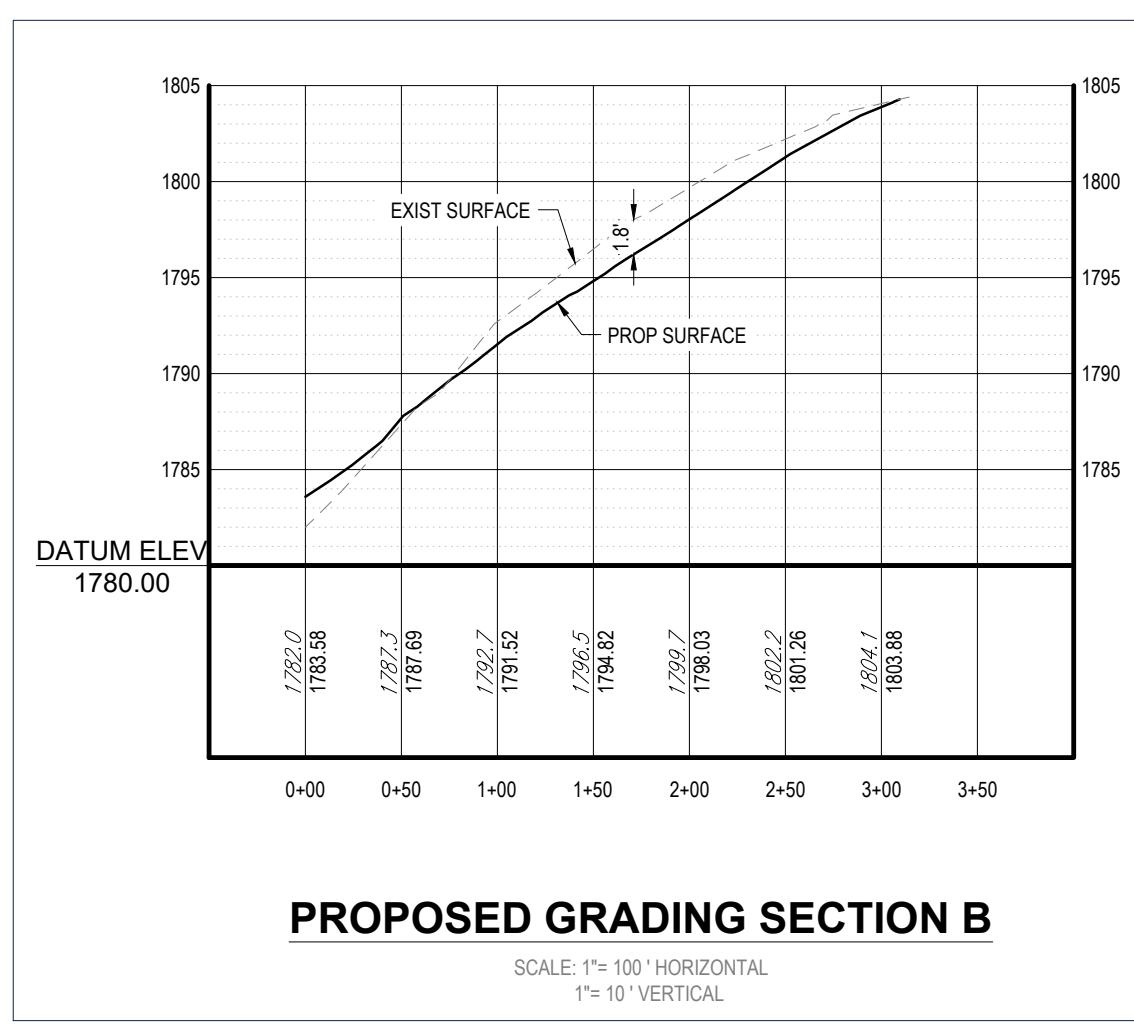
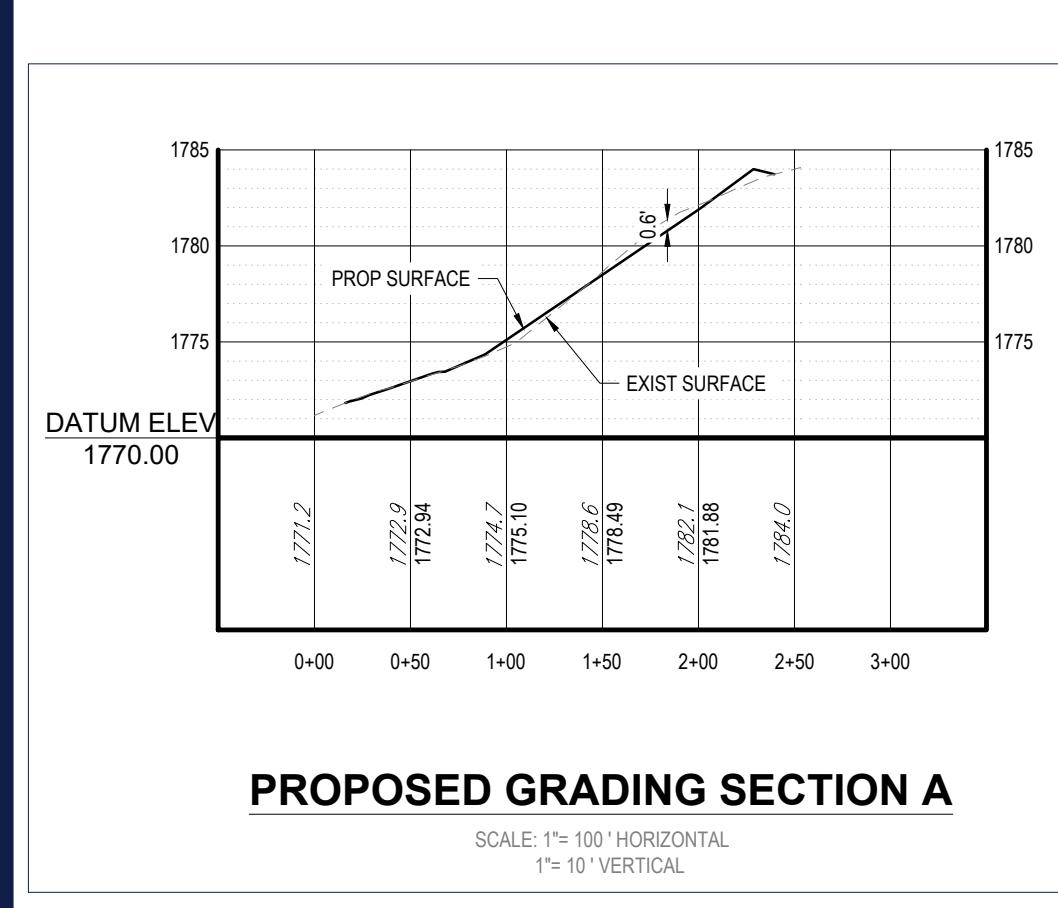
TM
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GRADING AND DRAINAGE/ EROSION CONTROL PLAN

SHEET NUMBER:
C-401

REVISION 3 - 02/02/2026



KEY MAP

NOT TO SCALE

LANDS N/F OF
KAYE POTTER AS TRUSTEE
OF THE KAYE POTTER REVOCABLE TRUST
INSTRUMENT# 2023-05300
TM# 45.00-1-15.2

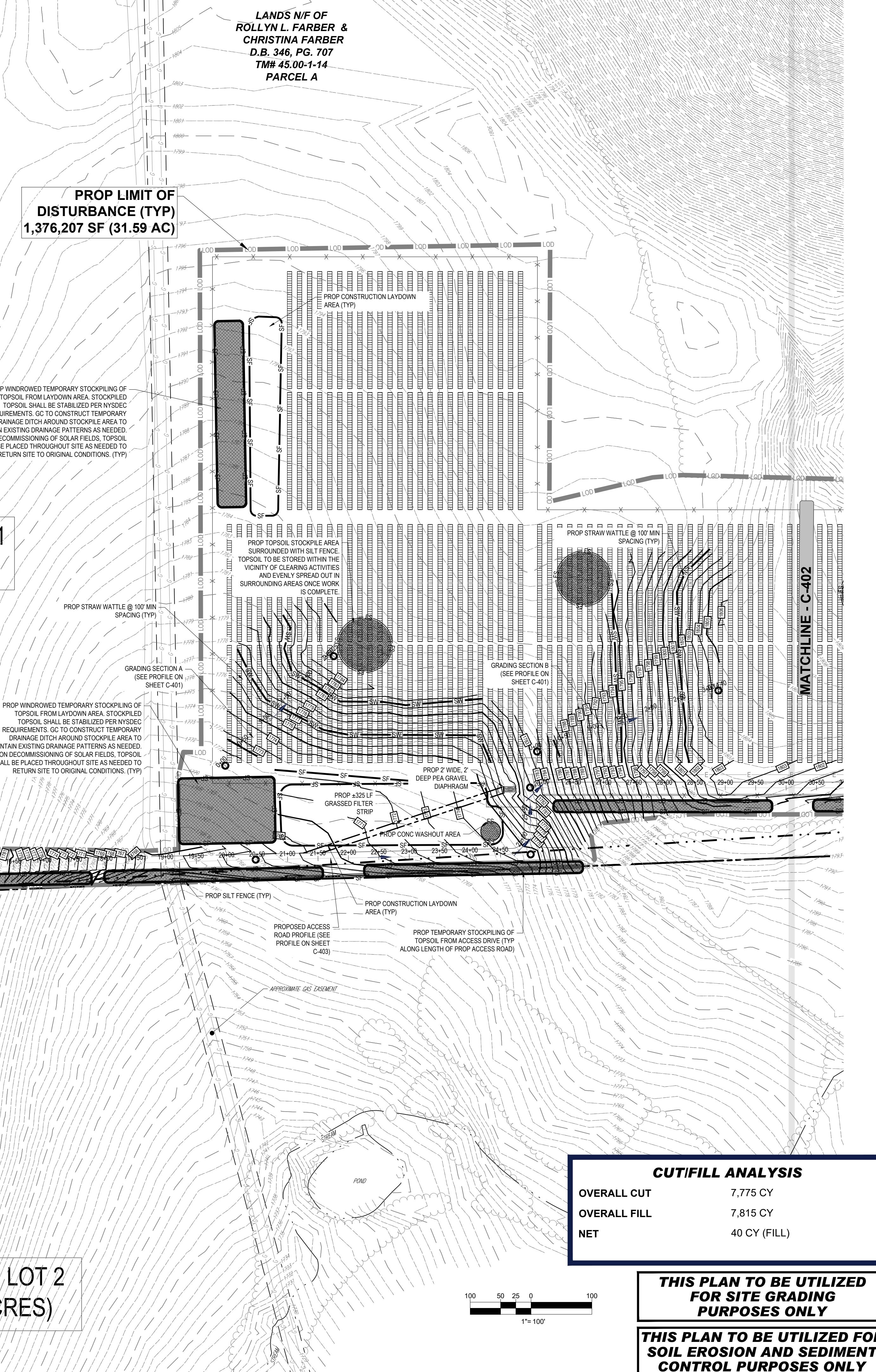
NO 344-12°W 38°44'80"

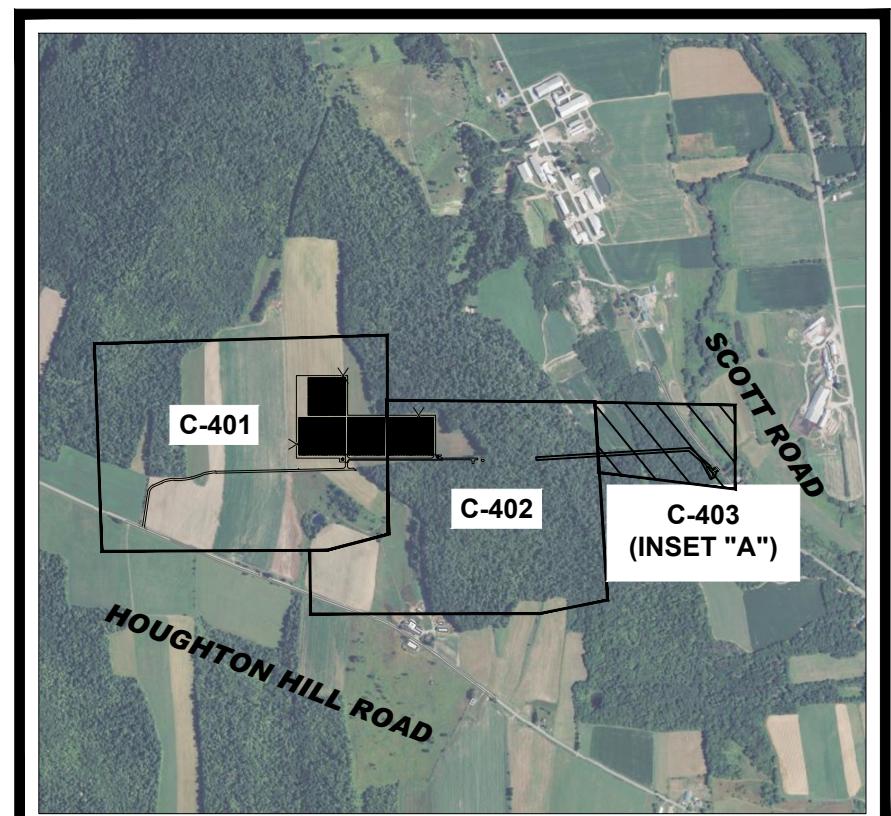
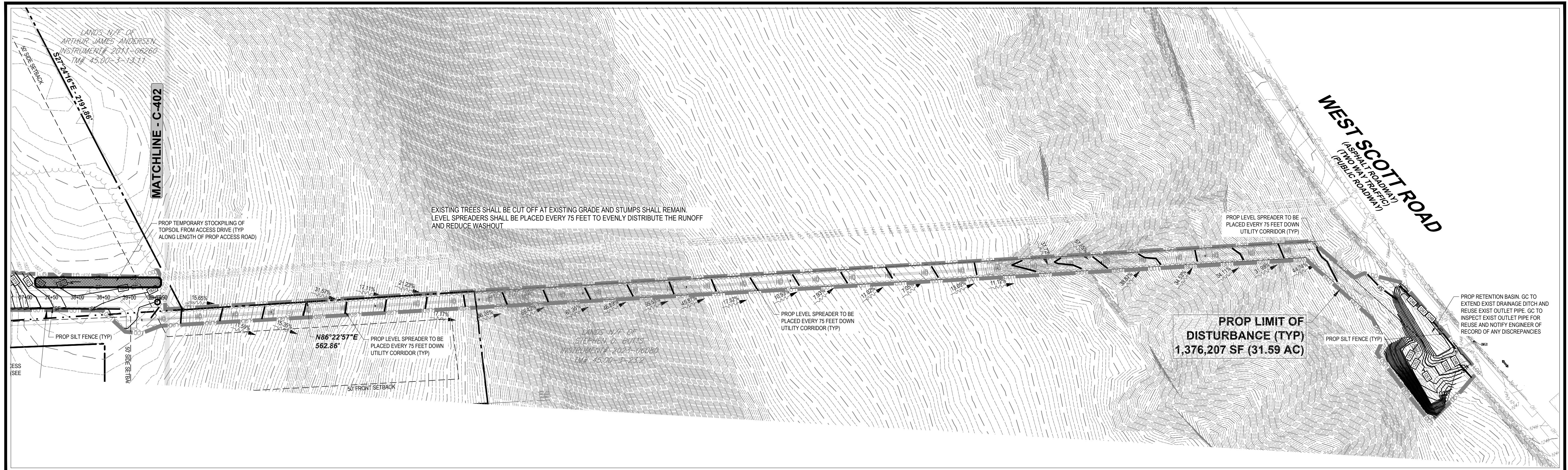
N66°16'35"E 492.00'

N69°46'21"E 992.69'

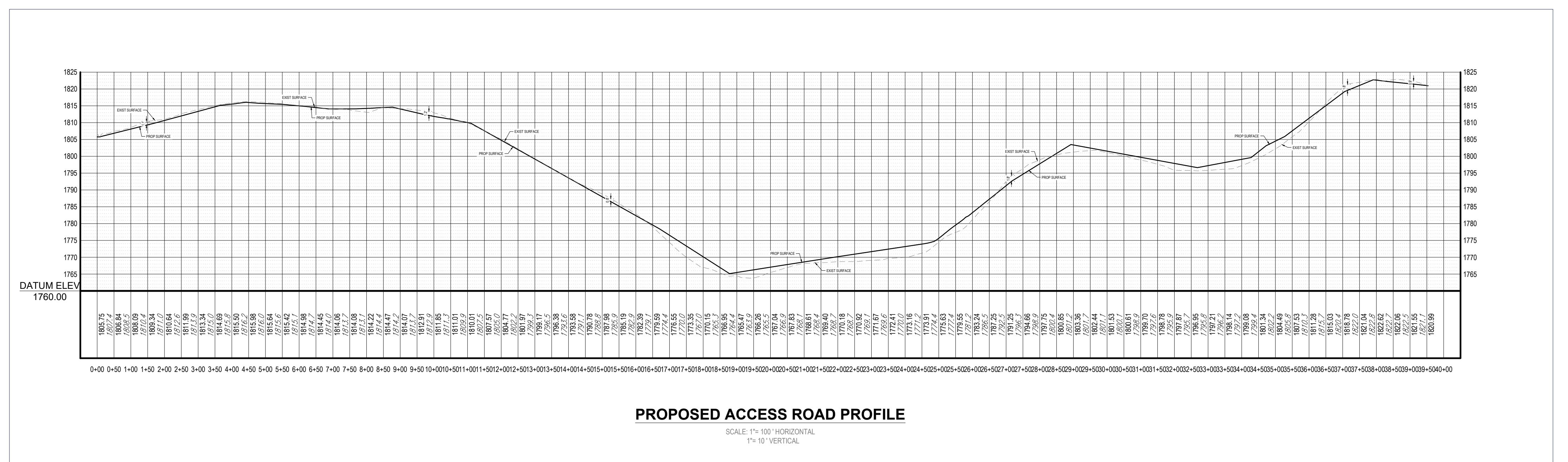
N67°06'37"W

HOUGHTON HILL ROAD
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(PUBLIC ROADWAY)





KEY MAP



PROPOSED ACCESS ROAD PROFILE E

SCALE: 1" = 100' HORIZONTAL
1" = 10' VERTICAL

CUT/FILL ANALYSIS

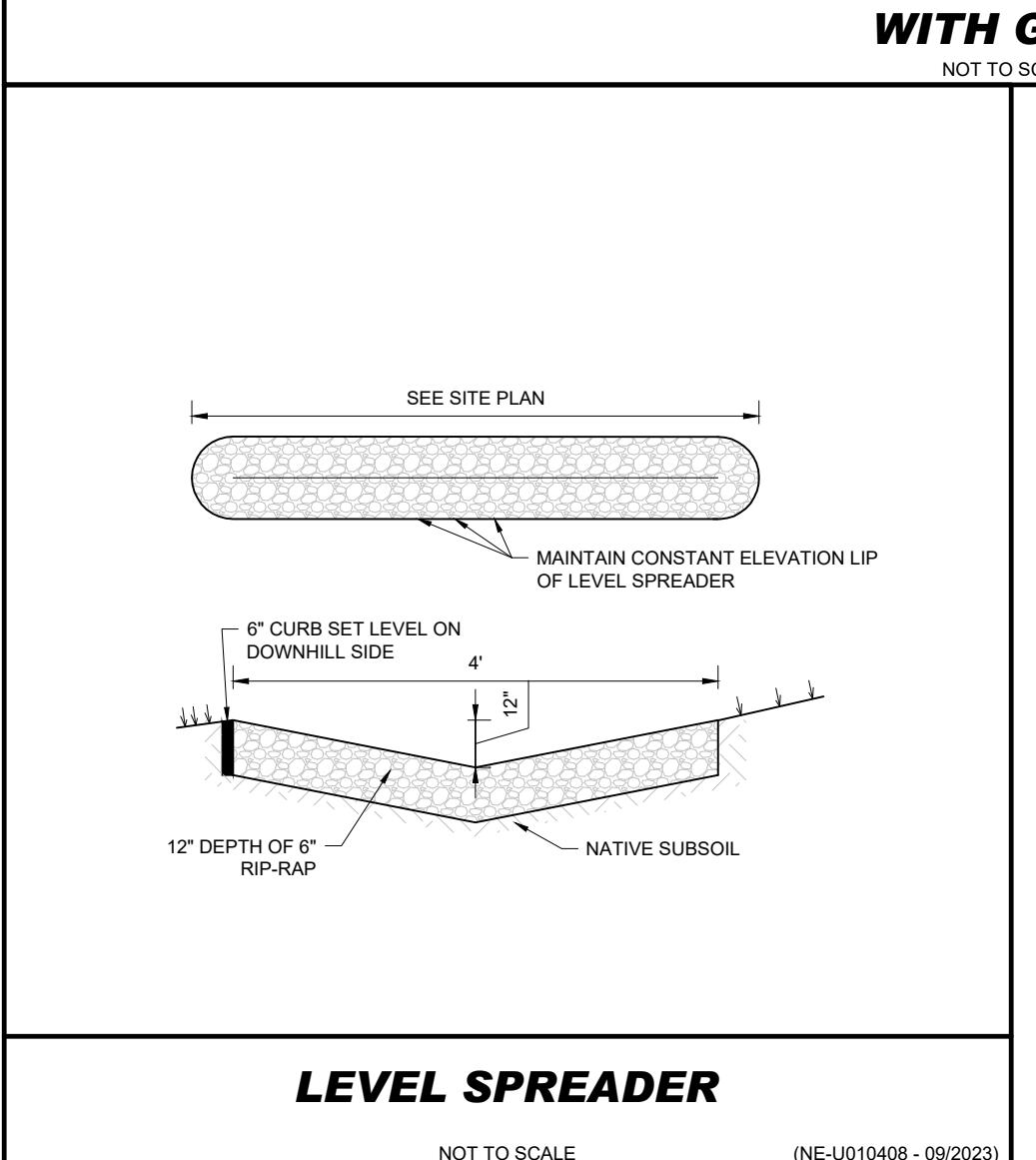
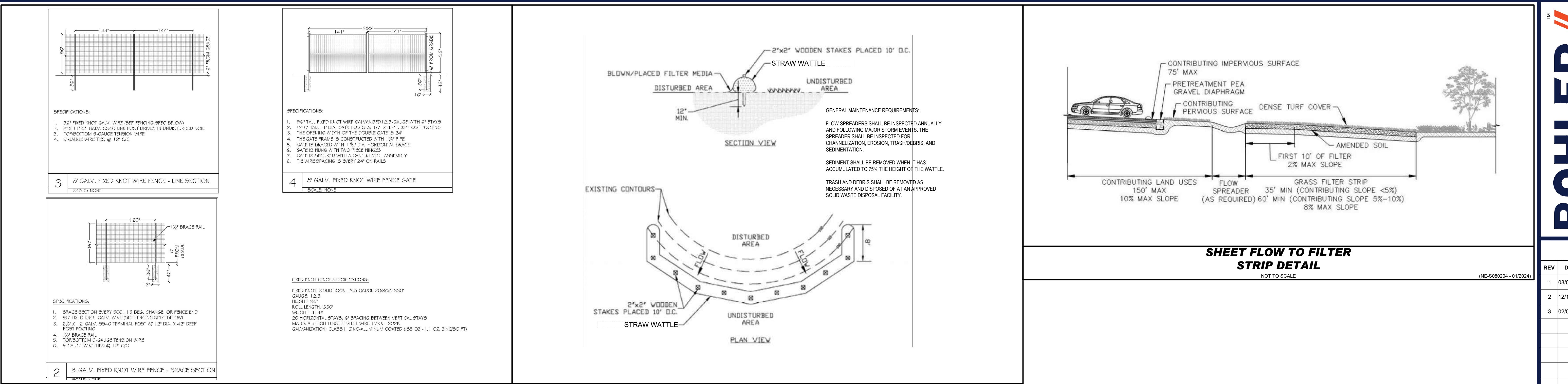
OVERALL CUT	7,775 CY
OVERALL FILL	7,815 CY
NET	40 CY (FILL)

**THIS PLAN TO BE UTILIZED FOR
SOIL EROSION AND SEDIMENT
CONTROL PURPOSES ONLY**

**S PLAN TO BE UTILIZED
FOR SITE GRADING
PURPOSES ONLY**

HEET TITLE:
**GRADING AND
DRAINAGE/
EROSION**

**EXCERPT
CONTROL PLATE
SHEET NUMBER:
C-403**



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PROJECT No.: NYB250073 00-0A
DRAWN BY: HTW
CHECKED BY: SRW
DATE: 07/09/2025
CAD I.D.: P-CIVL-PROP

SITE DEVELOPMENT PLANS

FOR
SCOTT ROAD
SOLAR, LLC

SCOTT ROAD SOLAR
TAX MAP: 45.00-01-14.00
331 HOUGHTON HILL ROAD
TOWN OF HOMER, CORTLAND
COUNTY, NEW YORK

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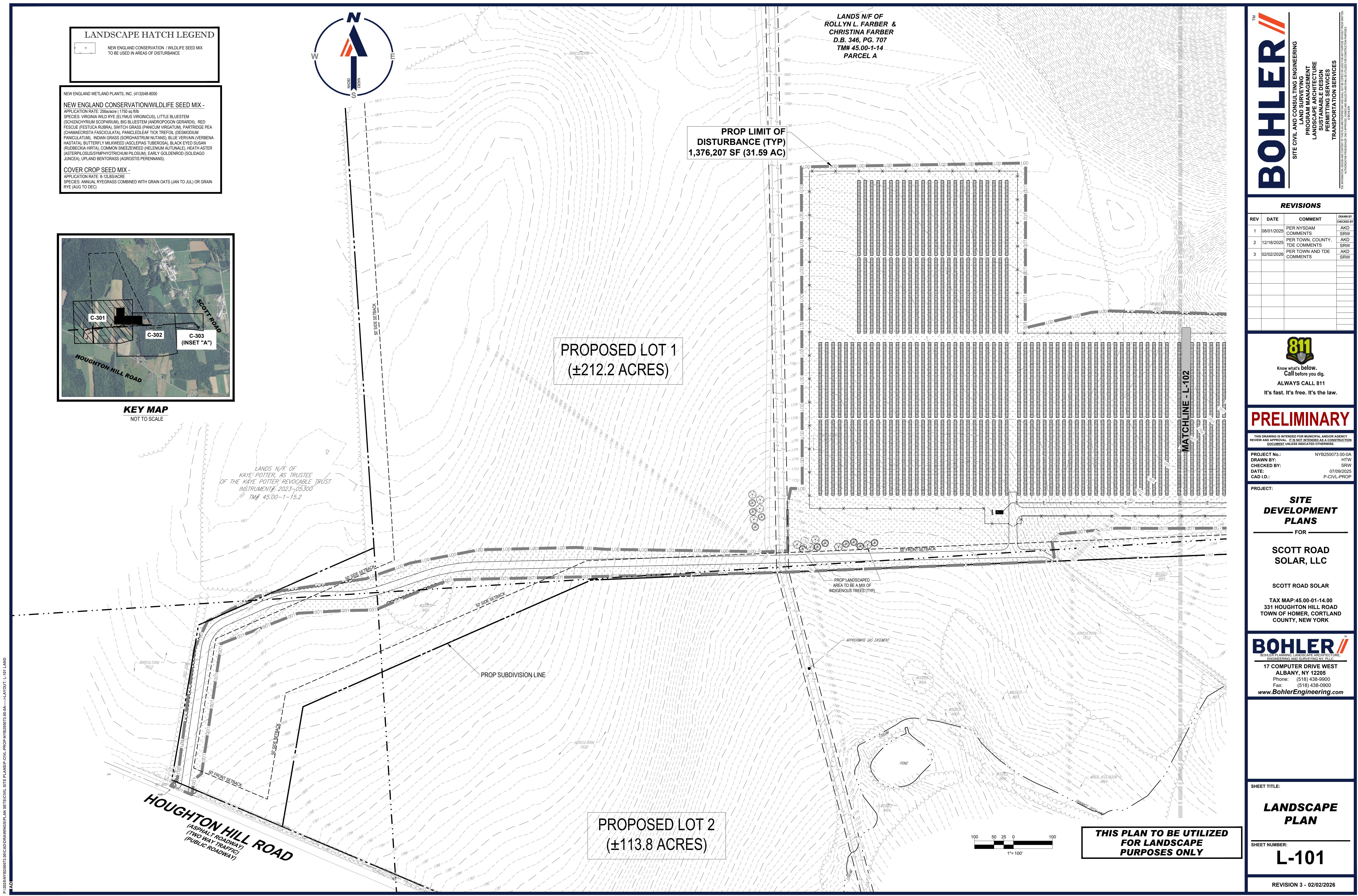
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

REVISION 3 - 02/02/2026





Cortland County Industrial Development Agency

Scott Road Solar, LLC
331 Houghton Hill Road, Homer NY
Monday, February 9, 2026

Project Summary

Project Costs

Value

Total construction project costs:

\$14,552,641

<- as defined by NYS Labor Law 224-a

Construction Economic Impacts

Industry

NAICS

% of Total Investment

Investment by

Type

Power and Communication Line and Related Structures Construction	237130	100%	\$14,552,641
		100%	\$14,552,641

Fiscal Impact Assumptions

Estimated Costs of Incentives

%

Value

PILOT Term (Years)

15

Sales Tax Exemption

\$498,649

Local Sales Tax Rate

4.00%

\$249,325

State Sales Tax Rate

4.00%

\$249,325

Escalation Factor

2%

Mortgage Recording Tax Exemption

\$138,649

Local

75.00%

\$103,987

State

25.00%

\$34,662

Total Costs

\$1,460,549

Includes PILOT exemption, calculated below.

Property Tax Exemption

Year

Year

Property Tax WITHOUT Project

PILOT \$1,000/MW

Property Tax on Full Assessment

Difference in Current vs. PILOT

Difference PILOT vs Full Taxes

1	2026	\$14,736	\$5,000	\$96,417	-\$9,736	-\$91,417
2	2027	\$15,031	\$5,100	\$91,864	-\$9,931	-\$86,764
3	2028	\$15,331	\$5,202	\$86,204	-\$10,129	-\$81,002
4	2029	\$15,638	\$5,306	\$81,128	-\$10,332	-\$75,822
5	2030	\$15,951	\$5,412	\$76,224	-\$10,539	-\$70,812
6	2031	\$16,270	\$5,520	\$71,755	-\$10,750	-\$66,235
7	2032	\$16,595	\$5,631	\$66,432	-\$10,964	-\$60,801
8	2033	\$16,927	\$5,743	\$60,947	-\$11,184	-\$55,204
9	2034	\$17,266	\$5,858	\$55,105	-\$11,408	-\$49,247
10	2035	\$17,611	\$5,975	\$49,497	-\$11,636	-\$43,522
11	2036	\$17,963	\$6,095	\$43,944	-\$11,868	-\$37,849
12	2037	\$18,322	\$6,217	\$39,655	-\$12,105	-\$33,438
13	2038	\$18,689	\$6,341	\$35,150	-\$12,348	-\$28,809
14	2039	\$19,063	\$6,468	\$30,235	-\$12,595	-\$23,767
15	2040	\$19,444	\$6,597	\$25,159	-\$12,847	-\$18,562
Total		\$254,837	\$86,465	\$909,716	-\$168,372	-\$823,251

Year #	Year	HCA for Towns \$4,500/MW	HCA for County \$3,500/MW
1	2026	\$22,500	\$17,500
2	2027	\$22,950	\$17,850
3	2028	\$23,409	\$18,207
4	2029	\$23,877	\$18,571
5	2030	\$24,355	\$18,943
6	2031	\$24,842	\$19,321
7	2032	\$25,339	\$19,708
8	2033	\$25,845	\$20,102
9	2034	\$26,362	\$20,504
10	2035	\$26,890	\$20,914
11	2036	\$27,427	\$21,332
12	2037	\$27,976	\$21,759
13	2038	\$28,535	\$22,194
14	2039	\$29,106	\$22,638
15	2040	\$29,688	\$23,091
Total		\$389,102	\$302,635

	Benefit*	Cost*	Ratio
Local	\$6,954,788	\$1,083,497	6:1
State	\$336,153	\$283,987	1:1
Grand Total	\$7,290,941	\$1,367,483	5:1

Notes

The underlying land taxes are not subject to this request and will remain on the tax rolls. Prior to the sale/lease of this property for this project, the land tax was primarily assessed as agriculture. Therefore, the current underlying land will be reassessed at an industrial rate for those acres with arrays. Fire district tax is a special district tax and is not exempt under the PILOT. Scott Road Solar, LLC will continue to pay a Fire District Tax on the underlying land as well as a new tax on the assessed value of the infrastructure.

Other Considerations: A gain of new tax revenue of \$10,192 is a result of the change in land use from primarily agriculture to industrial. In addition, the fire district tax revenue generated for the 15 year period is approximately \$24,341.

This proposal varies from the agency's Uniform Tax Policy (UTEP), which calls for an overall reduction of 65% of property taxes over a 10- year period. This request is for a 90% reduction over a 15- year period. This deviation is primarily due to Host Community Agreement with the Town of Homer. Additionally, this proposal also departs from the UTEP in that payments will be made to the taxing jurisdictions in each year of the agreement- there are no "zero" years.

Cortland County IDA
Solar Development Project Rationale
Scott Road Solar, LLC
February 9, 2026

Scott Road Solar, LLC proposes \$14.6 million, five (5) Megawatt solar facility.

Overview & Capacity

- **Name:** Scott Road Solar, LLC (often called “*Houghton Hill*”).
- **Owner/Developer:** 100% owned by New Milford Solar Development, LLC
- **Type:** Community solar energy generation facility.
- **Capacity:** 5 megawatts (MW).

Location & Size

- Situated at 331 Houghton Hill Road in the **Town of Homer** in **Cortland County, New York**
- The solar arrays are spread over **approximately 30 acres** of land. The 30 acres is within one tax parcel with a total of 216 acres that will be purchased by the developer.

Project Timeline

- **Development & Permitting:** Began in October 2024 with environmental studies and a land agreement.
- **Construction & Operation:** Construction is expected to start in **2026**, with commercial operation targeted for early **2027**

Scott Road Solar, LLC is seeking a 15-year PILOT from the CCIDA to incentivize the project, which will provide:

- New PILOT revenues of \$1,000/MW to affected taxing entities totaling \$86,465 over the next 15 years (pro rata to the town, county, and school district)
- The project's host communities (“HCA”) will be paid an additional amount over the next 15 years as follows:
 - \$389,102 (\$4,500/MW) to the town of Homer
 - \$302,635 (\$3,500/MW) to Cortland County
 - Total paid for HCAs will be \$691,737
- Provide the Town an additional \$24,341 in fire district revenue over the next 15 years
- Maintain current tax obligations on the underlying property and generate an additional \$152,884 over the term of the PILOT as the assessment basis moves from agricultural to industrial
- Employ a base of local construction workers to assemble the site with payroll estimated at approximately \$6.4 million
- Reduce New York State's reliance on fossil fuels following the Climate Leadership and Community Protection Act (CLCPA)

The town of Homer conducted the environmental review, was involved in the host community agreement negotiation, and is supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on February 9, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Stephen Compagni	Vice Chairman
Clinton Brooks	Secretary
Deborah Hayden	Treasurer
Kathleen Burke	Member
William McGovern	Member
Jason Hage	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

**RESOLUTION DETERMINING THAT A PROJECT FOR
SCOTT ROAD SOLAR, LLC TO CONSTRUCT A FIVE
MEGAWATT COMMUNITY SOLAR PROJECT WILL
REQUIRE NO DETERMINATION OF SIGNIFICANCE OR
ADDITIONAL SEQRA REVIEW.**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred

to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Scott Road Solar, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a ± 30 acre parcel of land (the "Land") located at 331 Houghton Hill Road in the Town of Homer, Cortland County, New York (2) construction of a 5 MW AC solar photovoltaic facility and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, Facility and 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 taxes, real estate transfer taxes, mortgage recording taxes and real property 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, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended ("SEQRA") and the regulations adopted pursuant thereto by the New York State Department of Environmental Conservation (the "SEQRA Regulations"), no agency involved in an action may undertake, fund or approve the action until the requirements of SEQRA have been complied with; and

WHEREAS, a coordinated SEQRA review of the Project was undertaken by the Town of Homer Planning Board (the "Planning Board") acting as lead agency; and

WHEREAS, on or about February 5, 2026, the Planning Board determined that the Project would not cause a significant adverse environmental impact (a "Negative Declaration"); and

WHEREAS, Section 617.6(b)(3) of the SEQRA Regulations provides that if a lead agency exercises due diligence in identifying all other involved agencies and provides written notice of its determination of significance to the identified involved agencies, then no involved agency may later require the preparation of an EAF, a negative declaration or an EIS in connection with the action, and the determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies; and

WHEREAS, the Planning Board duly identified the Agency as an involved agency and provided the Agency with written notice of its Negative Declaration.

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

Section 1. The Planning Board duly recognized the Agency as an involved agency while conducting a coordinated SEQRA review of the Project and provided written notice to the Agency that it had issued a Negative Declaration.

Section 2. The Planning Board's Negative Declaration stands in full force and effect and is binding upon the Agency.

Section 3. Based upon the foregoing, no determination of significance will be issued by the Agency and no further SEQRA review of the Project is required by the Agency.

Section 4. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	_____
Stephen Compagni	VOTING	_____
Clinton Brooks	VOTING	_____
Deborah Hayden	VOTING	_____
Kathleen Burke	VOTING	_____
William McGovern	VOTING	_____
Jason Hage	VOTING	_____

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 9, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far 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 respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through 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 rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 9th day of February, 2026.

Clinton Brooks, Secretary

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on February 9, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Stephen Compagni	Vice Chairman
Clinton Brooks	Secretary
Deborah Hayden	Treasurer
Kathleen Burke	Member
William McGovern	Member
Jason Hage	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

**RESOLUTION TAKING PRELIMINARY OFFICIAL ACTION
TOWARD THE ACQUISITION, CONSTRUCTION,
INSTALLATION AND LEASING OF A CERTAIN
COMMERCIAL PROJECT FOR SCOTT ROAD SOLAR,
LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal

Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Scott Road Solar, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a ± 30 acre parcel of land (the "Land") located at 331 Houghton Hill Road in the Town of Homer, Cortland County, New York (2) construction of a 5 MW AC solar photovoltaic facility and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, Facility and 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 taxes, real estate transfer taxes, mortgage recording taxes and real property 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 Agency has given due consideration to the Application and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Cortland County, New York, and (B) the completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed 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 a plant or facility of the Company or any other proposed occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York by undertaking the Project in Cortland County, New York; 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"), by resolution adopted by the members of the Agency on February 9, 2026 (the "SEQR Resolution"), the Agency has determined that it was an involved agency in a coordinated SEQRA review of the Project undertaken by the Town of Homer Planning Board (the "Planning Board") acting as lead agency and that the negative declaration issued by the Planning Board following the coordinated review is binding on the Agency; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project;

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

Section 1. The Agency has reviewed the Application and based upon the representations made by the Company to the Agency in the Application and at this meeting and, based thereon, the Agency hereby makes the following findings and determinations with respect to the Project:

(A) The Project constitutes a "project" within the meaning of the Act; and

(B) The completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York and the completion of the Project Facility will not result in the abandonment of a plant or facility of a proposed occupant of the Project Facility located in the State of New York.

(C) The Project Facility will not constitute a project where facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project; and

(D) The granting of the Financial Assistance by the Agency with respect to the Project, through the granting of the various tax exemptions described in Section 2(D) of this Resolution, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Cortland County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

Section 2. If, following full compliance with the Act, including the public hearing requirements set forth in Section 859-a of the Act, the Agency adopts a future resolution (the "Future Resolution") determining to proceed with the Project and to grant the Financial Assistance with respect thereto and the Company complies with all conditions set forth in the Future Resolution, then the Agency will (A) acquire an interest in the Project Facility from the Company pursuant to a deed, lease agreement or other documentation to be negotiated between the Agency and the Company (the "Acquisition Agreement"); (B) construct the Facility and acquire and install the Equipment in the Facility or elsewhere on the Land; (C) lease (with the obligation to purchase) or sell the Project Facility to the Company pursuant to a lease agreement or an installment sale agreement (hereinafter the "Project Agreement") between the Agency and the Company whereby the Company will be obligated, among other things, (1) to make payments to the Agency in amounts and at times so that such payments will be adequate to enable the Agency to timely pay all amounts due on the Acquisition Agreement and (2) to pay all costs incurred by the Agency with respect to the Project and/or the Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes and the reasonable fees and expenses incurred by the Agency with respect to or in connection with the Project and/or the Project Facility, and (D) provide the Financial Assistance with respect to the Project, in accordance with the Agency's uniform tax exemption policy, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the Office of the County Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, (3) exemption from deed transfer taxes and real estate transfer gains taxes on real estate transfers to and from the Agency with respect to the Project, and (4) exemption from real estate taxes (but not including special assessments and special ad valorem levies) relating to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility.

Section 3. If the Agency adopts the Future Resolution, the undertaking and completing of the Project by the Agency, and the granting of the Financial Assistance with respect to the Project as contemplated by Section 2 of this Resolution, shall be subject to: (A) the determination by the members of the Agency to proceed with the Project following a determination by the members of the Agency that all requirements of SEQRA that relate to the Project have been fulfilled; (B) agreement by the Agency and the Company on mutually acceptable terms for the conveyance of the Land to the Agency; (C) agreement between the Company and the Agency as to payment by the Company of payments in lieu of taxes with respect to the Project Facility, together with the administrative fee of the Agency with respect to the Project; (D) a determination by the members of the Agency to proceed with the granting of the Financial Assistance with respect to the Project following a determination by the members of the Agency that the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act have been complied with; (E) the Agency's uniform tax exemption policy or 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 must follow the procedures for deviation from such policy set forth in Section

874(b) of the Act prior to granting such portion of the Financial Assistance; and (F) the following additional condition(s): the Company entering Host Community Agreements with Cortland County and the Town of Homer in form and substance approved by the Agency.

Section 4. The officers, agents and employees of the Agency are hereby authorized, empowered and directed to proceed with the undertakings provided for herein on the part of the Agency and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of this Resolution.

Section 5. John P. Sidd, Esq., of the law firm of Hancock Estabrook 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 and others to prepare for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 6. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 7. The Executive Director of the Agency, prior to the granting of any Financial Assistance with respect to the Project, after consultation with Special Counsel, is authorized (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in the city, town or village where the Project Facility will be located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is to be located, such notice to comply with the requirements of Section 859-a of the Act and to be published no fewer than ten (10) days prior to the date established for such public hearing; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located no fewer

than ten (10) days prior to the date established for said public hearing; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at said public hearing to be promptly prepared.

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

Section 9. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	_____
Stephen Compagni	VOTING	_____
Clinton Brooks	VOTING	_____
Deborah Hayden	VOTING	_____
Kathleen Burke	VOTING	_____
William McGovern	VOTING	_____
Jason Hage	VOTING	_____

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 9, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far 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 respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through 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 rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 9th day of February, 2026.

Clinton Brooks, Secretary



Consideration of Preliminary Inducement

Homer Solar Energy Center, LLC

AES

- Application for assistance
- Project Summary
- Project Rationale

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
37 CHURCH STREET
CORTLAND, NEW YORK 13045

APPLICANT: Homer Solar Energy Center, LLC

APPLICANT'S STREET ADDRESS: 292 Madison Avenue, Floor 15

CITY: New York **STATE: NY** **PHONE NO.: (303) 597-8778**

E-MAIL ADDRESS: chloe.pruett@aes.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Chloe Pruett

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Young/Sommer LLC

NAME OF ATTORNEY: Robert Panasci

ATTORNEY'S STREET ADDRESS: 5 Palisades Drive

CITY: Albany **STATE: NY** **PHONE NO.: (518) 438-9907**

E-MAIL ADDRESS: RPanasci@youngsommer.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

1.	Project Name or Number	_____
2.	Date Application Received by Agency	, 20____
3.	Date Application Referred to Attorney for Review	, 20____
4.	Date Copy of Application Mailed to Members	, 20____
5.	Date Notice of Agency Meeting on Application Posted	, 20____
6.	Date Notice of Agency Meeting on Application Mailed	, 20____
7.	Date of Agency Meeting on Application	, 20____
8.	Date Agency Conditionally Approved Application	, 20____
9.	Date Scheduled for Public Hearing	, 20____
10.	Date Environmental Assessment Form ("EAF") Received	, 20____
11.	Date Agency Completed Environmental Review	, 20____
12.	Date of Final Approval of Application	, 20____

I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")

A. Identity of Company:

1. Company Name: **Homer Solar Energy Center, LLC**
Present Address: **2180 S 1300 E, Suite 500**
Zip Code: **84106** Employer ID No.: **86-2283998**

2. Indicate type of business organization of Company:

a. Corporation. Incorporated in what country? _____;
State: _____; Date Incorporated: _____;
Authorized to do business in New York State? Yes _____ No _____
i. Is the Corporation Publicly Held? Yes _____ No _____. If yes, please list exchanges where stock is traded: _____
ii. If no, list all Stockholders having a 5% or more interest in the Company:

Name	Address	Percentage of Holding

b. Partnership. General or Limited partnership? _____
Name all partners below:

Name	Address	General Partner	Limited Partner

c. Limited Liability Company. Formed in what country **USA**
 State: **Delaware** Date of Formation: **12/18/2020**
 Authorized to do business in New York State? Yes No _____;
 Name all members below: **See Exhibit 1**

Name	Address	Membership Percentage

d. Sole proprietorship. Name of Sole Proprietor: _____

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: _____

B. Management of Company:

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
Joshua Baird	Senior Director, NY Development
Neil Habig	Director, NY Development
Sasha Kran	Senior Manager, NY Development
Chloe Pruitt	Developer

C. Company/Management History:

1. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes _____ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes _____ No
3. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes _____ No

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

II. PROPOSED PROJECT DATA

A. Description of the Project:

1. Please provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):

The Project is a 90-megawatt alternating current (MW-AC) photovoltaic solar facility located on approximately 600 acres of leased private land in the Towns of Homer, Cortlandville, and Solon within Cortland County, New York. See Exhibit 1 for additional details on the Project.

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):

The Agency's financial assistance will help mitigate the risks associated with this project, support the project economics, keep the project competitive with similar projects in the state. The Project would not be feasible without the Agency's financial assistance. See Exhibit 2 for additional details.

3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:

Yes

No

4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages):

The Project will not be built without the Agency's financial assistance.

B. Location of Project:

1. Street Address: See **Exhibit 3** for all project parcel details
2. City: N/A
3. Town: Homer, Cortlandville, and Solon
4. Village: N/A
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: No
6. School District: Homer Central SD and McGraw Central SD
7. Tax Parcel Nos.: See **Exhibit 3** for all project parcel details

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: **600 acres**
Attach a map, survey or sketch of the Project site.

See Exhibit 4

2. Are there existing buildings on the Project Site?
Yes **X** No _____. If yes,
 - a. Indicate each existing building and indicate the approximate size (in square feet) of each building:
The final site plan will avoid all buildings.

- b. Are the existing buildings in operation? Yes _____ No _____.
If yes, describe the present use of each building in operation:
N/A

- c. Are the existing buildings abandoned? Yes _____ No _____.
About to be abandoned? Yes _____ No _____. If yes,
describe:
N/A

- d. Attach photographs of existing buildings. **N/A**

3. Utilities Serving the Project Site:

Water: Municipal ___, Other ___. If other, describe **N/A**

Sewer: Municipal ___, Other ___. If other, describe **N/A**

Electric Utility Co.: **National Grid**

Natural Gas Utility Co.: **N/A**

Other Utility Sources: **N/A**

4. Present Legal Owner of the Project Site: **See Exhibit 3**

- a. If the Company owns the Project site, indicate:
Date of Purchase: _____

Purchase Price: _____

b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site? Yes X No _____. If yes, indicate: **Option to Purchase** (a portion of one parcel for Date Contract Signed: 12/15/2023 the utility substation) Date Ability to Purchase Expires: 12/15/2026

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site? Yes X No _____. If yes, describe: **See Exhibit 3**

5. Zoning District in which the Project is located: **Agricultural and Residential**

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project? Yes _____ No X _____. If yes, list below and attach copies of all variances or special permits:

D. Description of the Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes X No _____. If yes, indicate number of and size of new buildings: **Single Mobile Trailer with Skirting (46x10)**

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes _____ No X _____. If yes, indicate:

a. The number of buildings to be expanded or renovated: _____

b. The size of any expansions: _____

c. The nature of expansion and/or renovation: _____

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

Operations and maintenance building

E. Description of the Equipment:

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?

Yes X No _____. If yes, describe the Equipment:

Solar panel arrays and racks, piles and footings, inverters, transformers, electrical collection system, substation equipment, fencing, and cables.

2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment?

Yes _____ No X _____. If yes, please provide detail below:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

The equipment will be used to produce clean renewable energy.

F. Project Use:

1. What are the principal products to be produced at the Project site?

The Project will produce megawatts of renewable energy.

2. What are the principal activities to be conducted at the Project?

The Project will generate renewable energy.

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

Yes No X. If yes please provide detail:

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? %

N/A

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

N/A

a. Will the Project be operated by a not-for-profit corporation?
Yes No . If yes, please explain:

b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

Yes No . If yes, please explain:

c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

Yes No . If yes, please explain:

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be

reasonably accessible to the residents of the city, town or village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes No . If yes, please provide detail:

e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes ; No . If yes, please explain:

6. If the answers to any of subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes No . If yes, please explain: **N/A**

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes No X . If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes No X. If yes, provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

N/A

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

Yes ; No . If yes, please provide detail:

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

Yes No . If yes, please provide detail:

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

Yes X No . If yes, please discuss in detail the approximate stage of such acquisition:

The Project has entered into option agreements with interested landowners for property that will be leased. One purchase option agreement has been secured for the site control of the point of interconnection. All necessary land has been secured for the construction and operation of the project.

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

Yes No X. If yes, please discuss in detail the approximate stage of such acquisition:

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures:

The Applicant has incurred approximately \$72,000 in development costs associated with engineering studies and real estate surveys.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT)

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes No X. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name: _____

Present Address: _____

City: _____ State: _____ Zip: _____

Employer's ID No.: _____

Sublessee is: _____ Corporation; _____ Partnership; _____ Limited

Liability Company; _____ Sole Proprietor

Relationship to Company: _____

Percentage of Project to be leased or subleased: _____

Use of Project intended by Sublessee: _____

Date of lease or sublease to Sublessee: _____

Term of lease or sublease to Sublessee: _____

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes No .

If yes, please provide on a separate attachment

- a. details; and
- b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____ %

IV. EMPLOYMENT IMPACT

A. Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

There will be no positions created by relocating from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Retained</u>	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Created</u> by Two years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion**
Present Full Time				
Present Part Time				
First Year Full Time			1	
First Year Part Time				
Second Year Full Time				
Second Year Part Time				
Total:	0 current jobs	N/A	1 FTE	1 FTE

**For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional		
Administrative		
Production		
Independent Contractors		
Other	\$36/hr	30%

B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:

Project Site Completion Date: Q4 2027
 Project Site Occupancy Date: Q4 2027

V. **PROJECT COST**

A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost:</u>	<u>Amount:</u>
Land Acquisition	\$ _____
Building Construction	\$ _____
Building Renovation	\$ _____
Machinery and equipment costs	<u>\$92,080.500</u>
Utilities, roads and appurtenant costs	\$ _____
Architects and engineering fees	\$ _____
Costs of Bond issue (legal, financial and printing)	\$ _____
Construction loan fees and interest (if applicable)	\$ _____
Other (specify)	\$ _____
<u>Other equipment</u>	<u>\$48,440.000</u>
<u>Development costs</u>	<u>\$63,784.000</u>
	\$ _____
	\$ _____
TOTAL PROJECT COSTS:	<u>\$204,304.500</u>

B. Have any of the above expenditures already been made by the Applicant?
 Yes X No _____. If yes, indicate particulars:

The Applicant has incurred approximately \$72,000 in development costs associated with engineering studies and real estate surveys.

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes X No ____.
2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes X No ____.
3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes X No ____.
4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
 - a. N.Y.S. Sales and Compensating Use Taxes: \$3,875,200
 - b. Mortgage Recording Taxes: \$518,900
 - c. Real Property Taxes: \$8,086,953
(Please consult with the Agency in calculating the estimated value of the real property tax exemption)
 - d. Other (please specify):

_____ \$ _____
_____ \$ _____
_____ \$ _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes X No _____. If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:

We are asking for a 15-year PILOT that has payment based on a \$500/MW basis, escalating at 2% per annum. This term is beyond the UTEP policy of 10 years.

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes ____ No X. If yes, indicate:
 - a. Principal Amount of Bonds Requested \$ _____
 - b. Maturity Requested _____ Years
 - c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes ____ No _____.

2. What is the approximate amount of private sector financing to be obtained? \$ 51,893,300. Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes X No _____.
If yes, what is the approximate amount of private sector financing to be secured? \$ _____.
3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes _____ No X.
What is the approximate amount of public sector financing to be obtained? \$ _____.
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes _____ No _____.
If yes, what is the approximate amount of public sector financing to be secured? \$ _____.
4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant
\$ 152,411,200.
5. Please state the approximate total amount of borrowed funds to be invested in the Project \$ 51,893,300

VII. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.

D. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

E. **Annual Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.

F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or Owner of the Premises to prepare and submit an environmental assessment and audit report including, but not limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the Owner and/or the Applicant.

All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-13, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made with reports required herein.

- I. Release:** The Applicant and/or Owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or Owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations and audits.
- J. Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suit or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency in connection with the Project, may be subject to recapture and/or termination by the Agency under such

terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application including, without limitation, information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

K. **False or Misleading Information**. The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

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VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

STATE OF AA New York, Virginia
COUNTY OF AA Prince William,) ss.:

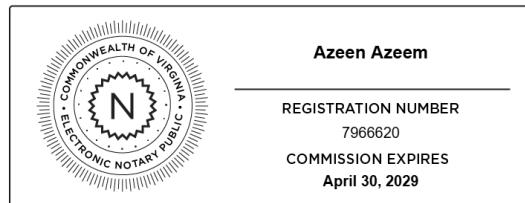
Joshua Baird deposes and says, under the penalties of perjury, that he/she is the Senior Director of Development (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of Homer Solar Energy Center, LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a Limited Liability Company (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as Senior Director of the applicant and from the books and records of the applicant.

Signature: *Joshua Baird*
Print Name: Joshua Baird

Sworn to before me this 11th
day of June, 20 25

Electronic Notary Public

Notary Public



Notarized remotely online using communication technology via Proof.

Exhibit 1**Description of the Project**

The Applicant (AES) acquired Homer Solar Energy Center, LLC on April 9, 2025.

The Project is a 90-megawatt alternating current (MW-AC) photovoltaic solar facility located on approximately 600 acres of private land in the Towns of Homer, Cortlandville, and Solon within Cortland County, New York.

The table below shows the approximate breakdown of the MW to be produced by the Project in each town:

Town	% of MW	Total MW
Cortlandville	48%	43.13
Homer	34%	30.43
Solon	18%	16.44

The Project has full site control of the land required for the purpose of constructing and equipping a 90 MW solar facility which will include solar arrays, operations and maintenance building, inverters and transformers, an electrical collection system, project substation and switchyard and internal infrastructure to produce renewable electricity.

The Project received its Office of Renewable Energy Siting (“ORES”) permit on January 9, 2023. The Company has designed the Project to minimize the environmental impacts associated with the Project, for example, by limiting the disturbance to forested lands and wetlands to the maximum extent practicable. As part of the ORES permit process the Company submitted an application that included extensive studies evaluating the potential impacts associated with the Project and identified methods which have been agreed to be implemented to avoid, minimize and mitigate any potential impacts.

Homer Solar Energy Center, LLC is authorized to do business in New York State. Please see below the organizational chart of ownership:

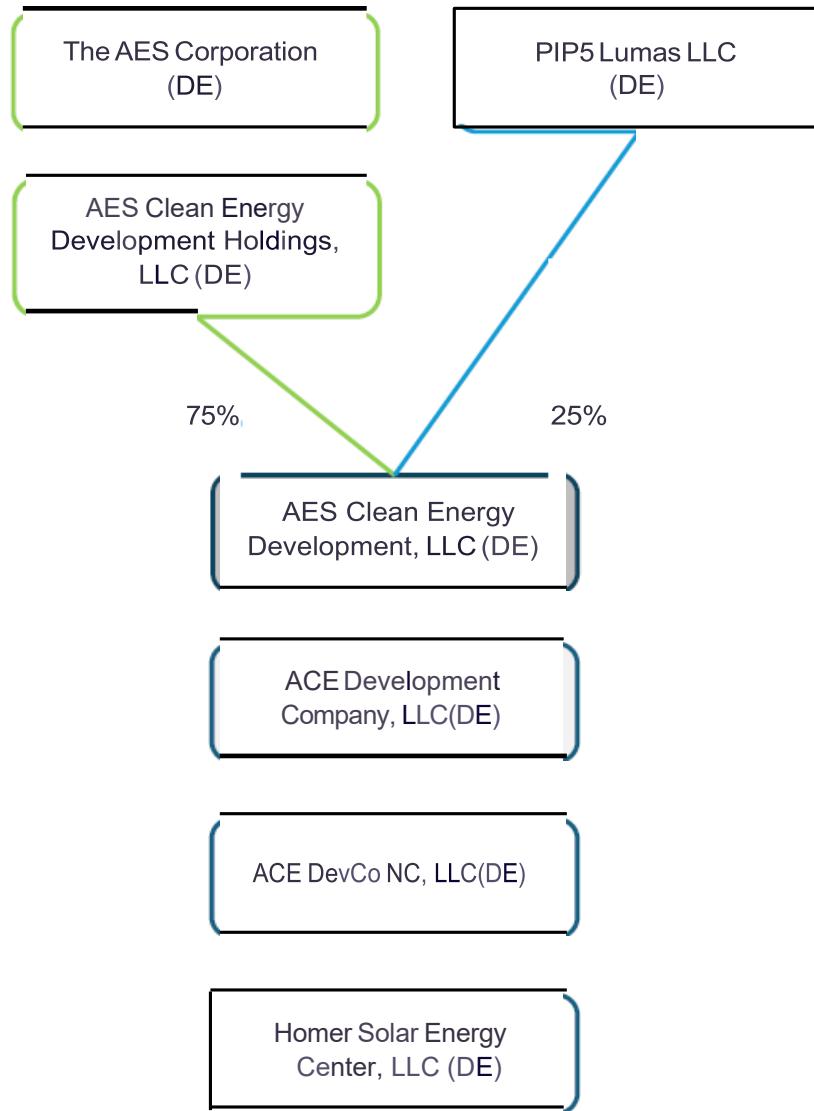


Exhibit 2**Reasons for Financial Assistance**

The Project will provide a variety of benefits to the Cortland County community. The Project will bring an economic stimulus to the area during construction by providing approximately 150 jobs during peak construction, 1 full time highly skilled job, and local contracts for goods and services. The Project will also provide additional revenue to the local taxing jurisdictions, school district and local landowners. The Project is also consistent with the New York State Energy Plan implementing a Clean Energy Standard (CES), which encourages the development of clean energy and renewable resources as a tool to combat climate change, curb harmful air pollution, and improve New York State's economy. The Project will safely generate enough clean, renewable electricity to power more than 20,000 New York households.

Exhibit 3
Project Parcels

Landowner	Parcel ID	Address	Agreement Type
Barylski, Michael & Denise	78.00-01-30.000	Hicks Hill Rd Cortland, NY 13101	Solar Land Lease
Beard, Edwin	58.00-02-11.110	2628 E. River Rd Cortland, NY 13045	Solar Land Lease
Beard, Edwin	58.00-02-11.110	2628 E. River Rd Cortland, NY 13045	Option to Purchase
Beard, Terry, et al.	58.00-01-53.100	E River Rd Cortland, NY 13101	Solar Land Lease
Beard, Terry, et al.	68.00-01-38.100	Shippey Rd Cortland, NY 13101	Solar Land Lease
Beard, Terry, et al.	68.00-01-38.100	Shippey Rd Cortland, NY 13101	Collection Facilities Agreement
Couture, Bruno J.	78.00-01-33.000	2760 Phelps Rd Cortland, NY 13101	Collection Facilities Agreement
Dove, Daniel	68.00-1-42.000	Parks Rd Cortland, NY 13101	Solar Land Lease
McCall, Thomas	68.00-01-39.000	5035 Town Line Rd Cortland, NY 13101	Solar Land Lease
Moffitt, Christopher	78.00-01-40.000	2911 Heath Rd Cortland, NY 13101	Roadway Easement
Nael Cam Farms	79.00-01-02.100	Heath Rd Cortland, NY 13101	Solar Land Lease
Nael Cam Farms	88.00-01-05.000	4260 McGraw N Rd Cortland, NY 13101	Solar Land Lease
Osborne, Jr., Richard	68-00-01-64.112	McGraw N Rd Cortland, NY 13101	Collection Facilities Agreement
Osborne, Jr., Richard & Osborne, Darrin	78.00-03-03.200	Phelps Rd Cortland, NY 13101	Collection Facilities Agreement
Pellegrino, John & Noli	78.00-01-08.120	McGraw N Rd Cortland, NY 13101	Solar Land Lease
Pellegrino, John & Noli	78.00-01-08.112	McGraw N Rd Cortland, NY 13101	Solar Land Lease
Pellegrino, John & Noli	78.00-01-08.200	McGraw N Rd Cortland, NY 13101	Solar Land Lease
Soshinsky Farms	79.00-01-08.000	Route 41 Cortland, NY 13101	Solar Land Lease
Soshinsky Farms	89.00-06-01.000	Soshinsky Rd Cortland, NY 13101	Solar Land Lease
Young, Peter	68.00-01-37.000	Shippey Rd Cortland, NY 13101	Collection Facilities Agreement

Exhibit 4
Map of Project Site

See the next page for the project site layout.

T
 NOT FOR CONSTRUCTION
 L

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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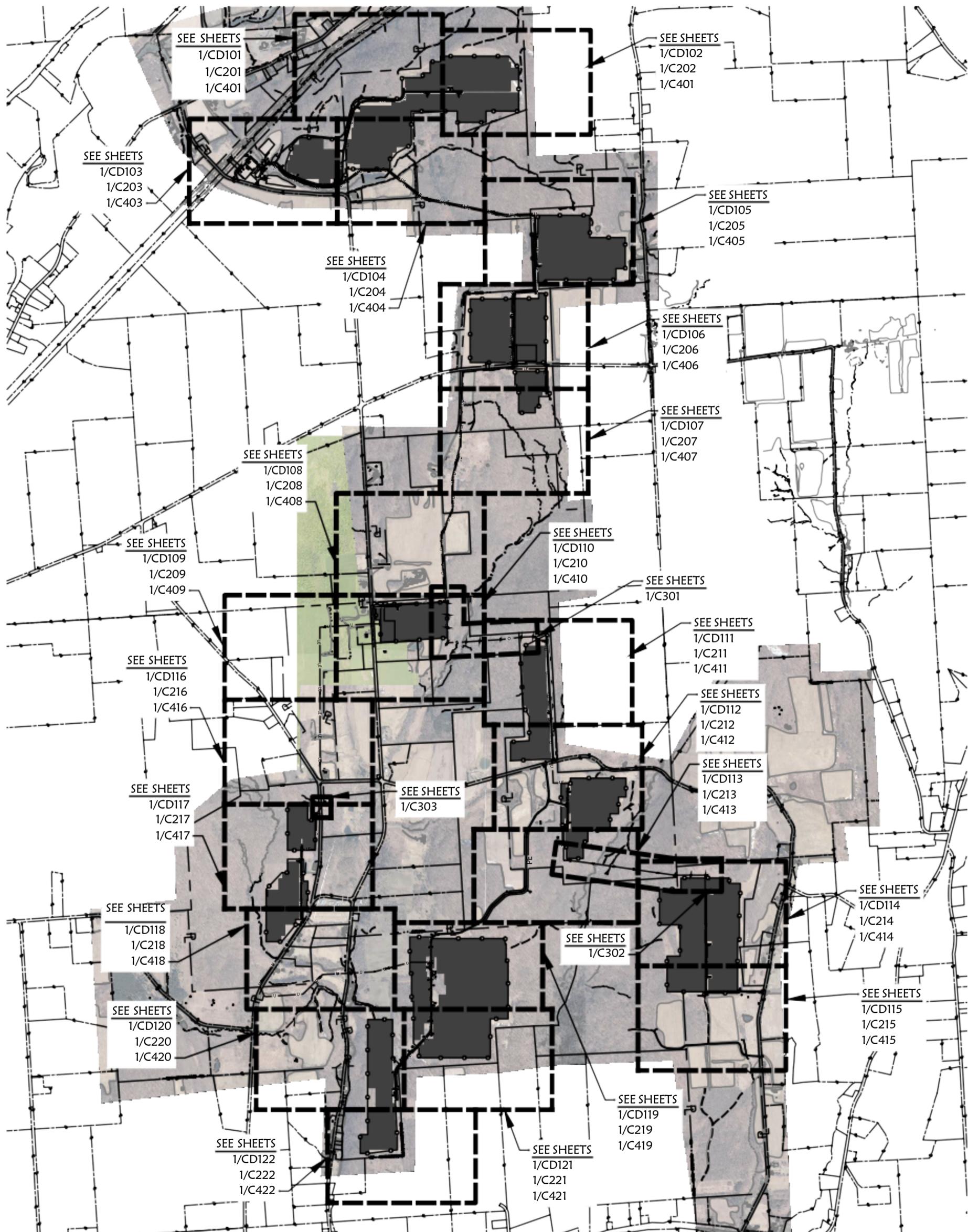
EDF RENEWABLES
 15445 INNOVATION DR.
 SAN DIEGO, CA 92128

HOMER SOLAR ENERGY CENTER
 HOMER, CORTLANDVILLE, SOLON
 NEW YORK, USA

NO:	DATE:	DESCRIPTION:
Revisions		
PROJECT NUMBER:	2210558	
DRAWN BY:	BER	
REVIEWED BY:	DG	
ISSUED FOR:	PERMIT	
DATE:	JULY 2021	
DRAWING NAME:		

OVERALL SITE PLAN

DRAWING NUMBER:



Cortland County Industrial Development Agency

AES - Homer Solar Energy Center, LLC

Homer, Cortlandville, & Solon

Monday, February 9, 2026

Project Summary

Project Costs				
Project Costs	Value			
Total construction project costs:	\$204,304,500	<- as defined by NYS Labor Law 224-a		
Construction Economic Impacts				
Industry	NAICS	% of Total Investment	Investment by Type	
Power and Communication Line and Related Structures Construction	237130	100%	\$204,304,500	
		100%	\$204,304,500	

Operation Phase – Project Assumptions

Jobs and Earnings from Operations				
NAICS Lookup				
Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Solar Electric Power Generation	221114	1	\$75,000	\$75,000
0				\$0
Total		1		\$75,000
Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Solar Electric Power Generation	221114	1	\$75,000	\$75,000
0		0		\$0
Total		1		\$75,000
Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Solar Electric Power Generation	221114	1	\$75,000	\$75,000
0		0		\$0
Total		1		\$75,000

Fiscal Impact Assumptions

Estimated Costs of Incentives				
	%	Value	PILOT Term (Years)	15
Sales Tax Exemption		\$3,875,200		
Local Sales Tax Rate	4.00%	\$1,937,600		
State Sales Tax Rate	4.00%	\$1,937,600	Escalation Factor	2%
Mortgage Recording Tax Exemption		\$518,900		
Local	75.00%	\$389,175		
State	25.00%	\$129,725		
Total Costs		\$12,377,849	Includes PILOT exemption, calculated below.	

Property Tax Exemption

Year #	Year	Property Tax WITHOUT Project	PILOT \$500/MW	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes
1	2026	\$81,991	\$45,000	\$942,895	-\$36,991	-\$897,895
2	2027	\$83,631	\$45,900	\$894,754	-\$37,731	-\$848,854
3	2028	\$85,303	\$46,818	\$827,074	-\$38,485	-\$780,256
4	2029	\$87,010	\$47,754	\$773,067	-\$39,255	-\$725,312
5	2030	\$88,750	\$48,709	\$723,418	-\$40,040	-\$674,709
6	2031	\$90,525	\$49,684	\$685,045	-\$40,841	-\$635,361
7	2032	\$92,335	\$50,677	\$632,919	-\$41,658	-\$582,242
8	2033	\$94,182	\$51,691	\$581,111	-\$42,491	-\$529,420
9	2034	\$96,066	\$52,725	\$526,464	-\$43,341	-\$473,740
10	2035	\$97,987	\$53,779	\$478,954	-\$44,208	-\$425,175
11	2036	\$99,947	\$54,855	\$436,903	-\$45,092	-\$382,048
12	2037	\$101,946	\$55,952	\$391,263	-\$45,994	-\$335,312
13	2038	\$103,984	\$57,071	\$343,467	-\$46,914	-\$286,396
14	2039	\$106,064	\$58,212	\$289,933	-\$47,852	-\$231,721
15	2040	\$108,185	\$59,377	\$234,686	-\$48,809	-\$175,309
Total		\$1,417,905	\$778,204	\$8,761,953	-\$639,701	-\$7,983,749

Year #	Year	HCA for Towns \$3,000/MW	HCA for County \$2,500/MW
1	2026	\$270,000	\$225,000
2	2027	\$275,400	\$229,500
3	2028	\$280,908	\$234,090
4	2029	\$286,526	\$238,772
5	2030	\$292,257	\$243,547
6	2031	\$298,102	\$248,418
7	2032	\$304,064	\$253,387
8	2033	\$310,145	\$258,454
9	2034	\$316,348	\$263,623
10	2035	\$322,675	\$268,896
11	2036	\$329,128	\$274,274
12	2037	\$335,711	\$279,759
13	2038	\$342,425	\$285,354
14	2039	\$349,274	\$291,061
15	2040	\$356,259	\$296,883
Total		\$4,669,223	\$3,891,019

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$99,712,865	\$9,406,423	11:1
State	\$4,801,218	\$2,067,325	2:1
Grand Total	\$104,514,083	\$11,473,748	9:1

Notes

The underlying land taxes are not subject to this request and will remain on the tax rolls. Prior to the sale/lease of this property for this project, the land tax was primarily assessed as agriculture. Therefore, the current underlying land will be reassessed at an industrial rate for those acres with arrays. Fire district tax is a special district tax and is not exempt under the PILOT. Homer Solar Energy Center, LLC will continue to pay a Fire District Tax on the underlying land as well as a new tax on the assessed value of the infrastructure.

Other Considerations: A gain of new tax revenue of \$2,057,804 is a result of the change in land use from primarily agriculture to industrial. In addition, the fire district tax revenue generated for the 15 year period is approximately \$250,972.

This proposal varies from the agency's Uniform Tax Policy (UTEP), which calls for an overall reduction of 65% of property taxes over a 10- year period. This request is for a 91% reduction over a 15- year period. This deviation is primarily due to Host Community Agreements with the Towns and County. Additionally, this proposal also departs from the UTEP in that payments will be made to the taxing jurisdictions in each year of the agreement- there are no "zero" years.

Cortland County IDA
Solar Development Project Rationale
Homer Solar Energy Center, LLC (“AES”)
February 9, 2026

Homer Solar Energy Center, LLC (“AES”) proposes a \$204 million, ninety (90) Megawatt solar facility.

Overview & Capacity

- **Name:** Homer Solar Energy Center LLC (often called “AES”).
- **Owner/Developer:** AES US Renewables (acquired the project from EDF Renewables in April 2025).
- **Type:** Utility-scale photovoltaic (PV) solar energy generation facility.
- **Capacity:** 90 megawatts (MW).

Location & Size

- Situated in the **Towns of Cortlandville** (43 MW 288 acres), **Homer** (31 MW 204 acres), **and Solon** (16 MW 108 acres) in **Cortland County, New York**
- The solar arrays are spread over **approximately 600 acres** of leased, privately owned land. There are 21 tax parcels involved in the project with a total of approximately 2,100 acres

History & Development

- The project **received its siting permit on January 9, 2023**, through New York’s Office of Renewable Energy Siting (ORES), under Article 94-c (the expedited renewable siting process).
- Originally developed by **EDF Renewables North America**
- Community outreach and updates have continued under AES, including public open house meetings to share construction timelines and local impacts

Project Timeline

- **Development & Permitting:** Began in the early 2020s with environmental studies and land agreements; siting permit approved in early 2023.
- **Construction & Operation:** Construction is expected to start in **2026**, with commercial operation targeted for **late 2027**

Homer Solar Energy Center LLC is seeking a 15-year PILOT from the CCIDA to incentivize the project, which will provide:

- New PILOT revenues of \$500/MW to affected taxing entities totaling \$778,204 over the next 15 years (pro rata to the town, county, and school district)
- The project's host communities ("HCA") will be paid an additional amount over the next 15 years as follows:
 - \$2,230,851 (\$3,000/MW) to the town of Cortlandville
 - \$1,608,288 (\$3,000/MW) to the town of Homer
 - \$830,084 (\$3,000/MW) to the town of Solon
 - \$3,891,019 (\$2,500/MW) to Cortland County
 - Total paid for HCAs will be \$8,560,242
- Provide the Towns an additional \$250,972 in fire district revenue over the next 15 years
- Maintain current tax obligations on the underlying property and generate an additional \$2,057,804 over the term of the PILOT as the assessment basis moves from agricultural to industrial
- Employ a base of local construction workers to assemble the site with payroll estimated at approximately \$91 million
- The completed site will employ one person with total earnings of \$1.8 million over 15 years
- Reduce New York State's reliance on fossil fuels following the Climate Leadership and Community Protection Act (CLCPA)

The towns of Cortlandville, Homer and Solon conducted the environmental review, were involved in the host community agreement negotiation, and are supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on February 9, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Stephen Compagni	Vice Chairman
Clinton Brooks	Secretary
Deborah Hayden	Treasurer
Kathleen Burke	Member
William McGovern	Member
Jason Hage	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

**RESOLUTION DETERMINING THAT A PROJECT FOR
HOMER SOLAR ENERGY CENTER, LLC TO
CONSTRUCT A NINETY MEGAWATT SOLAR PROJECT
WILL REQUIRE NO DETERMINATION OF SIGNIFICANCE
OR ADDITIONAL SEQRA REVIEW.**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred

to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Homer Solar Energy Center, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in ± 600 acres of land (the "Land") located within the Towns of Homer, Cortlandville and Solon, Cortland County, New York (2) construction of a 90 MW AC solar photovoltaic facility and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, Facility and 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 taxes, real estate transfer taxes, mortgage recording taxes and real property 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, in accordance with § 94-c of the New York Executive Law, the environmental review associated with the siting of Major Renewable Energy Projects 25 megawatts or larger was vested exclusively in the Office of Renewable Energy Siting ("ORES"); and

WHEREAS, the Project is defined as a Major Renewable Energy Project for purposes of Executive Law § 94-c; and

WHEREAS, the Applicant submitted an application to ORES for a siting permit in accordance with Executive Law § 94-c on July 22, 2021, the siting law then in effect; and

WHEREAS, the Project received a siting permit from ORES on or about January 9, 2023 ("Siting Permit") in accordance under § 94-c and, in issuing the Siting Permit,

ORES determined that the Project avoids, minimizes, or mitigates, to the maximum extent practicable, the potential significant adverse environmental impacts associated with siting the Project Facility; and

WHEREAS, because of the foregoing, no further environmental review of the Project is warranted, required or authorized under the State Environmental Quality Review Act prior to the granting of the Financial Assistance by the Agency to the Company;

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

Section 1. Based upon the foregoing, no determination of significance will be issued by the Agency and no further SEQRA review of the Project is required by the Agency.

Section 2. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	_____
Stephen Compagni	VOTING	_____
Clinton Brooks	VOTING	_____
Deborah Hayden	VOTING	_____
Kathleen Burke	VOTING	_____
William McGovern	VOTING	_____
Jason Hage	VOTING	_____

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 9, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far 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 respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general

public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through 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 rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 9th day of February, 2026.

Clinton Brooks, Secretary

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on February 9, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Stephen Compagni	Vice Chairman
Clinton Brooks	Secretary
Deborah Hayden	Treasurer
Kathleen Burke	Member
William McGovern	Member
Jason Hage	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

**RESOLUTION TAKING PRELIMINARY OFFICIAL ACTION
TOWARD THE ACQUISITION, CONSTRUCTION,
INSTALLATION AND LEASING OF A CERTAIN
COMMERCIAL PROJECT FOR HOMER SOLAR ENERGY
CENTER, LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the

"Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Homer Solar Energy Center, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in ± 600 acres of land (the "Land") located within the Towns of Homer, Cortlandville and Solon, Cortland County, New York (2) construction of a 90 MW AC solar photovoltaic facility and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, Facility and 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 taxes, real estate transfer taxes, mortgage recording taxes and real property 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 Agency has given due consideration to the Application and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Cortland County, New York, and (B) the completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed 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 a plant or facility of the Company or any other proposed occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York by undertaking the Project in Cortland County, New York; 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"), by resolution adopted by the members of the Agency on February 9, 2026 (the "SEQR Resolution"), the Agency has determined that, in accordance with § 94-c of the New York Executive Law, the environmental review associated with the Project was vested exclusively in the Office of Renewable Energy Siting ("ORES") and that no further environmental review of the Project is warranted, required or authorized under the State Environmental Quality Review Act; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project;

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

Section 1. The Agency has reviewed the Application and based upon the representations made by the Company to the Agency in the Application and at this meeting and, based thereon, the Agency hereby makes the following findings and determinations with respect to the Project:

(A) The Project constitutes a "project" within the meaning of the Act; and

(B) The completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York and the completion of the Project Facility will not result in the abandonment of a plant or facility of a proposed occupant of the Project Facility located in the State of New York.

(C) The Project Facility will not constitute a project where facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project; and

(D) The granting of the Financial Assistance by the Agency with respect to the Project, through the granting of the various tax exemptions described in Section 2(D) of this Resolution, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Cortland County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

Section 2. If, following full compliance with the Act, including the public hearing requirements set forth in Section 859-a of the Act, the Agency adopts a future resolution (the "Future Resolution") determining to proceed with the Project and to grant the Financial Assistance with respect thereto and the Company complies with all conditions set forth in the Future Resolution, then the Agency will (A) acquire an interest in the Project Facility from the Company pursuant to a deed, lease agreement or other documentation to be negotiated between the Agency and the Company (the "Acquisition Agreement"); (B) construct the Facility and acquire and install the Equipment in the Facility or elsewhere on the Land; (C) lease (with the obligation to purchase) or sell the Project Facility to the Company pursuant to a lease agreement or an installment sale agreement (hereinafter the "Project Agreement") between the Agency and the Company whereby the Company will be obligated, among other things, (1) to make payments to the Agency in amounts and at times so that such payments will be adequate to enable the Agency to timely pay all amounts due on the Acquisition Agreement and (2) to pay all costs incurred by the Agency with respect to the Project and/or the Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes and the reasonable fees and expenses incurred by the Agency with respect to or in connection with the Project and/or the Project Facility, and (D) provide the Financial Assistance with respect to the Project, in accordance with the Agency's uniform tax exemption policy, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the Office of the County Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, (3) exemption from deed transfer taxes and real estate transfer gains taxes on real estate transfers to and from the Agency with respect to the Project, and (4) exemption from real estate taxes (but not including special assessments and special ad valorem levies) relating to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility.

Section 3. If the Agency adopts the Future Resolution, the undertaking and completing of the Project by the Agency, and the granting of the Financial Assistance with respect to the Project as contemplated by Section 2 of this Resolution, shall be subject to: (A) the determination by the members of the Agency to proceed with the Project following a determination by the members of the Agency that all requirements of SEQRA that relate to the Project have been fulfilled; (B) agreement by the Agency and the Company on mutually acceptable terms for the conveyance of the Land to the Agency; (C) agreement between the Company and the Agency as to payment by the Company of payments in lieu of taxes with respect to the Project Facility, together with the administrative fee of the Agency with respect to the Project; (D) a determination by the members of the Agency to proceed with the granting of the Financial Assistance with respect to the Project following a determination by the members of the Agency that the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act have been complied with; (E) the Agency's uniform tax exemption policy or 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 must follow the procedures for deviation from such policy set forth in Section

874(b) of the Act prior to granting such portion of the Financial Assistance; and (F) the following additional condition(s): the Company entering Host Community Agreements with Cortland County and the Towns of Homer, Cortlandville and Solon in form and substance approved by the Agency.

Section 4. The officers, agents and employees of the Agency are hereby authorized, empowered and directed to proceed with the undertakings provided for herein on the part of the Agency and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of this Resolution.

Section 5. John P. Sidd, Esq., of the law firm of Hancock Estabrook 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 and others to prepare for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 6. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 7. The Executive Director of the Agency, prior to the granting of any Financial Assistance with respect to the Project, after consultation with Special Counsel, is authorized (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in a city, town or village where the Project Facility will be located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is to be located, such notice to comply with the requirements of Section 859-a of the Act and to be published no fewer than ten (10) days prior to the date established for such public hearing; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located no fewer

than ten (10) days prior to the date established for said public hearing; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at said public hearing to be promptly prepared.

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

Section 9. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	_____
Stephen Compagni	VOTING	_____
Clinton Brooks	VOTING	_____
Deborah Hayden	VOTING	_____
Kathleen Burke	VOTING	_____
William McGovern	VOTING	_____
Jason Hage	VOTING	_____

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 9, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far 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 respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through 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 rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 9th day of February, 2026.

Clinton Brooks, Secretary



Cortland County
Industrial Development Agency

Old Business



FOR IMMEDIATE RELEASE

Cortland County IDA Secures \$525,875 FEMA Grant to Replace Homer Avenue Bridge in Homer

CORTLAND COUNTY, NY – The Cortland County Industrial Development Agency (IDA) has been awarded **\$525,875 in federal funding from the Federal Emergency Management Agency (FEMA)** to support the replacement of the Homer Avenue bridge in Homer.

While the bridge currently provides access to an undeveloped area, its replacement is an important proactive investment in public safety, flood mitigation, and long-term community planning. The project will address vulnerabilities in the existing structure and reduce the risk of damage from severe weather events, helping protect surrounding infrastructure.

“This funding allows us to take a forward-looking approach to infrastructure,” said Melanie Vilardi, Executive Director of the Cortland County IDA. “Even though the area beyond the bridge is currently undeveloped, replacing this structure now helps reduce future risks, improves resiliency, and ensures the community is prepared for future growth and emergency needs.”

The grant was awarded through FEMA’s Disaster Supplemental Grant Program, which supports projects that reduce the potential for future disaster-related damage. Replacing the bridge now will help prevent costly repairs or emergency responses in the future and supports responsible stewardship of public resources.

The project reflects Cortland County’s ongoing commitment to building resilient infrastructure, planning for the future, and protecting residents from the impacts of extreme weather.

Additional information regarding project timelines and next steps will be shared as planning progresses.



Cortland County
Industrial Development Agency

Financial Reports

Cortland County IDA
Balance Sheet
January 31, 2026

ASSETS

Current Assets		
NBT - Checking 5112	\$ 46,947.25	
NBT Proj Invest Checking	2,235,555.05	
NBT Money Mkt Savings	50,035.57	
Prepaid Expenses	1,025.30	
	<hr/>	
Total Current Assets		2,333,563.17
Property and Equipment		
Land-Railroad Properties	209,818.00	
Land-Contento Property	91,835.00	
Land-Cleveland St - Apex	303,143.60	
Building- 5 Kennedy Pkwy	182,345.26	
Leasehold Improvements	3,376.80	
Accum.Depreciation-L.H.I.	(3,376.80)	
Office Equipment/Furniture	2,159.08	
Accum.Depreciation-FF&E	(462.66)	
	<hr/>	
Total Property and Equipment		788,838.28
Receivables		
Lease A/R - Park Outdoor	42,232.94	
	<hr/>	
Total Receivables		42,232.94
Total Assets	\$	<u><u>3,164,634.39</u></u>

LIABILITIES/FUND BALANCE

Current Liabilities		
	<hr/>	
Total Current Liabilities		0.00
Long-Term Liabilities		
Deferred Inflows-Leases	\$ 42,232.94	
	<hr/>	
Total Long-Term Liabilities		42,232.94
Total Liabilities		42,232.94
FUND BALANCE		
Unrestricted Earnings	3,157,669.50	
Net Income	(35,268.05)	
	<hr/>	
Total Fund Balance		3,122,401.45
Total Liabilities & Fund Balance	\$	<u><u>3,164,634.39</u></u>

Cortland County IDA
Income Statement
For the One Month Ending January 31, 2026

	Current Month	Year to Date
REVENUE		
Interest on Deposits	\$ 4,764.20	\$ 4,764.20
Lease Interest Revenue	1,123.40	1,123.40
Land Lease	13,709.60	13,709.60
Cortlandville PV Solar PILOT	27,500.00	27,500.00
Creamery Hills PILOT	12,376.31	12,376.31
Lapeer Cortland Solar PILOT	45,000.00	45,000.00
DG NY 1 C Ville LLC	24,354.72	24,354.72
Janis Solar LLC	32,472.96	32,472.96
Yellow 3 LLC	17,860.13	17,860.13
DG NY C'Ville #3	23,877.18	23,877.18
Crescent Commons	26,523.00	26,523.00
Total Revenue	<u>229,561.50</u>	<u>229,561.50</u>
TOTAL REVENUE	<u>229,561.50</u>	<u>229,561.50</u>
EXPENSES		
Apex/Cleveland St Property	33.09	33.09
Accounting	4,500.00	4,500.00
Property Tax-Sewer/Water	209.24	209.24
D & O Insurance	122.92	122.92
Creamery Hills PILOT	12,376.31	12,376.31
Lapeer Cortland Solar PILOT	45,000.00	45,000.00
DG NY 1 C Ville	24,354.72	24,354.72
Janis Solar LLC	32,472.96	32,472.96
Yellow 3 LLC	17,860.13	17,860.13
DG NY C'Ville #3	23,877.18	23,877.18
Crescent Commons	26,523.00	26,523.00
Cortlandville PV Solar PILOT	27,500.00	27,500.00
BDC Admin Support	50,000.00	50,000.00
TOTAL EXPENSES	264,829.55	264,829.55
NET INCOME	<u>\$ (35,268.05)</u>	<u>\$ (35,268.05)</u>



Cortland County
Industrial Development Agency

Director's Report

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February 9, 2026

Current:

- Housing – needs assessments
- EPA Brownfield Grant
- AES Solar – formerly EDF – Cortlandville, Homer, Solon
 - Preliminary inducement 2.9.26
 - Proposed Public Hearing 2.23.26
- Houghton Hill Solar – Homer 5MW
 - Preliminary inducement 2.9.26
 - Proposed Public Hearing 2.23.26
- Marathon NY Forward
 - Project totals \$6.5m submitted to NYS
- Homer Bridge – FEMA \$525,875 – press release
- Broadband update
- 5 Kennedy Parkway
- Railroad PILOT
- CNY REDC – SouthWorks awarded \$38m - ACHIEVE
- Ag Summit – Thursday, March 19
- APEX
- Micron – Tuesday, January 20
- Cortland County Audit
- Occupancy Tax Discussion
- Crown City Solar (3) applications

Meet & Greets

- Lisa Sacco – NYS DOL
- Cortland Line
- Robert Griffin – NY SBDC
- Marie Weiss – Carpenter's Union 277
- Forkey Construction
- Intertek – Tim Corcoran & Lincoln Billings
- Guthrie ER Tour
- Jerry Contento - Contentos