

**NOTICE OF PUBLIC HEARING ON  
PROPOSED PROJECT AND FINANCIAL  
ASSISTANCE RELATING THERETO**

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the Cortland County Industrial Development Agency (the "Agency") on the 10<sup>th</sup> day of September, 2020 at 10:00 o'clock a.m. local time. Given the current State disaster emergency resulting from the novel coronavirus and COVID-19 and the prohibition of large public gatherings, the public hearing shall be conducted via the online web-based Zoom video and audio conference platform. All participants will be asked to identify themselves and the public may participate in the public hearing by connecting online or via telephone in accordance with the following instructions:

<https://zoom.us/j/92486187346>

Meeting ID: 924 8618 7346

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The public hearing is in connection with the following matter: Locust Solar, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in an approximately 27 acre parcel of land (the "Land") located at 2 Locust Avenue in the City of Cortland, 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 (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real

property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

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, at said time and place, 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.

Dated: August 21, 2020

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Garry VanGorder, Executive Director