



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 | Present |
| Stephen Compagni | Vice Chairman | Present |
| John O. Reagan | Treasurer | Present |
| Clint Brooks | Secretary | Present |
| Johanna Ames | Member | Present |
| Dr. Kathleen Burke | Member | Excused |
| Donald Richards | Member | Present |
| Garry VanGorder | Executive Director | Present |
| Karen Niday | Corporate Finance Officer | Present |
| Eric Mulvihill | Development Specialist | Present |
| John Sidd | Agency Counsel | Remote |
| Chris Carrick | 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 | | | HCA Details | Other Payments Received | Comments | | | |
| | | | | | | | Per MW Charge | Term | Escalator | | | | | | |
| 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 (C3C), 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 | Tiffeny 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 | | | | | | | | | |
| Franklin County IDA | E | Covington Solar 1, LLC | Proposed | | 2 | Nexamp | | | | | | | | | |
| Franklin County IDA | E | Covington Solar 2, LLC | Proposed | | 4.2 | Nexamp | | | | | | | | | |
| Franklin County IDA | D | NFS Chateaugay Site 1, LLC | Proposed | | 5 | Norbut Solar | | | | | | | | | |
| Franklin County IDA | D | NFS Chateaugay Site 2, LLC | Proposed | | 4.4 | Norbut Solar | | | | | | | | | |
| 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 Waysiaid 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 1 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 24558 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 24558 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 | Pamela 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 Meadow Solar Farm 2, LLC | Approved | 5/4/21 | 4 | | \$7,000 | 25 | 2% | | | | | | |
| Oneida County IDA | E | Camden Renewables, LLC | Approved | | | | | | | | | | | | |



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 REFERENCES:

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.

2022328650



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.

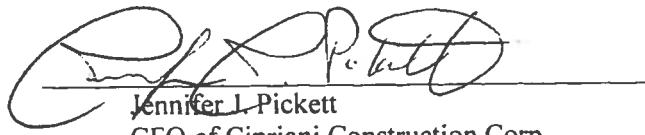
7. The amount unpaid to Lienor for said labor and materials is \$410,416.90, and the total amount claimed and for which this lien is filed is \$410,416.90.

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 |
|----------------------------------------------------------------|----------------------------|----------------------------|----------------------|--------------------------------|----------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Cortland Crown Homes (Housing Visions) 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. |
| <i>Creamery Hills, LP 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. |
| <i>Pyrotek Inc. 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. |
| <i>Suit-Kote 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. |
| <i>Northeast Transformers 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. |
| <i>Sky Hospitality 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. |
| <i>CVille LLC (Byrne Dairy) 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. |
| <i>Greek Peak Holdings LLC 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. |
| <i>Forkey Construction & Fab 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. |
| <i>Crescent Commons 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. |
| <i>Lapeer-Cortland Solar 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. |
| <i>Janis Solar 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. |
| <i>DG NY C Ville #1 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. |
| <i>Yellow 3 LLC 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. |
| <i>DG NY C Ville #3 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. |

ANNUAL GROSS RENTAL INCOME AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CORTLAND CROWN HOMES, LLC/HOUSING VISIONS PROJECT

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

JAMES QUINN, being duly sworn deposes and says:

1. I am the VICE PRESIDENT FINANCE of Cortland Crown Homes, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated as of December 14, 2006 between the Cortland County Industrial Development Agency and the Company.

2. The Annual Gross Rental Income for the twelve (12) month period from November 1, 2021 through October 31, 2022 for the Facility Premises is \$ 239,024.



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 Onondaga Co. No. 013R4871970
Commission Expires Sept. 29, 2026

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 _____
 Independent Contractors 1
 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.

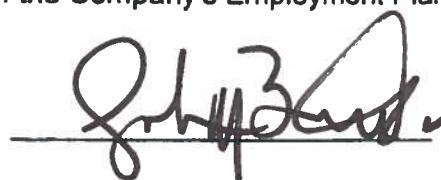
³ With local Jobs Service Division and local service delivery office created pursuant to the Job Training Partnership Act.

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CREAMERY HILLS, L.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 Director of CREAMERY HILLS, L.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.



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



Notary Public

| |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| BRANDY L JACKSON NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01JA6367975 Qualified in Broome County 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 Fickenscher 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.

Christine Raymond

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 Listed¹ | Number Filled | Average Number of Full Time Equivalent Employees During Preceding Twelve Months² | |
|----------------------|-------------------------------|--------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------|----|
| | 15 | 15 | Job Service Division Applicants | Job Training Partnership Act eligible persons | |
| Casting/Mold | 2 | 0 | 0 | 15 | |
| Fabrication/Assembly | 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 LORING'S 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> |
|----------------------------------|-------------------------------|--------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------|
| OFFICE / MAINTENANCE (CFT) | 5 | | Job Service Division Applicants | Job Training Partnership Act eligible persons |
| SEASONAL ROAD (SE) | 35 | | | 36 |
| | | | | 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.:

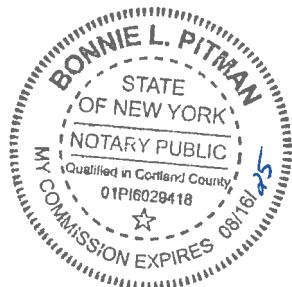
Lauren Silfer, being duly sworn deposes and says:

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 10/6/2022 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

Lauren Silfer

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 Kozel, being duly sworn deposes and says:

1. I am the President of Northeast Transfer (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 Kozel

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

Sue D. Maheshil
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 Kozer

PHONE NUMBER: 315-283-7131

| Job Description | Number of | Number | Number | Average Number of | | |
|------------------------|------------------|---------------|---------------|--------------------------------|------|----|
| | New Jobs | Listed | Filled | Equivalent Fulltime | | |
| | | | | 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.:

Bhavati 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.

Bhavati Desai

Sworn to before me this
3 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

| <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 | Job Training Partnership Act Applicants | Job Training Partnership Act Eligible persons | |
| Front Desk | 1 | 0 | 0 | 5 |
| House keeping | | | | 5 |
| Maintenance | | | | |

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.

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 | 0 | 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 C'ville Yoghurt, Inc

ADDRESS: 2394 US Route 11, Lafayette, NY 13084

TYPE OF BUSINESS: Food Manufacturing

CONTACT PERSON: James Goslak, 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> |
|-------------------|-------------------------------|--------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------|
| | | | Job Service Division Applicants | Job Training Partnership Act eligible persons |

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. McLaughlin, being duly sworn deposes and says:

1. I am the Sr. Director of Human Resources of ByrneCortlandville 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, 2022



JAMES A. GOSIER
Notary Public

JAMES A. GOSIER
Notary Public, State of New York
No. 4889745
Qualified in Onondaga County
Commission Expires March 23, 2023

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 Feng 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 | | | AVERAGE NUMBER OF FULL TIME EMPLOYEES DURING PRECEEDING TWELVE MONTHS |
|-------------------|----------------|------------------|------------------|-----------------------------------------------------------------------------------|
| | OF NEW JOBS | NUMBER LISTED | NUMBER FILLED | |
| 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 |

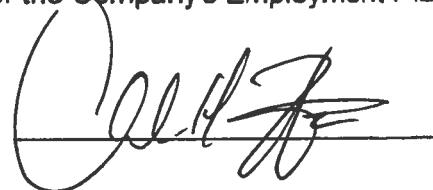
EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT

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

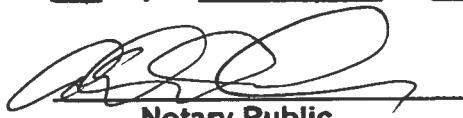
Charles H. Forkay, being duly sworn deposes and says:

1. I am the President of Forkay Construction Inc. (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.

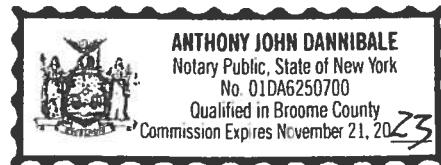
2. The Employment Plan Status Report dated November 1, 2022 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.



Sworn to before me this
21 day of NOVEMBER, 2022.



Notary Public



Forkey Fabrication Job Detail 2022

| Position | 2021 | 2022 | 2022 Created | 2022 Open |
|-----------------------|------|------|--------------|-----------|
| 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

| Position | 2021 | 2022 | 2022 Created | 2022 Open |
|-----------------------|-------------|-------------|---------------------|------------------|
| 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
CRESCEANT 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 CRESCEANT WOMENS (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.

J. B. Brissette

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 Onond. Co. No. 01BR4871870
Commission Expires Sept. 29, 2026

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CRESCENT COMMANDS LLC

ADDRESS: 1201 E FAYETTE STREET - SUITE 26 SYRACUSE NY 13210

PROJECT ADDRESS: 165 S. MAIN STREET, CORTLAND 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 _____
Professional _____
Administrative _____
Production _____
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
CRESCEANT 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 CRESCEANT WOMENS (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.

J. B. Brissette

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 Onond. Co. No. 013R4871870
Commission Expires Sept. 29, 2026

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CRESCENT COMMANDS LLC
ADDRESS: 1201 E FAYETTE STREET - SUITE 26 SYRACUSE NY 13210
PROJECT ADDRESS: 165 S. MAIN STREET, CORTLAND 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.

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.

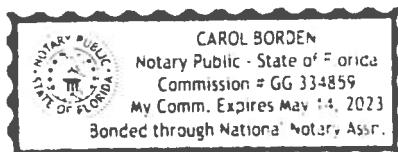
2. The total AC megawatt capacity of the Project Facility is 15

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.

4 day of October, 2000

ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT

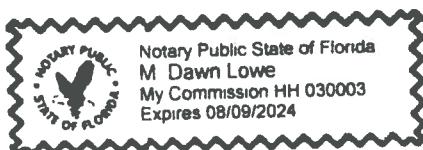
STATE OF Florida)
COUNTY OF Palm Beach) ss.:

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.

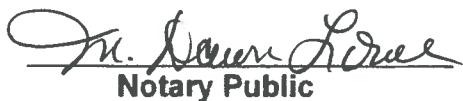
2. The total AC megawatt capacity of the Project Facility is 20,000 kW.

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.



By: Ricardo Fabre

Sworn to before me this
24 day of October, 2022



M. Dawn Lowe
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:

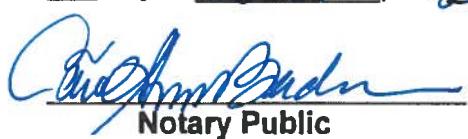
1. I am the Vice President of DG Empire Shine, LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of February 1, 2021 between the Cortland County Industrial Development Agency and the Company.

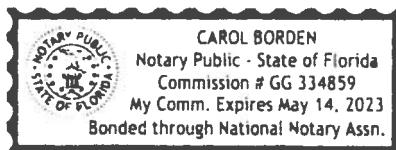
2. The total AC megawatt capacity of the Project Facility is 5.

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.


Carol Borden
Notary Public



**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:

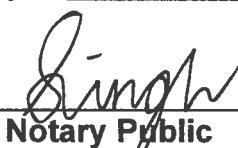
1. I am the Manager of Yellow 3 LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of March 1, 2021 between the Cortland County Industrial Development Agency and the Company.

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

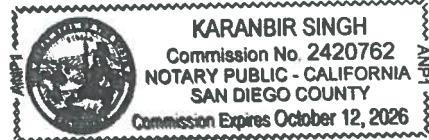
3. The Commercial Operations Date of the Project Facility is 10/14/22. "Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.



Sworn to before me this
5 day of November, 20222.



Notary Public



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

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

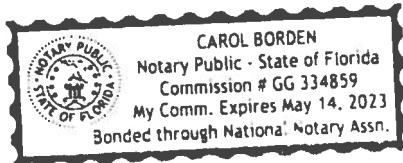
Matthew G. Ulman _____, being duly sworn deposes and says:

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
Matthew G. Ulman
Vice President

Sworn to before me this
14 day of October, 2022

Matthew G. Ulman
Matthew G. Ulman
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 | <hr/> |
| TOTAL RECEIVABLES | 0.00 |
| TOTAL ASSETS | \$ 1,345,585.34 |

LIABILITIES/FUND BALANCE

| | |
|--------------------------------------|-----------------|
| CURRENT LIABILITIES | <hr/> |
| TOTAL CURRENT LIABILITIES | 0.00 |
| LONG TERM LIABILITIES | |
| Due to BDC-Contento Property | \$ 91,835.00 |
| TOTAL LONG TERM LIABILITIES | 91,835.00 |
| TOTAL LIABILITIES | 91,835.00 |
| FUND BALANCE | |
| Unrestricted Earnings | 1,520,281.50 |
| Net Income | (266,531.16) |
| | <hr/> |
| TOTAL FUND BALANCE | 1,253,750.34 |
| TOTAL LIAB & FUND BALANCE | \$ 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/> |



Cortland County
Industrial Development Agency

Director's Report