



Cortland County

Industrial Development Agency

Regular Meeting of the Members of the Cortland County Industrial Development Agency

December 9th, 2024 – Noon

40 Main Street, Suite A Cortland, NY 13045

To Live Stream This Meeting Go To...

<https://us06web.zoom.us/j/81716098987?pwd=HjwNwbXTz2UIH0m8ODUjFdxhfbb6nj.1>

Roll Call-

Mike McMahon	Chairman	
Stephen Compagni	Vice Chairman	
Deborah Hayden	Treasurer	
Clint Brooks	Secretary	
Johanna Ames	Member	
Dr. Kathleen Burke	Member	
Donald Richards	Member	
Brendan O'Bryan	Executive Director	
<u>Andrea Skeels</u>	Director of Finance and Special Projects	
John Sidd	Agency Counsel	

Approval of Minutes - November 12th, 2024

New Business

1. Review/Authorize moving of the IDA annual meeting from December to February
2. Adoption and approval of new policies and procedures for Organization Compliance and prequalification in the NYS Grants Gateway: Minority and Women-Owned Business Enterprises, Anti-Nepotism; and Diversity, Equity and Inclusion
3. Review Payment In Lieu Of Tax (PILOT) Employment 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 Meeting of the Members of the Cortland County Industrial Development Agency

November 12th, 2024 – Noon

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

Roll Call – Chairman McMahon called the meeting to order at 12:41 PM

Mike McMahon	Chairman	<u>Present</u>
Stephen Compagni	Vice Chairman	<u>Present</u>
Deborah Hayden	Treasurer	<u>Present</u>
Clint Brooks	Secretary	<u>Present</u>
Johanna Ames	Member	<u>Absent</u>
Dr. Kathleen Burke	Member	<u>Absent</u>
Donald Richards	Member	<u>Absent</u>
Brendan O'Bryan	Executive Director	<u>Present</u>
<u>Andrea Skeels</u>	Director of Finance and Special Projects	<u>Present</u>
Marie Weiss	Carpenters Local 277	<u>Remote</u>
John Sidd	Agency Counsel	<u>Present</u>
Steve Terwilliger	AK Community/Kajen LLC	<u>Present</u>
Scott Hourigan	Intern – Binghamton University	<u>Present</u>
James Bonner	New York, Susquehanna and Western Railway Corporation (NYS&W)	<u>Present</u>
Melanie Boyer	NYS&W	<u>Present</u>



Cortland County

Industrial Development Agency

Approval of Minutes - September 9th, 2024 – Chairman McMahon made a motion to accept the minutes as presented, Ms. Hayden seconded the motion; all in favor, none opposed.

New Business

Chairman McMahon presented a motion to approve the new slate of signatories for all CCDC Accounts. These changes include; adding Andrea Skeels (Director of Finance and Special Projects), removing Chairman McMahon, and continuing with Members Ms. Hayden, Mr. Brooks and Executive Director Brendan O'Bryan. Mr. Compagni moved the motion with Mr. Brooks second; all voting in favor, none opposed.

Discussion: Current lease agreement between the IDA and NYS&W was discussed. This lease was a one-year agreement that is set to expire at the end of 2024. Payments to all the municipalities was discussed, and how the payments are agreed upon. NYS&W is purposing to the IDA another one-year extension of the lease, in order to negotiate a longer term extension. A motion was made by Mr. Compagni to extend the current terms of the lease agreement between NYS&W and The IDA for a period of 12 months, in order to negotiate a longer term extension, seconded by Mr. Brooks; all voting in favor, none opposed.

Reviewed and discussed a request for a time extension from AK Communities/Kajen LLC project to use their full sales tax exemption and to lease up the created housing units until March 31, 2025. Mr. Terwilliger provided a brief project update, and justification for the delay in finishing the project. Motion to extend the sales tax exemption and the leasing requirements until March 31, 2025 was made by Chairman McMahon, seconded by Mr. Compagni, all voting in favor, none opposed.

Monthly Reports

- 1.) Finance Report – Ms. Skeels reviewed the monthly financial statements.
- 2.) Director's Report – Reviewed agency activities since the last meeting (attached document)

Adjourn – The meeting was adjourned at 1:18 PM.



Cortland County
Industrial Development Agency

New Business

Minority and Women-Owned Business Enterprises:

Cortland County Industrial Development Agency and Business Development Corporation is committed to actively promoting equal opportunity for participation by Minority and Women-Owned Business Enterprises (MWBEs) in all aspects of our contracting and procurement activities, including construction, professional services, and goods procurement. We will actively solicit, evaluate, and consider qualified MWBEs for contracts and subcontracts, consistent with our commitment to fair and open competition, to achieve meaningful participation in our business operations.

Anti nepotism:

Cortland County Industrial Development Agency and Business Development Corporation is committed to a policy of Business Development and advancement based on qualifications, merit, and credentials and does not discriminate in favor of or in opposition to that person's or organizational relationships.

Diversity, Equity, and Inclusion:

Cortland County Industrial Development Agency and Business Development Corporation is dedicated to building a diverse, equitable, and inclusive workplace where everyone feels valued, respected, and empowered to contribute their unique perspectives and talents, regardless of race, ethnicity, gender, sexual orientation, gender identity, religion, age, disability, national origin, marital status, or veteran status.



Cortland County
Industrial Development Agency

Monthly Financial Report

Cortland County IDA
Balance Sheet
November 30, 2024

ASSETS

CURRENT ASSETS	
NBT - Checking 5112	\$ 33,283.17
NBT Proj Invest Checking	1,085,172.64
NBT Money Mkt Savings	49,435.99
Prepaid Expenses	1,306.93
	<hr/>
TOTAL CURRENT ASSETS	1,169,198.73
 PROPERTY AND EQUIPMENT	
Land-Railroad Properties	209,818.00
Land-Contento Property	91,835.00
Land-Cleveland St - Apex	303,143.60
Leasehold Improvements	3,376.80
Accum.Depreciation-L.H.I.	(3,207.96)
Office Equipment/Furniture	8,068.08
Accum.Depreciation-FF&E	(5,986.11)
	<hr/>
NET PROPERTY & EQUIPMENT	607,047.41
 RECEIVABLES	
Lease A/R - Park Outdoor	55,587.32
	<hr/>
TOTAL RECEIVABLES	55,587.32
 TOTAL ASSETS	\$ 1,831,833.46
	<hr/>

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES	
	<hr/>
TOTAL CURRENT LIABILITIES	0.00
 LONG TERM LIABILITIES	
Deferred Inflows-Leases	\$ 55,587.32
	<hr/>
TOTAL LONG TERM LIABILITIES	55,587.32
 TOTAL LIABILITIES	55,587.32
 FUND BALANCE	
Unrestricted Earnings	1,533,136.80
Net Income	243,109.34
	<hr/>
TOTAL FUND BALANCE	1,776,246.14
 TOTAL LIAB & FUND BALANCE	\$ 1,831,833.46
	<hr/>

Cortland County IDA
Income Statement
For the Eleven Months Ending November 30, 2024

	Current Month	Year to Date
REVENUE		
Application Fees	\$ 0.00	\$ 10,000.00
Project Fee	0.00	252,000.00
Interest on Deposits	2,226.04	29,413.63
Lease Interest Revenue	0.00	1,824.63
Land Lease	0.00	14,508.37
Cort Crown Homes PILOT	0.00	24,258.90
Creamery Hills PILOT	0.00	10,635.42
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	23,409.00
Janis Solar LLC	0.00	31,212.00
Yellow 3 LLC	0.00	17,166.60
DG NY C'Ville #3	0.00	22,950.00
Crescent Commons	0.00	25,000.00
	<hr/>	<hr/>
Total Revenue	2,226.04	521,378.55
	<hr/>	<hr/>
TOTAL REVENUE	2,226.04	521,378.55
 EXPENSES		
Apex/Cleveland St Property	33.14	1,129.29
Accounting	0.00	7,900.00
Legal	150.00	3,208.90
Office Supplies/Maintenance	0.00	299.93
Property Tax-Sewer/Water	0.00	201.04
D & O Insurance	119.50	1,314.50
Depreciation	0.00	583.63
Cort Crown Homes PILOT	0.00	24,258.90
Creamery Hills PILOT	0.00	10,635.42
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	23,409.00
Janis Solar LLC	0.00	31,212.00
Yellow 3 LLC	0.00	17,166.60
DG NY C'Ville #3	0.00	22,950.00
Crescent Commons	0.00	25,000.00
BDC Admin Support	0.00	50,000.00
	<hr/>	<hr/>
TOTAL EXPENSES	302.64	278,269.21
	<hr/>	<hr/>
NET INCOME	\$ 1,923.40	\$ 243,109.34
	<hr/>	<hr/>



Cortland County
Industrial Development Agency

Review Payment In Lieu Of Tax (PILOT) Employment Affidavits

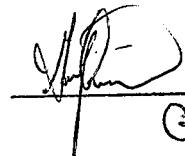
Cortland County IDA Projects - YE 2024										
Project Name	Initial Project Investment	Closing and Termination Date	Required Employment	CY Penalty Threshold	2023 Reported Jobs per Affidavit	2024 Reported Jobs per Affidavit	Comments			
Creamery Hills, LP Tax Year: 5	\$1,690,906.00	02/01/20 - 01/31/35	2 PT (1 FTE)	2 PT (1 FTE)	2 PT (1 FTE)	2 PT (1 FTE)	Meets the employment requirements - 100% of required goal			
Pyrotok Inc Tax Year: 14	\$3,336,000.00	02/01/11 - 01/31/27	110 FT	88 FTE	80	89	Meets the employment requirements - just above 80% penalty threshold			
Cville LLC (Byrne Dairy) Tax Year: 11	\$20,162,962.00	09/23/13 - 01/31/34	78 FT	62 FT	86	95	Meets the employment requirements - 121.75% of required goal			
Greek Peak Holdings LLC Tax Year: 2	\$1,010,000.00	04/01/22 - 03/31/27	85 FT	68 FT	103	105	Meets the employment requirements - 123.53% of required goal			
Crescent Commons Tax Year: 6	\$16,325,821.00	08/01/17 - 07/31/32	2 FT	2 FT	2 FT	2 FT	Meets the employment requirements - 100% of required goal			
Spice Tax Year: 0	\$25,200,000.00	02/01/24 - 01/31/34	0	0	N/A	N/A	Yr-1- No employment reporting required. Yr-2*=175 / Yr-3*=300 / Yr-4-10*=350 *Must maintain at least 80% of this employment number			
Project Name	Initial Project Investment	Closing and Termination Date	Required Employment	CY Penalty Threshold	2023 Megawatts Per Affidavit	2024 Megawatts Per Affidavit	Comments			
Lapier-Confland Solar (Bellisario) Tax Year: 5	\$27,185,245.00	10/01/19 - 09/30/49	N/A	N/A	15MW	15MW	Per company- the total megawatt capacity of the Project Facility is 15MW Operations Start Date: 03/31/21			
Janis Solar Tax Year: 4	\$22,100,000.00	01/01/21 - 12/31/50	N/A	N/A	20MW	20MW	Per company the total megawatt capacity of the Project Facility is 20MW Operations Start Date: 01/1/23 (due to supply chain delay)			
DG NY Cville #1 Tax Year: 4	\$17,449,190.00	02/01/21 - 01/31/46	N/A	N/A	5MW	5MW	Per company the total megawatt capacity of the Project Facility is 5MW Operations Start Date: 10/1/22			
Yellow 3 LLC Tax Year: 4	\$4,758,900.00	02/01/21 - 01/31/36	N/A	N/A	3MW	3MW	Per company the total megawatt capacity of the Project Facility is 3MW Operations Start Date: 10/1/422			
DG NY Cville #3 Tax Year: 3	\$17,497,224.00	04/01/21 - 03/31/46	N/A	N/A	5MW	5MW	Per company the total megawatt capacity of the Project Facility is 5MW Operations Start Date: 01/19/23			
Project Name	Initial Project Investment	Closing and Termination Date	Required Unit Rentals	CY Penalty Threshold	2023 Units / Rent Per Affidavit	2024 Units / Rent Per Affidavit	Comments			
AK Community Tax Year: 1	\$2,398,150.00	12/01/23 - 01/31/34	N/A	N/A	-	-	Set payment for year 1-5 based on current assessment of \$300,000.00 Year 6-10 is a % of actual assessment each year Year 6=50% / Year 7=60% / Year 8=70% / Year 9=80% / Year 10=90% (Year 11 100% back on tax rolls)			
Corlond Crown Homes Tax Year: 17	\$8,252,000.00	04/02/07 - 04/01/24	N/A	Based on Annual Rents	\$242,589.00	\$264,955.00	2025 real property tax payment will be, as per the agreement: (Payment amount is 10% of gross annual rental income, or \$12,000.00- whichever is higher)			
83-95 Main Tax Year: 5	\$2,440,490.00	01/01/20 - 12/31/29	N/A	N/A	N/A	N/A	Set payment of \$14,000.00 for year 1-5 Year 6= \$14k+20% difference between Normal Tax minus \$14k Year 7-40% / Year 8-60% / Year 9-80% / Year 10=10%			

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

STATE OF _____)
COUNTY OF _____) ss.:

_____, being duly sworn deposes and says:

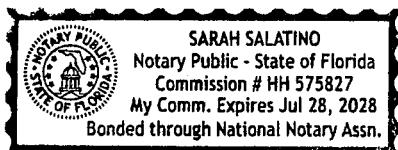
1. I am the Vice President of DG Empire Shir LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of April 1, 2021 between the Cortland County Industrial Development Agency and the Company.
2. The total AC megawatt capacity of the Project Facility is 5MWAC.
3. The Commercial Operations Date of the Project Facility is 1/19/23.
"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.



Gary Morris

Sworn to before me this
24 day of October, 2024.

Sarah Salatio
Notary Public



ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Cortlandville PROJECT

STATE OF _____)
COUNTY OF _____) ss.:

_____, being duly sworn deposes and says:

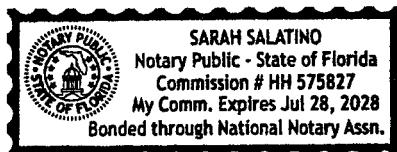
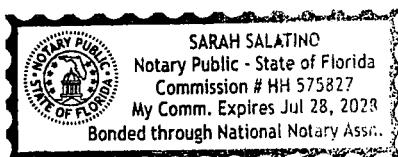
1. I am the Vice President of DG Empire Shine LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Uniform Project and Lease Agreement dated as of Feb 1, 2021 between the Cortland County Industrial Development Agency and the Company.
2. The total AC megawatt capacity of the Project Facility is 5 MW ac.
3. The Commercial Operations Date of the Project Facility is 10/12/21.
"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.



Gary Morris

Sworn to before me this
24 day of October, 2024.

Sarah Salatio
Notary Public



ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Bellisario PROJECT

STATE OF _____)
COUNTY OF _____) ss.:

_____, 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 6/13/17 between the Cortland County Industrial Development Agency and the Company.

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

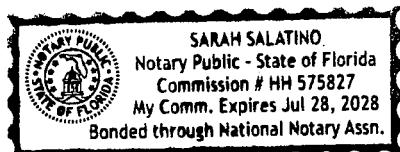
3. The Commercial Operations Date of the Project Facility is 3/23/21. "Commercial Operations Date" means the first date on which the Project Facility is fully operational, connected to the local power grid, and duly authorized to deliver and sell electricity.



Gary Morris

Sworn to before me this
24 day of October, 2024.

Sarah Salatio
Notary Public

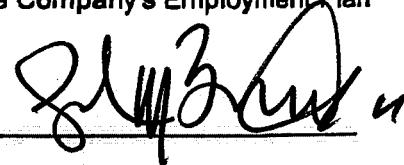


EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CREAMERY HILLS, L.P. PROJECT

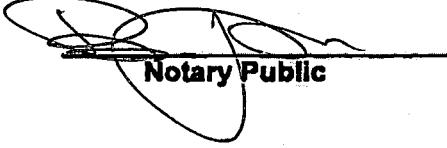
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:
BROOME

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 2/21/2020 between the Cortland County Industrial Development Agency and the Company.
2. The Employment Plan Status Report dated 9/30/2024 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
30 day of Sept, 2024.



Notary Public

BRANDY L JACKSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01JA6367975
Qualified in Broome County ²⁰²⁵
Commission Expires December 4, 2021

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 RICHARD, 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 Months** 1

Jobs Created:

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

Jobs Retained:

Management 1
 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.

ANNUAL AC MEGAWATT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT

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

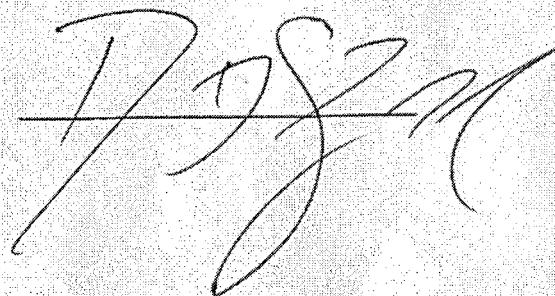
David Trebeck, being duly sworn deposes and says:

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 3/1/2021 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 10/14/2022.
"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
____ day of 202.



Notary Public

• See Attached Notarial Certificate •

(H4877780.1)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA JURAT

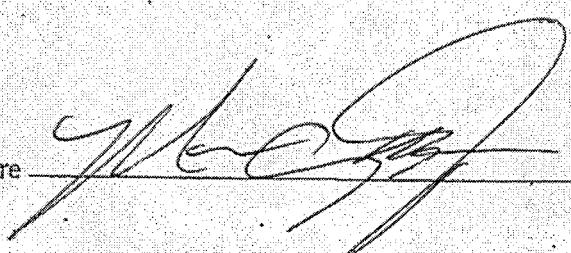
State of California,

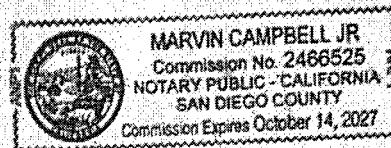
County of San Diego)

Subscribed and sworn to (or affirmed) before me on this 18th day

of OCTOBER, 20 24, by DAVID TREDECK

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 



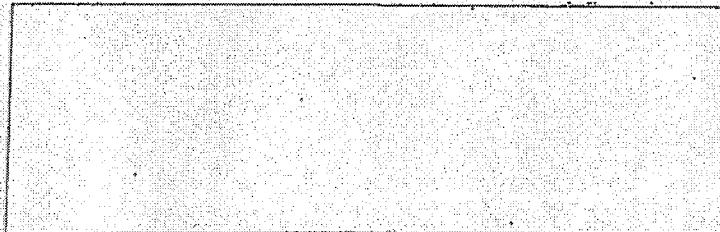
(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of



containing _____ pages, and dated _____.

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on:	
Page # _____ Entry # _____	
Notary contact: _____	
Other: _____	
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describes: _____	

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

STATE OF NEW YORK)
COUNTY OF _____) ss.

JAMES Ques, 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.

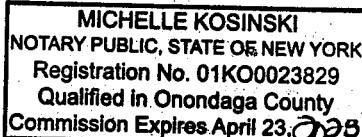
2. The Annual Gross Rental Income for the twelve (12) month period from November 1, 2022 through October 31, 2023 for the Facility Premises is \$ 264,995.



Sworn to before me this

8 day of November, 2022.

Michelle Kosinski
Notary Public

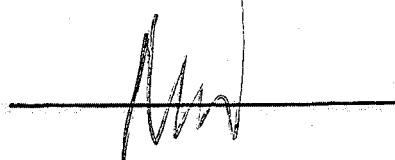


**EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
CRESSENT COMMUNI^{LLC} PROJECT**

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

JAMES Quinn, being duly sworn deposes and says:

1. I am the VP Finance of Crescent Communi^{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 11/8/24 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
8 day of November, 2024

Michelle Kosinski
Notary Public

MICHELLE KOSINSKI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KO0023829
Qualified in Onondaga County
Commission Expires April 23, 2028

11/9/24

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: CRESCENT COMMUNIS LLC
ADDRESS: 1201 E FAYE #55 - SUITE 26 - SYRACUSE NY 13210
PROJECT ADDRESS: 165 S. MAIN STREET, CORNWALL 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.

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

STATE OF Florida)
COUNTY OF Palm Beach) ss.

Richard Fabre, being duly sworn deposes and says:

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

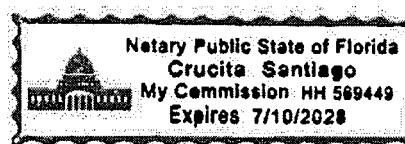
2. The total AC megawatt capacity of the Project Facility is 20 MW.

3. The Commercial Operations Date of the Project Facility is 3/17/2023
"Commercial Operations Date" means the first date on which the Project Facility is
operational, connected to the local power grid, and duly authorized to deliver and
electricity.



Sworn to before me this
12 day of November, 2024

 11/12/2024
Notary Public



{H4877780.1}

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

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

Valarie Kranz, being duly sworn deposes and says:

1. I am the HRBP of Proptek Inc (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 02-01-2011 between the Cortland County Industrial Development Agency and the Company.
2. The Employment Plan Status Report dated 09-30-2024 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
11 day of October, 2024

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 Incorporated
ADDRESS: 1041 State Route 13, Cortland NY 13045
TYPE OF BUSINESS: Manufacturing
CONTACT PERSON: Natalie Kranz, HR Business Partner
TELEPHONE NUMBER: 607-758-4076

<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
Form/Letter with information.

¹With local Job 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.



641 State Route 13
Cortland, NY 13045-8836
USA

T. +1 (607) 756-3050
F. +1 (607) 756-3089
pyrotek.com

September 9, 2024

John P. Sidd
Hancock Estabrook, LLP
1800 AXA Tower I, 100 Madison Street
Syracuse, New York 13202

Dear John:

The following chart shows the average number of employees here in the Cortland location over the past 12 months.

Month	# Employees
Oct-2023	86
Nov-2023	87
Dec-2023	86
Jan-2024	89
Feb-2024	89
Mar-2024	88
Apr-2024	90
May-2024	93
Jun-2024	91
Jul-2024	88
Aug-2024	88
Sep-2024	90

Aug. 89

I have attached the Notary Form to this letter. Please let me know if you need anything else. I can be reached at the following: Phone – 607-758-4076 or Email – valkra@pyrotek.com

Regards,

Valarie Kranz
HR Business Partner

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

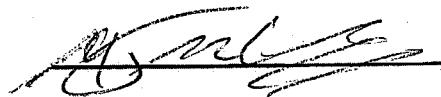
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

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

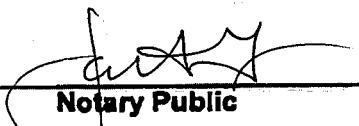
v.p. human *By me Cortlandville Inc*

1. I am the Resources + Training of By me Cortlandville Inc (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 10/18/24 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
14th day of October, 2024


Notary Public

JAMES A. GOSIER
Notary Public, State of New York
No. 4889745
Qualified in Onondaga County
Commission Expires March 23, 2027

REF ID: A3741
MICHIGAN CITY, IN
APR 1944
U.S. AIR FORCE
GENERAL ELECTRIC COMPANY

EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: Byrne Cortlandville, Inc.

ADDRESS: 2394 US Route 11, Lafayette, NY 13084

TYPE OF BUSINESS: Food Manufacturing

CONTACT PERSON: James GOSIER, General Counsel

TELEPHONE NUMBER: (315) 703-9093

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

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.

Byrne Cortlandville Staffing	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<i>Cooler Warehouse</i>	0	0	0	0	0	0	0	0	0	0	0	0
<i>Facility Management</i>	4	4	4	4	4	4	4	4	4	4	4	4
<i>Maintenance</i>	17	16	16	16	17	17	16	15	15	14	15	18
<i>Plant</i>	67	66	67	67	68	68	67	67	66	66	62	65
<i>Quality</i>	8	7	7	8	8	8	9	9	9	9	9	9
<i>Total</i>	96	93	94	95	97	97	95	95	95	94	93	96
<i>Temporary Employee's through an agency</i>	0	0	1	1	1	1	0	0	0	1	1	1
Grand Total	96	93	95	96	98	98	96	95	94	93	91	97

Dated: October 8, 2024

EMPLOYMENT PLAN STATUS REPORT AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
IDA | Lease Agreement PROJECT

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

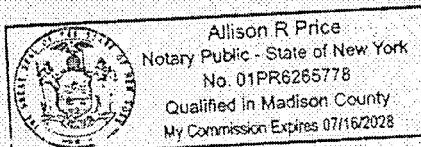
Leroy Draper, being duly sworn deposes and says:

1. I am the CEO of Great Park Holdings (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated 9-1-2013 between the Cortland County Industrial Development Agency and the Company.
2. The Employment Plan Status Report dated 11-1-24 and attached to this Affidavit is a complete and accurate accounting of the Company's Employment Plan at the Project Facility.

Leroy Draper

Sworn to before me this
1 day of NOVEMBER, 2024.

Allison R. Price
Notary Public



EMPLOYMENT PLAN STATUS REPORT

To Be Filled by

COMPANY NAME: Greek Peak Holdings, LLC
ADDRESS: 2050 NYS Rte 392, Tortland NY 13045
PROJECT ADDRESS: Same
CONTACT PERSON: Henry Draper
TELEPHONE NUMBER: 804-955-2754 ext 16336
E-MAIL ADDRESS: hdraper@greekpeakminresort.com

**Average Number of Full Time
Equivalent Employees During
Preceding Twelve Months^{1,2}** 105

Jobs Created:

Management 2
 Professional 1
 Administrative 1
 Production 1
 Independent 1
 Contractors 1
 Other 1

Jobs Retained:

Management 2
 Professional 1
 Administrative 1
 Production 1
 Independent 1
 Contractors 1
 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

To Be Filled by

COMPANY NAME: HOPE LAKE HOLDINGS, LLC
 GREEK PEAK HOLDINGS, LLC
 SKI GREEK PEAK, LLC
 C/O GREEK PEAK HOLDINGS, LLC

ADDRESS: 2000 NYS ROUTE 392
 CORTLAND, NY 13045

TYPE OF BUSINESS: SKI RESORT

CONTACT PERSON: LEROY DRAPER – CFO

TELEPHONE NUMBER: 607-835-6300 X6336

OCCUPATION	NUMBER OF NEW JOBS	NUMBER LISTED	NUMBER FILLED	AVERAGE NUMBER OF FULL TIME EMPLOYEES DURING PRECEEDING TWELVE MONTHS
ROOMS				19
MAINTENANCE	1		1	11
HOA				1
REAL ESTATE				0
G & A	1		1	17
SALES & MARKETING				9
HILL				13
ACTIVITIES				1
HL PARK				1
ARCADE				0
F & B	1		1	20
SNOWSPORTS				1
RENTAL				1
R & M				0
RETAIL SHOPS				0
SPA				2
WATERPARK				4
ADVENTURE CENTER				5
TOTAL:				105

2023-2024

ANNUAL OCCUPANCY AFFIDAVIT
CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AK COMMUNITY LLC PROJECT

STATE OF NEW YORK)
COUNTY OF Cortland)
ss.

Strickland TERRY, Jr., Jr., being duly sworn deposes and says:

1. I am the member of AK Community LLC (the "Company") and make this Affidavit pursuant to the terms of the PILOT and Lease Agreements dated as of December 1, 2023 between the Cortland County Industrial Development Agency and the Company.

2. The number of residential units within the Project Facility occupied by tenants in excess of 55 years of age is 0 *



Sworn to before me this
12th day of November, 2024.

Deborah R. King
Notary Public

DEBORAH A. KING
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KI6297735
Qualified in Cortland County
Commission Expires March 3, 2024

✓ units are not yet completed.