



Cortland County

Industrial Development Agency

Meeting of the Members of the Cortland County Industrial Development Agency

December 12th, 2022 – Noon

40-42 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call

Mike McMahon	Chairman	
Stephen Compagni	Vice Chairman	
John O. Reagan	Treasurer	
Clint Brooks	Secretary	
Johanna Ames	Member	
Dr. Kathleen Burke	Member	
Donald Richards	Member	
Garry VanGorder	Executive Director	
Karen Niday	Corporate Finance Officer	
Eric Mulvihill	Development Specialist	
John Sidd	Agency Counsel	

Approval of Minutes - November 14, 2022

New Business -

- Appoint Officers/Signatories for 2023
- Appoint Standing Committees for 2023
- Authorize Agency Policies for 2023
- Appoint/Reappoint Directors to the Cortland County Business Development Corporation- Dr. Amy Kremenek, Jason Hage, Gerald Contento Junior.
- Review Mechanics Lien, Yellow 3 LLC
- Review Payment in Lieu of Tax Affidavits

Monthly Reports

- 1.) Finance Report
- 2.) Director's Report

Adjourn



Cortland County
Industrial Development Agency

Minutes



Cortland County

Industrial Development Agency

Minutes of the Cortland County Industrial Development Agency Meeting of
November 14th, 2022 – Noon
40-42 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call – Chairman McMahon called the meeting to order at 1:10 P.M.

Mike McMahon	Chairman	<u>Present</u>
Stephen Compagni	Vice Chairman	<u>Present</u>
John O. Reagan	Treasurer	<u>Present</u>
Clint Brooks	Secretary	<u>Present</u>
Johanna Ames	Member	<u>Present</u>
Dr. Kathleen Burke	Member	<u>Excused</u>
Donald Richards	Member	<u>Present</u>
<u>Garry VanGorder</u>	Executive Director	<u>Present</u>
<u>Karen Niday</u>	Corporate Finance Officer	<u>Present</u>
<u>Eric Mulvihill</u>	Development Specialist	<u>Present</u>
<u>John Sidd</u>	Agency Counsel	<u>Remote</u>
<u>Chris Carrick</u>	NYS Regional Planning Board	

Approval of Minutes - October 17, 2022 – Chairman McMahon made a motion to accept the minutes, Mr. Brooks seconded the motion; all voting in favor, none opposed.

New Business - Mr. VanGorder introduced Chris Carrick the Energy Program Manager for the Central New York Regional Planning and Development Board. Mr. Carrick provided an overview of the research that CNY Regional Planning staff has conducted regarding payment in lieu of tax agreements for solar installations across New York State.



Cortland County

Industrial Development Agency

Monthly Reports

- 1.) Finance Report – Ms. Niday reviewed the monthly financial reports
- 2.) Director's Report – Mr. VanGorder

Adjourn – The meeting was adjourned at 1:48 PM

DRAFT

Solar Projects Across the State												
IDA Name	Utility Zone	Project Name	Project Status	Approval Date	Size in MW	Developer Name	PILOT Payment Per MW charge	Term	Escalator	HCA Details	Other Payments Received	Comments
Amherst IDA	A	Amherst Community Solar, LLC	Approved	4/23/21	5	Catalyze	\$4,500	30	2%	N/A	\$25,000 CBA	Closing Soon
Cayuga County IDA	C	Abundant Solar Power (CC3), LLC	Closed	11/6/20	4		\$3,500	15	2%			
Cayuga County IDA	C	OmniNavitas Twelve Corners Solar	Approved	11/17/20	4.75	OmniNavitas						
Cayuga County IDA	C	SunEast Dog Corners Solar, LLC	Approved	3/17/20	20	SunEast						
Chemung County	C	NY Baldwin I LLC	Closed	2/27/18	2	Delaware River Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	NY Baldwin II LLC	Closed	2/27/18	2	Delaware River Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	Catlin Solar 1 LLC	Closed	12/27/18	4	Renovus Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	NY Big Flats I LLC	Closed	6/1/19	4	Delaware River Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	NY Horseheads I LLC	Closed	6/27/19	2	Delaware River Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	NY Horseheads II LLC	Closed	6/27/19	1.7	Delaware River Solar	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	Erin Renewables LLC	Closed	6/12/20	2.1	Nexamp (Green Eagle Solar VI LLC	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	Dshinesagain LLC (GEM Energy)	Closed	11/1/21	5	BHP Energy LLC (GEM Energy LLC)	\$8,000	20	2%	N/A	N/A	20 year PILOT
Chemung County	C	Wedge Solar LLC	Proposed		3	Source Renewables LLC	\$4,000	5	2%	N/A	N/A	Deviation from standard PILOT
Chenango County IDA	E	Puckett Solar, LLC	Approved	1/1/21	20	Puckett Solar, LLC	\$2,000	30	2%	N/A	N/A	
Chenango County IDA	E	Norwich-Chenango Solar, LLC	Approved	5/1/18	12		\$4,500	30	ter each 5-year term			
Chenango County IDA	E	Tiffany Energy, LLC	Approved	4/1/21	5		\$3,000	30	2%			
Cortland County IDA	C	Janis Solar	Closed	11/12/19	20	Janis Solar, LLC (Goldman Sachs)	\$1,500	30	2%	N/A	N/A	
Franklin County IDA	D	OYA State Route 122, LLC	Closed	12/31/19	4.53	OYA State Route 122, LLC	\$5,500	15	2%	N/A		
Franklin County IDA	E	Bangor Solar, LLC	Closed	10/29/21	5	Nexamp	\$5,500	15	2%	N/A		
Franklin County IDA	E	Salmon River Renewables, LLC	Closed	10/29/21	3.4	Nexamp	\$5,500	15	2%	N/A		
Franklin County IDA	D	Burke Solar LLC	Proposed		5	Nexamp				N/A		
Franklin County IDA	E	Covington Solar 1, LLC	Proposed		2	Nexamp				N/A		
Franklin County IDA	E	Covington Solar 2, LLC	Proposed		4.2	Nexamp				N/A		
Franklin County IDA	D	NFS Chateaugay Site 1, LLC	Proposed		5	Norbut Solar				N/A		
Franklin County IDA	D	NFS Chateaugay Site 2, LLC	Proposed		4.4	Norbut Solar				N/A		
Greene County IDA	G	Excelsior Solar Energy Center	Approved	2021	280	Nextra	\$3,850	20	2%	\$2,650/MW, 2% esc		
Jefferson County IDA	E	OYA Blanchard Road LLC	Closed	1/9/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Blanchard Road 2 LLC	Closed	1/9/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Great Lakes Seaway LLC	Closed	1/9/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA NYS RTE 12 LLC	Closed	1/9/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Wayside Drive LLC	Closed	8/6/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Robinson Road LLC	Closed	8/6/20	5	Nextera Energy	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	ASA Clayton NY Solar I LLC	Closed	10/15/20	1.25	Omni Navitas	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Adams Renewables, LLC	Closed	10/15/20	3.3	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Black River Solar, LLC	Closed	10/15/20	3.93	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	GSPP 24658 County Route 47 North, LLC	Closed	10/15/20	0.875	Omni Navitas	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	GSPP 24658 County Route 47 South, LLC	Closed	10/15/20	0.875	Omni Navitas	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	NY USLE Carthage SR26 A LLC	Closed	3/4/21	5	NY USLE Carthage SR26 A LLC	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	NY USLE Carthage SR26 B LLC	Closed	3/4/21	5	NY USLE Carthage SR26 B LLC	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Butterville Road Solar, LLC	Closed	5/6/21	0.0799	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Leray Jackson Solar, LLC	Closed	5/6/21	5	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Pamelia Solar, LLC	Closed	5/6/21	5	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Waddingham Road Solar, LLC	Closed	5/6/21	4	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	31606 Felt Mills LLC	Approved	11/4/21	3	Lightstar	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Ellisburg Solar LLC	Approved	4/7/22	5	OYA Ellisburg Solar LLC	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	OYA Lane Road LLC	Approved	4/7/22	3.1	OYA Lane Road LLC	\$5,500	15	2%	N/A	N/A	Inverted payment schedule
Jefferson County IDA	E	Watertown Renewables, LLC (North Site)	Approved	9/1/22	3.5	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule; battery storage 2.85MW
Jefferson County IDA	E	Watertown Renewables, LLC (South Site)	Approved	9/1/22	3.5	Nexamp	\$5,500	15	2%	N/A	N/A	Inverted payment schedule; battery storage 2.85MW
Jefferson County IDA	E	Wilna PV, LLC	Approved	10/6/22	3	RIC Development, LLC	\$5,500	15	2%	N/A	N/A	inverted payment schedule
Oneida County IDA	E	GSPP 4575 St Rt 69, LLC	Approved	8/20/21	5		\$10,000	25	2%			
Oneida County IDA	E	GSPP 7024 Fox Rd, LLC	Approved	10/20/20	3.25		\$7,000	25	2%			
Oneida County IDA	E	GSPP Hillsboro & Dunbar, LLC	Approved	11/23/21	2.65		\$5,500	25	2%			
Oneida County IDA	E	Quiet Meadows Solar Farm 1, LLC	Approved	5/4/21	4		\$7,000	25	2%			
Oneida County IDA	E	Quiet Meadows Solar Farm 2, LLC	Approved	5/4/21	4		\$7,000	25	2%			
Oneida County IDA	E	Camden Renewables, LLC	Approved	12/9/21	3.25		\$5,500	25	2%			
Oneida County IDA	E	Pivot Solar NY 4, LLC	Approved	5/3/22	2.375		\$10,000	25	2%			
Onondaga County IDA	C	Abundant Solar Power (E1), LLC	Approved	9/1/21	2.7	Abundant Solar	\$2,500	25	2%			
Onondaga County IDA	C	Abundant Solar Power (SK1), LLC	Approved	8/1/20	1	Abundant Solar	\$3,500	25	2%			
Onondaga County IDA	C	CVE US E16 Manlius West, LLC	Approved	9/28/22	5	CVE North America						tax exemptions only
Onondaga County IDA	C	CVE US E15 Manlius East, LLC	Approved	9/28/22	5	CVE North America						tax exemptions only
Onondaga County IDA	C	CVE US E14 Manlius North, LLC	Approved	9/28/22	1.5	CVE North America						tax exemptions only
Onondaga County IDA	C	RPNY Solar 5	Approved	11/9/21	1.6	Renewable Properties, LLC	\$4,000	20	2%			
Onondaga County IDA	C	C2 NY Sentinel Heights	Approved	5/11/21	3.375	C2 Energy Development, LLC	\$5,500	25	2%			
Onondaga County IDA	C	OYA Camillus A, LLC	Approved	3/9/21	5	OYA Solar	\$5,500	25	2%			
Onondaga County IDA	C	OYA Camillus B, LLC	Approved	3/9/21	5	OYA Solar	\$5,500	25	2%			
Onondaga County IDA	C	SSC Lysander, LLC	Approved	12/8/20	3.5	Summit Solar Capital	\$5,500	25	2%			
Onondaga County IDA	C	Cicero Energy Storage 1, LLC	Approved	5/12/20	5	Convergent Energy Solutions New Yo	\$4,500	25	2%			
Onondaga County IDA	C	Cicero Energy Storage 2, LLC	Approved	5/12/20	5	Convergent Energy Solutions New Yo	\$4,500	25	2%			
Ontario County IDA	B	NY CDG Ontario 4, LLC	Approved	9/27/21	4.195	BW Solar	\$5,000	15	2%	N/A	N/A	
Ontario County IDA	B	NY CDG Ontario 2, LLC	Approved	7/26/21	5	BW Solar	\$5,000	15	2%	N/A	N/A	
Ontario County IDA	B	Sulphur Creek Solar, LLC	Approved	6/28/21	5	Sulphur Creek Solar	\$5,000	15	2%	N/A	N/A	
Ontario County IDA	B	SunEast Manchester Solar, LLC	Approved	4/26/21	20	SunEast Manchester Solar	\$5,000	15	2%	N/A	N/A	
Ontario County IDA	B	Duke Leyden	Approved	1/7/21	N/A	Duke Leyden	\$4,250	25	1.50%	N/A	N/A	
Oswego County IDA	C	Howland Solar	Approved	8/24/18	2		\$5,000	20	2%			
Oswego County IDA	C	Salmon River Solar	Approved	10/30/18	3		\$5,000	20	2%			
Oswego County IDA	C	Richland Solar	Approved	5/15/19	2		\$5,000	20	2%			
Oswego County IDA	C	Abundant	Approved	1/17/20	5		\$5,000	20	2%			
Oswego County IDA	C	ASA Volney	Approved	2/27/20	5		\$5,000	20	2%			
Oswego County IDA	C	SSC Scriba	Approved	4/28/20	5		\$5,000	20	2%			
Oswego County IDA	C	Omni GSPP 1616	Approved	6/8/20	3.1		\$5,000	20	2%			
Oswego County IDA	C	SSC Oswego	Approved	6/30/20	2.2		\$5,000	20	2%			
Oswego County IDA	C	OYA Pulaski	Approved	9/30/20	3.5		\$5,000	20	2%			
Oswego County IDA	C	Omni Richland North	Approved	10/27/20	3.75		\$5,000	20	2%			
Oswego County IDA	C	Omni Richland South	Approved	10/27/20	3.875		\$5,000	20	2%			
Oswego County IDA	C	SG Ontario Sun PV	Approved	11/19/20	2.125		\$5,000	20	2%			
Oswego County IDA	C	SSC Oswego II	Approved	4/22/21	4.5		\$5,000	20	2%			
Oswego County IDA	C	Omni Richland Route 28 North Solar, LLC	Approved	11/22/21	5		\$5,000	20	2%			
Oswego County IDA	C	Mexico PV, LLC	Approved	5/17/22	5		\$5,000	20	2%			
Oswego County IDA	C	GSPP 5059 State Route 104, LLC	Approved	6/23/22	2.25		\$5,000	20	2%			
Oswego County IDA	C	NY USLE Oswego SR104 LLC	Approved	7/28/22	5		\$5,000	20	2%			
Oswego County IDA	C	Williamstown PV, LLC	Approved	8/31/22	2.7		\$5,000	20	2%			
Schenectady County IDA	F	Pattersonville Solar	Approved	2020	20	Teichos	\$5,000			\$30,000/year to Town		
Seneca County IDA	C	NY Fayette I	Approved	2020	5		\$4,500	15	2%			
Seneca County IDA	C	NY Lodi I	Approved	2021	5		\$4,500	15	2%			
Seneca County IDA	C	Trelina Solar	Approved	2021	80		\$4,500	15	2%			
Seneca County IDA	C	Seneca Gardens Solar	Approved	2022	5		\$4,500	15	2%			
Steuben County IDA	C	Abundant Solar Power (Troupsburg)	Closed	12/11/19	5	Abundant Solar	\$4,500	20	2%	N/A	N/A	
Steuben County IDA	C	Bright Hill Solar	Closed	5/28/20	5	Nautilus Solar Energy	\$5,500	20	2%	N/A	N/A	Decommissioning bond required
Steuben County IDA	C	NY Bath I	Closed	5/28/20	5	Delaware River Solar	\$4,500	20	2%	\$12,600 per MW	N/A	Decommissioning bond required
Steuben County IDA	C	NY Troupsburg I	Closed	12/10/20	5	Delaware River Solar	\$5,500	20	2%	N/A	N/A	Decommissioning bond required
Steuben County IDA	C	NY Arkport Crossett Road Solar	Closed	3/25/21	4	RenSola	\$5,500	20	2%	escalator for 15 years	N/A	Decommissioning bond required
Steuben County IDA	C	Canisteo Solar	Closed	7/22/21	5	Nexamp	\$5,500	20	2%	N/A	N/A	Decommissioning bond required
Steuben County IDA	C	Thurston Ridge Solar	Closed	7/22/21	5	Nexamp	\$5,500	20	2%	N/A	N/A	Decommissioning bond required
Steuben County IDA	C	NY Pulteney I	Closed	9/23/21	3	Delaware River Solar	\$5,500	20	2%	N/A	N/A	Decommissioning bond required
Steuben County IDA	C	Marcus and Nue Solar Farms	Negotiations		10	Community Power Group	\$5,500	20	2%			Trying to bypass the IDA with PILOT negotiations
Steuben County IDA	C	Clear View Solar	Proposed		20	Oriden Solar						A 2024 project
Steuben County IDA	C	Woodhull	Proposed		20	SWEB						A 2024 project
Steuben County IDA	C	Addison area	Proposed		106	SWEB						A 2025 project
Steuben County IDA	C	Wayland	Proposed		120	EDF Renewables						A 2025 project
Steuben County IDA	C	Bath	Proposed		20	Norbut Solar						Four, 5 MW projects each
Tioga County IDA	C	Spencer-Tioga Solar, LLC	Approved	4/14/18	16	SUN8 PDC, LLC	\$5,600	30	2%	N/A	N/A	
Tioga County IDA	C	Sun East Valley Solar	Negotiations		20	Sun East Valley Solar	\$10,000	18	2%	N/A	N/A	
Tompkins County IDA	C	NY Newfield I	Closed	3/9/17	2	Delaware River Solar	\$8,000	20	2%			
Tompkins County IDA	C	NY Newfield II	Closed	3/9/17	2	Delaware River Solar	\$8,000	20	2%			
Tompkins County IDA	C	NY Newfield III	Closed	3/9/17	2	Delaware River Solar	\$8,000	20	2%			
Tompkins County IDA	C	Mecklenburg Renovus Solar	Closed	5/11/17	1.8	Mecklenburg Solar, LLC	\$8,000	20	2%			
Tompkins County IDA	C	NY Enfield I	Closed	5/11/17	2	Delaware River Solar	\$8,000	20	2%			
Tompkins County IDA	C	Dryden Tompkins Solar I	Closed	1/9/18	10	SUN8 PDC LLC	\$6,000	30	2%			
Tompkins County IDA	C	Dryden Tompkins Solar II	Closed	1/9/18	18	SUN8 PDC LLC	\$6,000	30	2%		</	



Cortland County
Industrial Development Agency

New Business

**CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY RESOLUTION
APPOINTING OFFICERS**

APPOINTMENT OF OFFICERS.

RESOLVED, that the following persons are elected to the office(s) indicated next to their names to serve until their successor(s) shall be duly elected, unless he or she resigns, is removed from office or is otherwise disqualified from serving as an officer of this corporation, to take their respective office(s) immediately upon such appointment:

Office	Name
President	
Vice President	
Treasurer	
Secretary	
Chief Executive Officer	
Chief Financial Officer	

RESOLVED, that the officers of this corporation are, and each acting alone is, hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as such officers shall deem necessary or advisable, to carry out the purposes and intent of the foregoing resolutions, AND BE IT FURTHER

RESOLVED, that any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this corporation.

**CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY RESOLUTION
APPOINTING SIGNATORIES**

WHEREAS, the Cortland County Industrial Development Agency (IDA) Board of Directors is determined to grant signing and authority to certain person(s) described hereunder.

Name(s):	Position/Title:
Garry VanGorder	Chief Executive Officer
Karen Niday	Chief Financial Officer
	Chairman
	Treasurer
	Secretary

RESOLVED, that the IDA Board of Directors is hereby authorized and approved to authorize and empower the above-named individual(s) to serve as signatories for this agency subject to agency by-laws.

The undersigned certifies that he is the properly elected and qualified Secretary of the agency which duly conforms pursuant to the laws of the state of New York, and that said meeting was held in accordance with state law and with the Bylaws of the above-named agency.

This resolution has been approved by the Board of Directors of Cortland County IDA on December 12, 2022.

I, as authorized by the agency, hereby certify and attest that all the information above is true and correct.

Clint Brooks
Secretary

**CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY RESOLUTION
APPOINTING STANDING COMMITTEES FOR 2023**

RESOLVED, that the following persons are elected to the Agency Standing Committees which include Audit, Finance, Governance. These officers shall serve until their successor(s) shall be duly elected, unless he or she resigns, is removed from office or is otherwise disqualified from serving as an officer of this corporation.

Committee	Name(s)
Audit	
Finance	
Governance	

AND BE IT FURTHER RESOLVED that these officers shall serve on the standing committees until December 31, 2023

The Annual Meeting of the Cortland County Industrial Development Agency (the "Agency") was convened in public session on December 12, 2022, at 12:00 o'clock p.m., local time at 40-42 Main Street Suite A, Cortland NY, 13045

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

PRESENT:

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

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

Resolution No.:

**RESOLUTION ADOPTING CERTAIN AGENCY POLICIES,
STATEMENTS AND PROCEDURES**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of Laws of 1969 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, renovating, improving, maintaining, equipping and furnishing of manufacturing 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, the Agency desires to adopt certain policies, statements and procedures to assist it in the implementation of its stated purposes and in compliance with the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, as thereafter amended.

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

The Agency hereby adopts the following policies and guidelines in the form presented at this meeting:

1. Acquisition of Real Property Policy
2. Code of Ethics
3. Compensation, Reimbursement and Attendance Policy
4. Conflict of Interest Policy
5. Defense and Indemnification Policy
6. Development Policy

7. Discretionary Funds Policy
8. Disposition of Real and Personal Property Policy
9. Fee Schedule
10. Financial Assistance Recapture
11. Fixed Asset Capitalization
12. General Practices and Operating Procedures
13. Investment Policy
14. Member Attendance Policy
15. Mission Statement
16. Organizational Chart
17. Personnel and Whistleblower Policy
18. Procurement of Goods and Services Policy
19. Project Approval Process
20. Records Retention and Disaster Plan
21. Sexual Harassment Prevention Policy
22. Travel Policy

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:

The foregoing Resolution was thereupon declared 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 December 13, 2021 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 12th day of December 2022.

Clint Brooks, Secretary



Cortland County
Industrial Development Agency

*Appoint/Reappoint Directors
Cortland County Business
Development Corporation*

DR. AMY D. KREMENEK

EDUCATION:

Doctor of Management, Community College Policy and Administration
University of Maryland Global Campus – 2021.
Dissertation: The Temporary President in the Community College.

Master of Public Administration
Syracuse University, Maxwell School of Public Affairs and Citizenship – 2011.

Bachelor of Science, Communications
Syracuse University, Newhouse School of Public Communications – 1991.

PROFESSIONAL EXPERIENCE:

VICE PRESIDENT, ENROLLMENT, DEVELOPMENT, & COMMUNICATIONS

(7/15 – present) – Onondaga Community College, Syracuse NY

- Senior leadership and administrative responsibilities, member of President's Executive Council, and direct report to President. Direct responsibility for 22 professional administrators and staff.
- Manage an institutional division consisting of Enrollment Development, K-12 Programs (Concurrent Enrollment, Dual Enrollment, Early College and Early College Academies, Pathways in Technology Early College High School), Student Recruitment, Marketing, Digital Media, Development, and the OCC Foundation, with a total annual college operating budget responsibility of \$4.3 million, in addition to a \$22 million foundation.
- Restructured the college's student recruitment function based upon extensive analysis of application and enrollment patterns. Interventions included the development and implementation of measurable goals, departmental operating procedures and tracking/assessment protocols, and implementation of digital recruitment strategy. Expanded services to more than 100 school districts and 50 community-based organizations over a five-county region.
- Stabilized the Development office and the \$22 million OCC Foundation by increasing staff capacity for fundraising, updating structure, revising policies, developing a focused and strategic operational plan to align with the college's Strategic Plan, improving processes for budget development and reporting, and strengthening campus and community support for fundraising. Led efforts to strengthen the foundation's equity and diversity focus, including the induction of the most diverse board class in the history of the organization. Service as Acting Executive Director, including responsibility to Board Chair and 25-member Board of Directors.

- Overhauled college's extension site to improve services and support for students. Developed an operating plan, led improvements to technology, facilities, and equipment, as well as working with deans and faculty to improve planning and processes for course selection, scheduling, faculty, and course availability.
- Led college marketing and branding strategy, including the development and implementation of marketing plans focused on strategic enrollment and retention, institutional branding, and advancement. Strategic assets include college websites, social media properties, e-marketing, text/email/live chat platforms, direct mail, print collateral, and a paid advertising schedule that exceeds \$400,000 annually.
- Implemented early college models based on academic degree and certificate pathways in collaboration with 37 area school districts. Revamped the college's concurrent enrollment program to strengthen compliance and daily operation in accordance with college policy and accreditation requirements. Implemented web-based technology platform to improve service to affiliated school administrators, teachers, and students. Earned reaccreditation through the National Alliance of Concurrent Enrollment Partnerships (NACEP) in 2020.
- Developed and implemented an on-campus Early College High School dual enrollment program based on academic degree and certificate pathways that has grown to nearly 150 students in 14 school districts over the past four years.
- Led the college's implementation, management, and expansion of four NYS Department of Education's Pathways in Technology Early College High Schools (P-Tech). Worked directly with academic administration and faculty on curricular issues, academic support, and student progression. The OCC P-Tech's serve more than 400 students each year.
- Led the college's efforts to successfully secure grant funding through the New York State Department of Education in partnership with two area school districts, launching in 2017 two early college academies with transfer degree pathways in Computer Science, Engineering Science, and Math/Science.
- Developed and implemented institutional leadership program focused on succession planning and professional development in collaboration with two sister SUNY institutions. Program has grown to nearly 200 SUNY alumni spanning five institutions. Worked directly with three SUNY college presidents on the implementation, management, and growth of the program.

VICE PRESIDENT, HUMAN RESOURCES & EXTERNAL RELATIONS

(6/11 – 7/15) – Onondaga Community College, Syracuse, NY

- Core areas of responsibility included employee relations, human resources/employee services, college advancement and communications, and business workforce development, including the Onondaga County collaborative "welfare-to-work" program.
- Led and managed an effective and cohesive operation through significant transition focused on strengthening intra-institutional relationships, managing core constituencies, advancing competitiveness in the marketplace, and realizing synergies through the alliance of common functions.
- Revamped the college's workforce development operation, including the addition of five staff to lead the implementation of a lead \$2.5 million Trade Adjustment Assistance Community College Career Training (TAACCCT) grant focused on agribusiness and advanced manufacturing. Refocused programs for non-credit health careers, including medical assisting, billing, and phlebotomy.

- Led efforts to restore confidence and improve service standards in the Human Resources department following difficult leadership transition. Identified and hired experienced staff to improve collaboration with the college's two collective bargaining units. Successor contract with faculty and professional administrators successfully negotiated and signed by all parties.
- Managed internal and external communications for several significant institutional issues and changes, including presidential transitions (two permanent and one interim), labor negotiations, and student and athlete-related crises.

CHIEF PUBLIC AFFAIRS OFFICER

(9/05 – 6/11) – Onondaga Community College, Syracuse, NY

- Direct report to the President. Served on President's Executive Council. Served concurrently as Assistant to the President for approximately 18 months.
- Developed and implemented comprehensive communications programs to advance the strategic goals of the institution, advance and safeguard the institutional brand, and assure close campus relations with the community, the public, and governmental jurisdictions.
- Served as college spokesperson and as the campus' primary access and exchange point with the local, trade and national media.
- Served on the accreditation team for the college's decennial reaccreditation with the Middle States Commission on Higher Education.

PUBLIC RELATIONS COORDINATOR

(10/03 – 8/05) – Student Recruitment and Communications, Onondaga Community College, Syracuse, NY

- Implemented communications strategies for multiple college programs and projects; researched, prepared, and edited communications for senior administrators, including remarks, presentations, and reports.
- Developed and implemented the communications strategy for the college's successful \$11 million capital campaign.
- Served as the college's spokesperson and primary access and exchange point with the local, trade, and national media.

SENIOR PUBLIC INFORMATION COORDINATOR

(10/99 – 10/03) - Southern Nevada Water Authority (SNWA), Las Vegas, Nevada

- Managed and implemented \$2 million public relations and advertising campaign and media relations efforts to influence water use and conservation behaviors of more than 2 million residents and 35 million annual visitors.
- Managed media relations and interacted regularly with the SNWA Executive Leadership.

COMMUNICATIONS COORDINATOR

(9/97 - 10/99) – HealthInsight, Las Vegas, Nevada

- Responsibility for overall organizational communications and marketing targeted at physicians, allied health professionals, hospital administration, community-based organizations, and government and regulatory entities. Reported remotely to corporate office in Salt Lake City.

PUBLIC AFFAIRS SPECIALIST

(9/95 - 9/97) – PacifiCare of Nevada, Las Vegas, Nevada

- Responsibility for communications, marketing, public relations, and government relations for one of the largest managed care organizations in the state. Dual responsibility to in-state management and corporate office based in Orange County, California.

COMMUNICATIONS COORDINATOR

(5/92-9/95) – Nevada Power Company, Las Vegas, Nevada

- Responsibility for corporate communications and employee and community relations for an investor-owned electric utility, the largest in the state of Nevada. Managed and implemented communications efforts through significant industry and corporate restructuring.

PROFESSIONAL AND COMMUNITY SERVICE:

- SUNY Council on University Advancement
 - Board President – 2011-2013
 - Board Vice President – 2009-2011
 - Educational Conference Co-Chair, 2007
 - Chair, Charlton Scholarship Awards Committee, 2013-2016
 - 13 Awards for Excellence
- Graduate, Leadership Greater Syracuse, 2009
- SUNY “Group of 200” System Strategic Planning Committee, 2011
- 50th Anniversary Committee, Onondaga Community College, 2011-2012
- SUNY Leadership Institute, Hamilton, NY, 2012
- American Association of Women in Community Colleges Leaders Institute, 2014
- Achieving the Dream OCC Leadership Team, 2015-16
- American Association of Women in Community Colleges, 2015-present
 - Founding chapter president
- Syracuse City School District Partnership Council, 2015-present
- Central New York STEM Hub, 2015-present
- Board of Trustees, Onondaga Free Library, 2015-2021
 - Board Secretary, 2016-2018
- Say Yes to Education Syracuse Advisory Committee, 2015-present
- East Syracuse Minoa School District College to Career Consortium, 2015-present
- Hillside Syracuse Regional Advisory Board, 2019-present
- United Way of Central New York, Women United – 2019-present
- Everson Museum of Art, Board of Directors, 2020-present
 - Co-chair, Equity and Engagement Committee
- Redhouse Arts Center, Board of Directors, elected 2021

SELECT AWARDS AND RECOGNITION:

- SUNY Council on University Advancement Hall of Fame, 2015
- SUNY Chancellor's Award for Excellence in Professional Service, 2009
- Honoree, Greater Syracuse 40 Under 40 Awards, 2007
- Onondaga Community College, Trustee Recognition Awards, 2012, 2007 and 2006

PROFESSIONAL AFFILIATIONS:

- SUNY Council on University Advancement, 2006-present
- SUNY Chief Enrollment Officers, 2016-present
- SUNY Chief Advancement Officers, 2019-present
- American Association of Women in Community Colleges, 2015-present
- National Alliance of Concurrent Enrollment Partnerships (NACEP) – 2015-present
- National Council on Marketing and Public Relations (AACC affiliate), 2014-present
- League for Innovation, Executive Leadership Institute, 2021

PROFESSIONAL REERENCES:

Available upon request.

Dr. Amy Kremenek

Dr. Amy Kremenek currently serves as the fifth president of Tompkins Cortland Community College, a college of the State University of New York (SUNY) located in Dryden, New York. Her appointment was made by the Tompkins Cortland Community College Board of Trustees and the State University of New York (SUNY) Board of Trustees. Her appointment began on June 1, 2022.

Prior to joining Tompkins Cortland, Dr. Kremenek served for more than 15 years as Vice President at Onondaga Community College and held a number of executive leadership positions, most recently Vice President for Enrollment, Development and Communications at OCC. Prior to her service in higher education, she worked in Nevada and served in various professional roles in water and electric utilities and in the health care industry.

Dr. Kremenek's experience in higher education includes enrollment development, student recruitment, K-12 partnerships, dual and concurrent enrollment, Early College High School, marketing, media relations, government relations, development, human resources, and economic and workforce development. Dr. Kremenek's accomplishments include the implementation of early college models based on academic degree and certificate pathways and the development of four NYS Department of Education's Pathways in Technology Early College High Schools, (P-Tech). In addition, Dr. Kremenek led the implementation of a round-one \$2.5 million federal Trade Adjustment Assistance Community College Career Training (TAACCCT) grant focused on agribusiness and advanced manufacturing.

Dr. Kremenek has served on boards for a number of statewide and regional professional and civic organizations, including Say Yes to Education, SUNY Council on University Advancement, American Association of Women in Community Colleges, and the New York Community College Association of Presidents. She earned a Bachelor of Science from the Newhouse School of Public Communications at Syracuse University, a Master of Public Administration from the Maxwell School of Public Affairs and Citizenship at Syracuse University, and a Doctorate of Management in Community College Policy and Administration from the University of Maryland Global Campus.

She and her husband, Brent, live in Dryden, and they are the proud parents of two children, Ben, a 2020 graduate of SUNY Plattsburgh and digital media professional in Syracuse, and Hailey, a junior at the University of Delaware.



Cortland County
Industrial Development Agency

Review Yellow 3 LLC

Mechanics Lien

NOTICE UNDER MECHANIC'S LIEN LAW

**TO: THE CLERK OF THE COUNTY OF CORTLAND AND ALL OTHERS
WHOM IT MAY CONCERN:**

PLEASE TAKE NOTICE, that Cipriani Construction Corp. ("Lienor"), a New York domestic business corporation that maintains its principal place of business at 125 Wolf Road, Suite 312, Colonie, New York 12205, has and claims a mechanic's lien for the principal and interest of the agreed upon value of the goods and services specified below, upon the buildings, the lot, premises, and parcel of land specified below, pursuant to the New York State Lien Law and all acts amending or extending the same or providing for the filing of mechanic's liens, and hereby states:

1. The Lienor may be reached through its counsel, Hodgson Russ LLP (Ryan K. Cummings, Esq.), The Guaranty Building, 140 Pearl Street, Suite 100, Buffalo, New York 14202. Mr. Cummings may be reached by calling 716-856-4000 or by email to rcumming@hodgsonruss.com.

2. The materials were furnished for improvements at property located at 1585 Tower Road in the town of Cortlandville, County of Cortland, State of New York, 13045 (the "Improved Property"). A copy of the SBL Number and legal description for the Improved Property is attached as **Exhibit A**.

3. Upon information and belief, the fee owner of the Improved Property is Yellow 3 LLC ("Owner"), a New York foreign limited liability company, with an address to do business in the State of New York at 125 Wolf Road, Suite 312, Colonie, New York 12205.

2022328649



2022-05981

11/10/2022 12:57:08 PM

MECHANICS LIEN

6 Pages

Elizabeth Larkin, County Clerk

4. The Improved Property subject to the lien is all that property that is located at 1585 Tower Road, situated in the town of Cortlandville, County of Cortland, State of New York, 13045, as more fully described in the attached Exhibit A.

5. The name of the person or entity by whom the Lienor was employed, with whom the contract was made, and for whom the Lienor furnished labor and materials is Yellow 3 LLC.

6. The agreed upon contract price and value of the labor and materials furnished including approved change orders is \$3,668,044.08.

7. The amount unpaid to Lienor for said labor and materials is \$410,416.90, and the total amount claimed and for which this lien is filed is \$410,416.90.

8. The first time materials and/or labor were furnished was on or about June 29, 2021. As of the date of this Notice of Mechanic's Lien, the construction on the Property is ongoing.

9. That said labor was furnished for the improvement of the Improved Property, including all work to engineer, design, construct and/or install all the necessary ancillary systems for a solar photovoltaic energy system facility.

10. That eight (8) months have not elapsed since the last item of work was performed and/or the last item of materials were provided.

Dated: November 7, 2022


Jennifer L. Pickett
CFO of Cipriani Construction Corp.

VERIFICATION

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

On the 7 day of November, in the year 2022, before me, the undersigned, personally appeared **Jennifer J. Pickett**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Notice of Mechanic's Lien and Verification of Notice of Mechanic's Lien and acknowledged to me that he executed the same in her capacity as CFO of Cipriani Construction Corp., and that by her signature on the Notice of Mechanic's Lien and the Verification, Cipriani Construction Corp. executed the instrument.



Notary Public

ERIC TULLY
NOTARY PUBLIC STATE OF NEW YORK
SARATOGA COUNTY
LIC. #01TU6345276
COMM. EXP. 07/25/2024



Exhibit “A”

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cortlandville, County of Cortland and State of New York, being a part of Military Lot 95 in said Town and bounded and described as follows:

BEGINNING at a point in the centerline of Tower Road, which point is located easterly a distance of 1,294.5 feet as measured along said centerline of Tower Road from the intersection of said centerline with the centerline of Page Green Road; thence N 07° 00' 00" E across lands of the grantors a distance of 1,227.49 feet to a point marked by a survey rod with cap; thence S 82° 36' 59" E a distance of 813.46 feet to a point marked by a survey rod with cap; thence S 07° 00' 00" W a distance of 945.04 feet to a point, which point is located 0.28 feet North and 0.72 feet West of an iron rod in the northeast corner of lands of Planty (R.O., Book 463 of Deeds at page 118); thence N 83° 09' 00" W a distance of 670.00 feet to a point marked by a survey rod with cap; thence S 07° 00' 00" W, passing through an iron rod at 245.00 feet for a total a distance of 275.00 feet to a point in the centerline of Tower Road; thence N 83° 06' 00" W along the centerline of Tower Road, a distance of 143.44 feet to the point and place of beginning, containing 18.624 acres of land, more or less.

SCHEDULE "A" continued:

That portion of the above described premises lying within the confines of Tower Road is conveyed subject to the rights of the public to use the same for street or highway purposes.

SUBJECT, insofar as they affect the premises conveyed hereby to:

1. A pole line easement granted by Ivan R. Erway and Julia A. Erway to The Cortland Traction Company dated December 13, 1930 and recorded in the Cortland County Clerk's Office in Book 167 of Deeds at page 359;
2. A gas pipeline easement granted by Charles R. Stafford to New York State Natural Gas Corporation dated January 5, 1950 and recorded in the Cortland County Clerk's Office in Book 215 of Deeds at page 101, as modified by Agreement between the parties thereto dated March 21, 1963 and recorded in said Clerk's Office in Book 286 of Deeds at page 84;
3. Easement granted by Charles R. Stafford to Niagara Mohawk Power Corp. dated October 10, 1967 and recorded in the Cortland County Clerk's Office in Book 309 of Deeds at page 180;
4. Easement granted by Charles R. Stafford to New York Telephone Company dated May 22, 1978 and recorded in the Cortland County Clerk's Office in Book 356 of Deeds at page 1107;
5. Easement granted by Charles R. Stafford to New York Telephone Company dated January 26, 1981 and recorded in the Cortland County Clerk's Office in Book 369 of Deeds at page 576.

The premises described herein are more particularly shown on a survey map of "Lands of John P. Morse and Sheila A. Morse" made by R. James Stockwin, L.S., dated November 29, 2005, which is ~~intended to be filed in~~ the Cortland County Clerk's Office with the recording of this instrument and is incorporated herein by reference.



Cortland County
Industrial Development Agency

Review Payment in Lieu of Tax Affidavits

Cortland County
IDA Projects
Year Ending
2022

Project Name	Initial Project Investment	Closing & Termination Date	Required Employment	Current Year Penalty Threshold	2021 Reported Jobs Per Affidavit	2022 Reported Jobs Per Affidavit	Comments
Cortland Crown Homes (Housing Visions) <i>Tax Year: 15</i>	\$8,252,000	4/2/2007 - 4/1/2024	N/A	Based on Annual Rents	\$230,794.00	\$239,024.00	2023 real property tax payment will be \$23,902.40 as per the agreement, a 17% increase from prior year (payment is an amount equal to the greater of \$12,000 or 10% of gross annual rental income).
Creamery Hills, LP <i>Tax Year: 3</i>	\$1,690,906	2/1/2020 1/31/2035	2 P/T (1FTE)	2P/T (1FTE)	2 P/T (1FTE)	2 P/T (1FTE)	Meets the required employment requirements - 100% of goal.
Pyrotek Inc. <i>Tax Year: 12</i>	\$3,336,000	2/1/2011 - 1/31/2027	110 FTE	88 FTE	66	70	Failure to meet the <i>minimum</i> employment requirements (88); met 64% of goal. 2022 will be adjusted to 62.5% of the real property tax otherwise due - a 12.5% increase.
Suit-Kote <i>Tax Year: 10</i>	\$2,500,000	5/31/2012 - 1/31/2023	2020+ 18 F/T 199 S/E	2020+ 14 159	51 F/T 159 S/E	36 F/T 212 S/E	Meets the required employment requirements for both full time and seasonal positions. All jobs combined, they are at 114% of goal.
Northeast Transformers <i>Tax Year: 10</i>	\$1,650,000	1/1/2013 - 1/31/2023	57 FTE	45 F/T	45 F/T	54 F/T	Meets <i>minimum</i> employment requirements- 95% of required goal.
Sky Hospitality <i>Tax Year: 10</i>	\$4,152,000	12/1/2012 1/31/2023	8 FTE	6 F/T	9 F/T	10 F/T	Meets employment requirements -125% of required goal.
C'Ville LLC (Byrne Dairy) <i>Tax Year: 9</i>	\$30,162,962	9/23/2013 1/31/2034	2019+ 78	2019+ 62	105	65.58	Exceeds <i>minimum</i> employment requirements - 84% of required goal.
Greek Peak Holdings LLC <i>Tax Year: 4</i>	\$1,920,000	11/1/2018 12/31/2023	80 F/T	64	89	100	Meets employment requirements - 125% of required goal.
Forkey Construction & Fab <i>Tax Year: 8</i>	\$2,175,000	10/2/2014 1/31/2024	133 F/T	106 F/T	95	96	Failure to meet the <i>minimum</i> employment requirements (106 FTE); met 72% of required goal. 2022 will be adjusted to 81.25% of the real property tax otherwise due-a 6.25% increase.
Crescent Commons <i>Tax Year: 4</i>	\$16,325,821	8/1/2017 7/31/2032	2F/T 2	2F/T 2	2 F/T	2 F/T	Meets employment requirements -100% of required goal. Estimated salaries and fringe benefits reported had no change from the prior year and continue to be in compliance with the application projections.
Lapeer-Cortland Solar <i>Tax Year: 2</i>	\$27,185,245	10/1/2019 9/30/2049	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 15MW.
Janis Solar <i>Tax Year: 2</i>	\$22,100,000	1/1/2021 12/31/2050	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 20MW. Construction was delayed due to supply chain delays but is now back on track for completion.
DG NY C Ville #1 <i>Tax Year 2</i>	\$17,449,190	2/1/2021 1/31/2046	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 5MW. Commercial Operations Date of the Project Facility was 10/12/2021.
Yellow 3 LLC <i>Tax Year 2</i>	\$4,758,900	2/1/2021 1/31/2036	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 3 MW. Commercial Operations Date of Project Facility was 10/14/2022.
DG NY C Ville #3 <i>Tax Year: 1</i>	\$17,497,224	4/1/2021 3/31/2046	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 5 MW. Commercial Operations of Project Facility are not yet achieved.

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CREAMERY HILLS, L.P.
 ADDRESS: 53 FRONT STREET BINGHAMTON, NY 13905
 PROJECT ADDRESS: 355 CREAMERY ROAD RICHFORD, NY 13835
 CONTACT PERSON: JOHN M. BERNARDO
 TELEPHONE NUMBER: 607-723-8989
 E-MAIL ADDRESS: jbernardo@seppmanagement.com

Average Number of Full Time
 Equivalent Employees During
 Preceding Twelve Months¹²

1

Jobs Created:

Management _____
 Professional _____
 Administrative _____
 Production _____
 Independent _____
 Contractors _____
 Other _____

Jobs Retained:

Management 1 _____
 Professional _____
 Administrative _____
 Production 1 _____
 Independent _____
 Contractors _____
 Other _____

Jobs Listed³: _____

The salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the Application for Financial Assistance are still accurate. **If not still accurate**, below is a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Other		

¹ Thirty-Five hours worked per week equals one full time equivalent employee.

² Including full time equivalent independent contractors or their employees.

³ With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CREAMERY HILLS, S.P. PROJECT

STATE OF NEW YORK)
COUNTY OF ~~CORTLAND~~) ss.:
13 ROOMS

JOHN M. BERNARDO, being duly sworn deposes and says:

1. I am the EXECUTIVE MANAGER of CREAMERY HILLS, S.P. (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 2/21/20 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 9/26/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

John M. Bernardo

Sworn to before me this
26 day of September, 2022.

Brandy L Jackson
Notary Public

BRANDY L JACKSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01JA6367975
Qualified in Broome County 2021
Commission Expires December 4, 2021

**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Pilot Agreement PROJECT**

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

Robin Fickenschner being duly sworn deposes and says:

1. I am the representative of Pyrotek Inc. (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 2-1-11 between the Cortland County Industrial Development Agency and the Company.
2. The Employment Plan Status Report dated 11-10-22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

Robin Fickenschner

Sworn to before me this
19 day of November, 2022

Christine Raymond

Notary Public

CHRISTINE RAYMOND
Notary Public, State of New York
No. 01RA6194543
Qualified in Cortland County
Commission Expires 10/06/2024

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: Pyrotek Inc
 ADDRESS: 641 State Route 13
 TYPE OF BUSINESS: Manufacturer of Capital Equipment for Aluminum Industry
 CONTACT PERSON: Robin Fickenscher
 TELEPHONE NUMBER: (607) 758-4076

Occupation	Number of New Jobs	Number Listed ¹	Number Filled		Average Number of Full Time Equivalent Employees During Preceding Twelve Months ²
			Job Service Division Applicants	Job Training Partnership Act eligible persons	
Casting/Mold	2	2	0	0	15
Fabrication/Assembly	8	8	0	0	13
Quality	1	1	0	0	2
Procurement	1	1	0	0	2
Warehouse	2	2	0	0	5
Supply Chain	1	1	0	0	2
Engineering	0				7
Maintenance	0				5
Sales	0				3
Admin					16

¹With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act

²Thirty-Five hours worked per week equals one full time equivalent employee.

10/26/2022

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: SUIT-KOTE CORPORATION

ADDRESS: 1911 LORINGS CROSSING ROAD, CORTLAND, NY 13045

TYPE OF BUSINESS: ROAD CONSTRUCTION

CONTACT PERSON: LAUREN SILFER

TELEPHONE NUMBER: 607-753-1100 LSILFER@SUIT-KOTE.COM

<u>Occupation</u>	<u>Number of New Jobs</u>	<u>Number Listed¹</u>	<u>Number Filled</u>	<u>Average Number of Full Time Equivalent Employees During Preceding Twelve Months²</u>
			Job Service Division Applicants	Job Training Partnership Act eligible persons
OFFICE / MAINTENANCE (FT)	5			36
SEASONAL ROAD (SE)	35			212

¹With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

²Thirty-Five hours worked per week equals one full time equivalent employee.

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT

PAYMENT IN LIEU OF TAX AGREEMENT

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

LAUREN SILFEIS, being duly sworn deposes and says:

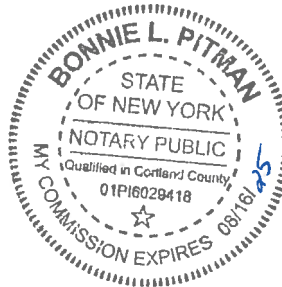
1. I am the CONTROLLER of SUIT KOTE CORPORATION (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 5/31/2012 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 10/16/2022 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

John W. Silfeis

Sworn to before me this
28 day of October, 2022

Bonnie L. Pitman
Notary Public



**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

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

Gilbert Koser, being duly sworn deposes and says:

1. I am the President of Northeast Transcon (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 10/13/22 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 9/30/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

Gilbert Koser

Sworn to before me this
13th day of October, 2022

Eric J. Mihalik
Notary Public
Notary Public, State of New York
Reg. No. 01MU6435946
Qualified in Cortland County
Commission Expires July 5, 2026

Employment Plan Status Report

COMPANY NAME: Northeast Transformer Services, LLC

ADDRESS: 7209 Rt. 281, PO Box 245, Preble, NY 13141

TYPE OF BUSINESS: Transformer Repair

CONTACT PERSON: Gilbert Kozar

PHONE NUMBER: 315-283-7131

	Number of	Number	Number	Average Number of
	New Jobs	Listed	Filled	Equivalent Fulltime
Job Description				Preceding Twelve Months
				Oct. 2021 48
				Nov. 2021 47
				Dec. 2021 51
				Jan. 2022 51
				Feb. 2022 52
				Mar. 2022 55
				Apr. 2022 59
				May 2022 59
				June 2022 58
				July 2022 55
				Aug. 2022 54
				Sept. 2022 59

**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

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

Bhaxati Desai, being duly sworn deposes and says:

1. I am the owner of SKY Hospitality (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 11/3/22 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated _____ and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

Bhaxati Desai

Sworn to before me this
3rd day of November, 2022

Eric J. Mulvihill
Notary Public

Eric J. Mulvihill
Notary Public, State of New York
Reg. No. 01MU6435946
Qualified in Cortland County
Commission Expires July 5, 2026

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: SKY Hospitality LLC
 ADDRESS: 26 W. Court St
 TYPE OF BUSINESS: Hotel
 CONTACT PERSON: BHARATI DESAI
 TELEPHONE NUMBER: 607-756-2645

Occupation	Number of New Jobs	Number Listed ¹	Number Filled	Average Number of Full Time Equivalent Employees During Preceding Twelve Months ²	
			Job Service Division Applicants	Job Training Partnership Act eligible persons	
Front Desk	1	0	0	0	5
House keeping Maintenance }					5

¹With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act
²Thirty-Five hours worked per week equals one full time equivalent employee.



James A. Gosier, General Counsel
Direct Dial: (315) 703-9093
Telefax: (315) 471-0930
Email: jgosier@byrne1933.com

October 27, 2022

Karen Niday, Chief Financial Officer
Cortland County Industrial Development Agency
40 Main Street, Suite A
Cortland, NY 13045

Re: Annual Employment Plan Status Report
Byrne Cortlandville, Inc.

Dear Karen:

Enclosed herein please find the annual Employment Plan Status Report of Byrne Cortlandville, Inc., f/k/a C'Ville Yoghurt, Inc.

Thank you for your continued support of Byrne.

Very Truly Yours,

James A. Gosier

James A. Gosier, General Counsel

JAG/j
Enclosure
102722.1

Byrne Cortlandville Staffing	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22
<i>Cooler Warehouse</i>	3	3	3	3	3	2	2	2	2	2	1	1
<i>Facility Management</i>	5	5	5	5	5	4	4	4	4	4	4	4
<i>Maintenance</i>	11	10	10	10	10	10	10	10	10	10	9	9
<i>Plant</i>	62	61	59	59	59	14	14	14	20	33	35	40
<i>Quality</i>	12	12	11	11	11	6	6	6	6	6	6	7
<i>Total</i>	93	91	88	88	88	36	36	36	42	55	55	61
<i>Temporary Employee's through an agency</i>	3	5	4	0	1	1	1	1	1	1	0	0
Grand Total	96	96	92	88	89	37	37	37	43	56	55	61

Dated: October 25, 2022

Average 65.58

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: Byrne Cortlandville, Inc. f/k/a Cville Yoghurt, Inc

ADDRESS: 2394 US Route 11, Catayette, NY 13084

TYPE OF BUSINESS: Food Manufacturing

CONTACT PERSON: James Gosier, General Counsel

TELEPHONE NUMBER: (315) 703-9093

<u>Occupation</u>	<u>Number of New Jobs</u>	<u>Number Listed¹</u>	<u>Number Filled</u>	<u>Average Number of Full Time Equivalent Employees During Preceding Twelve Months²</u>
			<div>Job Service Job Training Division Partnership Act Applicants eligible persons</div>	

See Attached

¹With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

²Thirty-Five hours worked per week equals one full time equivalent employee.

**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
C'ville PROJECT**

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

Michael J. McLoughlin, being duly sworn deposes and says:

1. I am the ^{Sr. Director of} ~~Human Resources~~ of Byrne Cortlandville Inc (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 9/23/13 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 10/25/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.



Sworn to before me this
25th day of October, 20 22



Notary Public

JAMES A. GOSIER
Notary Public, State of New York
No. 4889745
Qualified in Onondaga County
Commission Expires March 23, 20 23

**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

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

Todd Treacy, being duly sworn deposes and says:

1. I am the CFO of Greek Peak Holdings (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 9/30/2022 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 9/30/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.



Sworn to before me this
26 day of October, 2022

Bonnie L. Haines
Notary Public

BONNIE L. HAINES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6374742
Qualified in Cortland County
My Commission Expires 05-07-2026

EMPLOYMENT PLAN STATUS REPORT

To be Filled by

COMPANY NAME: HOPE LAKE HOLDINGS, LLC
GREEK PEAK ADVENTURES, LLC
SKI GREEK PEAK, LLC
C/O GREEK PEAK HOLDINGS, LLC
ADDRESS: 2000 NYS ROUTE 392
TYPE OF BUSINESS: SKI RESORT
CONTACT PERSON: Todd Treacy
TELEPHONE NUMBER: 607-835-6300 x6336

As of 9/30/22

OCCUPATION	NUMBER OF NEW JOBS	NUMBER LISTED	NUMBER FILLED	AVERAGE NUMBER OF FULL TIME EMPLOYEES DURING PRECEEDING TWELVE MONTHS
Rooms	0	NA	0	22
Maintenance	0	NA	0	8
HOA	0	NA	0	0
Real Estate	0	NA	0	0
G&A	0	NA	0	11
Sales & Marketing	0	NA	0	3
Hill	0	NA	0	3
Activities	0	NA	0	0
HL Park	0	NA	0	1
Arcade	0	NA	0	0
F&B	0	NA	0	23
Snow Sports	0	NA	0	1
Rental	0	NA	0	0
R&M	0	NA	0	6
Spa	0	NA	0	2
Waterpark	0	NA	0	3
Adventure Center	0	NA	0	17
TOTAL				100

**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

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

Charles H. Forkay, being duly sworn deposes and says:

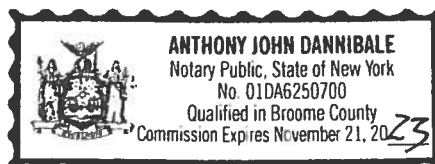
1. I am the President of Forkay Construction (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated October 1, 2014 between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated November 1, 2022 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

[Signature]

Sworn to before me this
21 day of NOVEMBER, 2022

[Signature]
Notary Public



Forkey Fabrication Job Detail 2022

<u>Position</u>	<u>2021</u>	<u>2022</u>	<u>2022 Created</u>	<u>2022 Open</u>
Lathe Operator	13	8	-5	1
Mill Operator	20	15	-5	5
Part Cleaner	8	6	-2	2
Saw Operator	5	5	0	2
Welder	6	5	-1	2
Press Brake	2	3	1	1
Quality Manager	1	1	0	0
Safety/Health	1	1	0	0
Office Manager	1	1	0	0
Inspector	2	2	0	0
Delivery Driver	6	3	-3	0
Inventory/Stockroom	0	1	1	0
Production Supervisor	1	1	0	0
Plant Manager	1	1	0	0
Office Staff	7	8	1	1
Shipping/Receiving	3	2	-1	0
Janitor	0	1	1	0
Mill Dept Lead	2	1	-1	0
Quoting/Sales	1	1	0	0
Saw Dept Lead	1	1	0	0
Toolroom	1	1	0	0
Laser Operator	5	7	2	2
Plasma Operator	0	0	0	0
Robot Operator	3	7	4	3
Weld Dept Lead	2	2	0	0
Forklift Driver	1	1	0	1
Owners	2	2	0	0
Project Manager	0	0	0	0
Engineering Manager	0	1	1	0
Engineering	4	4	0	0
Expeditor	0	1	1	0
Laser Programmer	1	1	0	0
Purchasing Manager	1	1	0	0
Production Planner	1	1	0	0
Totals	102	96	-6	20

Forkey Fabrication Job Detail 2022

<u>Position</u>	<u>2021</u>	<u>2022</u>	<u>2022 Created</u>	<u>2022 Open</u>
Lathe Operator	13	8	-5	1
Mill Operator	20	15	-5	5
Part Cleaner	8	6	-2	2
Saw Operator	5	5	0	2
Welder	6	5	-1	2
Press Brake	2	3	1	1
Quality Manager	1	1	0	0
Safety/Health	1	1	0	0
Office Manager	1	1	0	0
Inspector	2	2	0	0
Delivery Driver	6	3	-3	0
Inventory/Stockroom	0	1	1	0
Production Supervisor	1	1	0	0
Plant Manager	1	1	0	0
Office Staff	7	8	1	1
Shipping/Receiving	3	2	-1	0
Janitor	0	1	1	0
Mill Dept Lead	2	1	-1	0
Quoting/Sales	1	1	0	0
Saw Dept Lead	1	1	0	0
Toolroom	1	1	0	0
Laser Operator	5	7	2	2
Plasma Operator	0	0	0	0
Robot Operator	3	7	4	3
Weld Dept Lead	2	2	0	0
Forklift Driver	1	1	0	1
Owners	2	2	0	0
Project Manager	0	0	0	0
Engineering Manager	0	1	1	0
Engineering	4	4	0	0
Expeditor	0	1	1	0
Laser Programmer	1	1	0	0
Purchasing Manager	1	1	0	0
Production Planner	1	1	0	0
Totals	102	96	-6	20

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CRESCENT WOMENS LLC PROJECT

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

JAMES QUINN, being duly sworn deposes and says:

1. I am the VP FINANCE of CRESCENT WOMENS LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated _____ between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 11/1/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

[Signature]

Sworn to before me this
2nd day of November, 2022.

[Signature]
Notary Public

JULIE B. BRISSETTE
Notary Public, State of New York
Qualified in Onon. Co. No. 013R4371970
Commission Expires Sept. 29, 2026

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CRESCENT COMMONS LLC
ADDRESS: 1201 E FAYETTE STREET - SUITE 26 SYRACUSE NY 13211
PROJECT ADDRESS: 165 S. MAIN STREET, CANTON NY 13045
CONTACT PERSON: JIM QUINN
TELEPHONE NUMBER: 315-472-3820
E-MAIL ADDRESS: JQUINN@HOUSINGVISIONS.ORG

Average Number of Full Time
Equivalent Employees During
Preceding Twelve Months¹²

2

Jobs Created:

Management _____
Professional _____
Administrative _____
Production _____
Independent _____
Contractors _____
Other _____

Jobs Retained:

Management 1
Professional _____
Administrative _____
Production _____
Independent _____
Contractors _____
Other 1

Jobs Listed³: _____

The salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the Application for Financial Assistance are still accurate. If not still accurate, below is a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Other		

¹ Thirty-Five hours worked per week equals one full time equivalent employee.

² Including full time equivalent independent contractors or their employees.

³ With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CRESCENT WOMENS LLC PROJECT

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

JAMES QUINN, being duly sworn deposes and says:

1. I am the VP FINANCE of CRESCENT WOMENS LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated _____ between the Cortland County Industrial Development Agency and the Company.

2. The Employment Plan Status Report dated 11/1/22 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

[Signature]

Sworn to before me this
2nd day of November, 2022.

Julie B. Brissette
Notary Public

JULIE B. BRISSETTE
Notary Public, State of New York
Qualified in Onon. Co. No. 013R4371970
Commission Expires Sept. 29, 2026

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CRESCENT COMMONS LLC
 ADDRESS: 1201 E FAYETTE STREET - SUITE 26 SYRACUSE NY 13211
 PROJECT ADDRESS: 165 S. MAIN STREET, CANTON NY 13045
 CONTACT PERSON: JIM QUINN
 TELEPHONE NUMBER: 315-472-3820
 E-MAIL ADDRESS: JQUINN@HOUSINGVISIONS.ORG

Average Number of Full Time
 Equivalent Employees During
 Preceding Twelve Months¹²

2

Jobs Created:

Management _____
 Professional _____
 Administrative _____
 Production _____
 Independent _____
 Contractors _____
 Other _____

Jobs Retained:

Management 1 _____
 Professional _____
 Administrative _____
 Production _____
 Independent _____
 Contractors _____
 Other 1 _____

Jobs Listed³: _____

The salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the Application for Financial Assistance are still accurate. If not still accurate, below is a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Other		

¹ Thirty-Five hours worked per week equals one full time equivalent employee.

² Including full time equivalent independent contractors or their employees.

³ With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

**ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Bellisario PROJECT**

STATE OF Florida)
COUNTY OF Palm Beach) ss.:


Matthew G. Ulman, being duly sworn deposes and says:

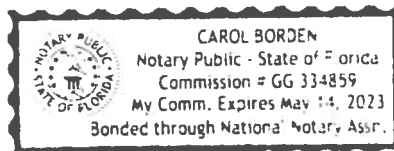
1. I am the Vice President of DG Empire Bright, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of October 1, 2019 between the Cortland County Industrial Development Agency and the Company.

2. The total AC megawatt capacity of the Project Facility is 15

3. The Commercial Operations Date of the Project Facility is 03/31/21
"Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.


Matthew G. Ulman
Vice President

Sworn to before me this
19th day of October, 2022.

Notary Public



**ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

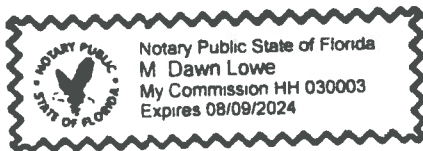
STATE OF Florida)
COUNTY OF Palm Beach) ss.:

Ricardo Fabre, being duly sworn deposes and says:

1. I am the Authorized Signatory of Janis Solar, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of January 1, 2021 between the Cortland County Industrial Development Agency and the Company.

2. The total AC megawatt capacity of the Project Facility is 20,000 kW.

3. The Commercial Operations Date of the Project Facility is TBD, project has not yet achieved. "Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.



A handwritten signature in blue ink, appearing to read "Ricardo Fabre", written over a horizontal line.

By: Ricardo Fabre

Sworn to before me this
24 day of October, 2022

A handwritten signature in black ink, appearing to read "M. Dawn Lowe", written over a horizontal line.
Notary Public

**ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Cortlandville 1 PROJECT**


STATE OF Florida)
COUNTY OF Palm Beach) ss.:

Matthew G. Ulman, being duly sworn deposes and says:

1. I am the Vice President of DG Empire Shine, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of February 1, 2021 between the Cortland County Industrial Development Agency and the Company.

2. The total AC megawatt capacity of the Project Facility is ⁵_____.

3. The Commercial Operations Date of the Project Facility is 10/12/2021.
"Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.

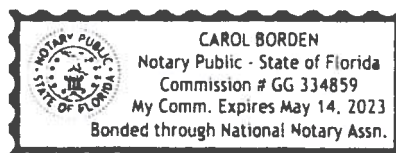


Matthew G. Ulman
Vice President

Sworn to before me this
19th day of October, 2022.



Notary Public



10/28/2022

**ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT**

STATE OF California)
COUNTY OF San Diego) ss.:

David Trepeck, being duly sworn deposes and says:

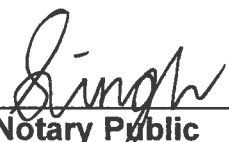
1. I am the Manager of Yellow 3 LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of March 1, 2021 between the Cortland County Industrial Development Agency and the Company.

2. The total AC megawatt capacity of the Project Facility is 3 MW.

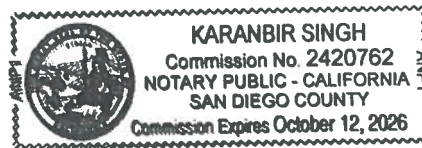
3. The Commercial Operations Date of the Project Facility is 10/14/22.
"Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.



Sworn to before me this
5 day of November, 2022.



Notary Public



**ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Cortlandville 3 PROJECT**


STATE OF Florida)
COUNTY OF Palm Beach) ss.:

Matthew G. Ulman, being duly sworn deposes and says:

1. I am the Vice President of DG Empire Shine, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of April 1, 2021 between the Cortland County Industrial Development Agency and the Company.

2. The total AC megawatt capacity of the Project Facility is 5.

3. The Commercial Operations Date of the Project Facility is not yet achieved. "Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.

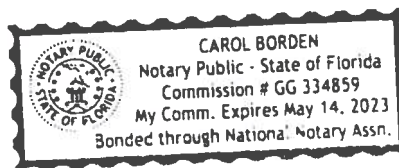


Matthew G. Ulman
Vice President

Sworn to before me this 14 day of October, 2022



Notary Public





Cortland County
Industrial Development Agency

Financial Reports

Cortland County IDA
Balance Sheet
November 30, 2022

ASSETS

CURRENT ASSETS

NBT - Checking 5112	\$ 34,346.24
NBT Proj Invest Checking	932,476.60
NBT Money Mkt Savings	49,416.20
Prepaid Expenses	1,173.74
	<hr/>

TOTAL CURRENT ASSETS		1,017,412.78
----------------------	--	--------------

PROPERTY AND EQUIPMENT

Land-Railroad Properties	209,818.00
Land-Contento Property	91,835.00
Land-Cleveland St - Apex	25,000.00
Leasehold Improvements	3,376.80
Accum.Depreciation-L.H.I.	(1,857.24)
Office Equipment	5,909.00
Accum.Depreciation-Equip	(5,909.00)
	<hr/>

NET PROPERTY & EQUIPMENT		328,172.56
--------------------------	--	------------

RECEIVABLES

TOTAL RECEIVABLES		<hr/> 0.00
-------------------	--	------------

TOTAL ASSETS	\$	<hr/> <hr/> 1,345,585.34
--------------	----	--------------------------

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES

TOTAL CURRENT LIABILITIES		0.00
---------------------------	--	------

LONG TERM LIABILITIES

Due to BDC-Contento Property	\$ <hr/> 91,835.00
------------------------------	--------------------

TOTAL LONG TERM LIABILITIES		91,835.00
-----------------------------	--	-----------

TOTAL LIABILITIES		<hr/> 91,835.00
-------------------	--	-----------------

FUND BALANCE

Unrestricted Earnings	1,520,281.50
Net Income	(266,531.16)
	<hr/>

TOTAL FUND BALANCE		<hr/> 1,253,750.34
--------------------	--	--------------------

TOTAL LIAB & FUND BALANCE	\$	<hr/> <hr/> 1,345,585.34
---------------------------	----	--------------------------

Cortland County IDA
Income Statement
For the Eleven Months Ending November 30, 2022

	Current Month	Year to Date
REVENUE		
Project Fee	\$ 0.00	\$ 49,327.00
Interest on Deposits	383.86	1,430.59
Land Lease	0.00	16,333.00
Cort Crown Homes PILOT	0.00	23,079.40
Creamery Hills PILOT	0.00	7,635.41
83-85 Main LLC PILOT	0.00	14,000.00
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville LLC	0.00	22,500.00
Janis Solar LLC	0.00	30,000.00
Yellow 3 LLC	0.00	16,500.00
	<hr/>	<hr/>
Total Revenue	383.86	225,805.40
	<hr/>	<hr/>
TOTAL REVENUE	383.86	225,805.40
	<hr/>	<hr/>
EXPENSES		
Apex/Cleveland St Property	4,703.74	256,231.77
Accounting	0.00	7,000.00
Bank Charges	(32.00)	65.00
Legal	592.00	17,179.44
Office Supplies/Maintenance	0.00	1,007.00
Property Tax-Sewer/Water	0.00	197.44
D & O Insurance	130.42	1,434.58
Depreciation	0.00	506.52
Cort Crown Homes PILOT	0.00	23,079.40
Creamery Hills PILOT	0.00	7,635.41
83-85 Main LLC PILOT	0.00	14,000.00
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville	0.00	22,500.00
Janis Solar LLC	0.00	30,000.00
Yellow 3 LLC	0.00	16,500.00
BDC Admin Support	0.00	50,000.00
	<hr/>	<hr/>
TOTAL EXPENSES	5,394.16	492,336.56
	<hr/>	<hr/>
NET INCOME	\$ (5,010.30)	\$ (266,531.16)
	<hr/> <hr/>	<hr/> <hr/>



Cortland County
Industrial Development Agency

Director's Report