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**Public Hearing Minutes  
Locust Solar II, LLC**

**11:00 a.m.  
Thursday, September 10  
IDA Offices at 40 Main St., City of Cortland (Via Zoom)**

**Present:**  
Garry VanGorder, executive director, Cortland County IDA  
Karen Niday, CFO, Cortland County IDA

**Guest:**  
Michael Cocquyt, LaBella Associates, for the developer

*Mr. VanGorder opened the public hearing at 11:00 a.m. and provided project background. No members of the public attended the virtual session and no comments on the project were offered. The public hearing was closed at 11:06 a.m.*

*The transcript of the project description follows:*

(Mr. VanGorder): On behalf of the Cortland County Industrial Development Agency I would like to call to order a public hearing concerning a proposed solar development project, “Locust Solar, II, LLC.”

A notice of this public hearing was provided to the City of Cortland, Cortland County, and the Homer Central School District, the impacted taxing entities, in accordance with section 859-a of the title 18-A of the General Municipal Law.  
  
Notice of this hearing was also provided to local media and listed on appropriate social media in accordance with the law.  
  
The public hearing is in connection with the following matter: Locust Solar II, LLC has presented an application to the IDA requesting that the Agency consider undertaking a project consisting of the following:   
  
(A) (1) the acquisition of an interest in an approximately 24.5 acre parcel of land (the "Land") located at 4307 Locust Avenue in the Town of Cortlandville, Cortland County, New York   
  
(2) the installation of a solar photovoltaic facility on the Land with an approximate 5 megawatt capacity (the "Facility") and   
  
(3) the acquisition and installation therein and thereon of certain fixtures and equipment, all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company

(B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes and

(C) the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the office of the Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition,   
construction/renovation and installation of the Project Facility, (3) exemption from deed transfer taxes on any real estate transfers with respect to the Project, and (4) exemption from real property taxes (but not including special assessments and special ad valorem levies) with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4)(b) of the Act prior to granting such portion of the Financial Assistance.   
  
The Agency will now hear all persons with views on the location and nature of the proposed Project and the Financial Assistance being contemplated by the Agency in connection with the proposed Project.