



JOHN P. SIDD, ESQ.
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February 26, 2021

David W. Briggs, Assessor
Town of Cortlandville
The Raymond G. Thorpe
Municipal Building
3577 Terrace Road
Cortland, New York 13045

**Re: Cortland County Industrial Development Agency
DG New York CS, LLC – Cortlandville I Project**

Dear David:

Enclosed please find NYS Department of Taxation & Finance Office of Real Property Tax Services Form RP-412-a (Industrial Development Agencies Application for Real Property Tax Exemption) regarding the above-referenced project.

Thank you and please do not hesitate to contact me if you should have any questions.

Very truly yours,

HANCOCK ESTABROOK, LLP

A handwritten signature in dark ink, appearing to read 'J. Sidd', is positioned above the printed name.

John P. Sidd

JPS/lmb
Enclosure(s)

cc: Tom Williams, Supervisor (w/encl.)
Thomas M. Turck, Superintendent (w/encl.)
Paul Heider, Chairperson (w/encl.)
Rob Corpora, Cortland County Administrator (w/encl.)
Cortland County Real Property Tax Services (w/encl.)

{H4310129.1}



**NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

RP-412-a (1/95)

**INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)**

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name Cortland County Industrial Development Agen
Street 40 Main Street, Suite A
City Cortland, NY 13045
Telephone no. Day (607) 756-5005
Evening () _____
Contact Garry VanGorder
Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name DG New York CS, LLC
Street 700 Universe Blvd, Mailstop LAW/JB
City Juno Beach, Florida 33408
Telephone no. Day () 914-256-7644
Evening () _____
Contact Janet Ward
Title Project Manager Development

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year)
87.00-03-02.110 / 2020 - Part of Parcel
- b. Street address East River Road a/k/a
1853 Riley Road
- c. City, Town or Village Cortlandville

- d. School District Homer
- e. County Cortland
- f. Current assessment \$100,100 - Entire parcel
- g. Deed to IDA (date recorded; liber and page)
Leasehold Interest

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) Solar photovoltaic facility
- b. Type of construction New
- c. Square footage 35.567 acres
- d. Total cost 17,449,190.00
- e. Date construction commenced Winter 2020-2021
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
January 31, 2046

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment Please see attached Payment In Lieu of Tax Agreement
The IDA only has an interest in the solar photovoltaic improvements, the underlying land is to remain on the taxable roll.
- b. Projected expiration date of agreement January 31, 2046

RP-412-a (1/95)

2

c. Municipal corporations to which payments will be made

Yes No

County Cortland
 Town/City Cortlandville
 Village Cortlandville
 School District Homer

d. Person or entity responsible for payment

Name DG New York CS, LLC
 Title Project Manager Development

Address 700 Universe Blvd, Mailstop
LAW/JB, Juno Beach, Florida 33408

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest

Telephone 914-256-7644

in an attached statement. DG New York CS, LLC is the owner, IDA has a leasehold interest.

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted:

exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on 2/26/2021 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Garry Vangorder, Executive Director of

Name

Title

Cortland County Industrial Development Agency

Organization

hereby certify that the information

on this application and accompanying papers constitutes a true statement of facts.

February 26, 2021

Date



Signature

Clear Form

FOR USE BY ASSESSOR

1. Date application filed _____

2. Applicable taxable status date _____

3a. Agreement (or extract) date _____

3b. Projected exemption expiration (year) _____

4. Assessed valuation of parcel in first year of exemption \$ _____

5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

WAIVER
NYS Department of Agriculture and Markets

(I, we, the corporation) am/are/is the owner(s) of 35.567 acres of active farmland, situated at East River Road Parcel 87.00-03-02.110 which Cortland County Industrial Development Agency proposed to acquire by leasehold interest in Cortland County Agricultural District #1. Pursuant to Section 305(4)(d) of the New York State Agriculture and Markets Law, (I, we, the corporation) hereby waive(s) (my, our, its) right(s) to require Cortland County Industrial Development Agency(the party proposing the acquisition) to file with the Commissioner of Agriculture and Markets and the County Agricultural and Farmland Protection Board a Preliminary and Final Notice of Intent in accordance with paragraphs (b) and (c) of section 305(4) of the Agriculture and Markets Law.

Project Sponsor

Cortland County Industrial Development Agency
 Name

40 Main St Suite A , Cortland, NY 13045

607-756-5005
 Telephone Number

Landowner(s)

Joanne R. Condrion
 Signature

Joanne Condrion
 Name

1304 Bell Drive Cortland, NY 13045
 Address

607-756-6964 / 443-851-9737
 Telephone Number

3-1-2021
 Date

[Individual Acknowledgment]

State of NEW YORK

County of CORTLAND

SS:

On the 1 day of March in the year 2021 before me, the undersigned, personally appeared Joanne Condrion, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, and executed the instrument.

[Seal]

LC
 Signature

Brian C. Anjeski
 Name

Notary Public, No. _____

BRIAN C. ANJESKI County.
 Notary Public, State of New York
 Qualified in Cortland County
 Reg. #01AN613811
 My Commission Expires Dec. 27, 2021