



**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)

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

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

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)
87.00-01-08.100 / 2020 - Part of Parcel
- b. Street address 4025 Carr Hill Road
- c. City, Town or Village Cortlandville
- d. School District McGraw
- e. County Cortland
- f. Current assessment \$81,900 - 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 39.199 acres
- d. Total cost 17,447,224.00
- e. Date construction commenced Spring 2021
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
March 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 March 31, 2046

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c. Municipal corporations to which payments will be made

Yes No

County Cortland
Town/City Cortlandville
Village Cortlandville
School District McGraw

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 4/9/2021 (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 Cortland County Industrial Development Agency Title hereby certify that the information
Organization _____ on this application and accompanying papers constitutes a true statement of facts.

April 9, 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 39.199__ acres of active farmland situated at
Riley Road Parcel 87.00-01-08.100 (tax Parcel ID #s, description in deed) which is proposed to
be acquired by Cortland County Industrial Development Agency 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 Street Suite A, Cortland, NY 13045_____

607-756-5005
Telephone Number

Landowner(s)

Douglas J. Christofferson
Signature

Sandra L. Christofferson
Douglas J. and Sandra L. Christofferson
Name

4003 Carr Hill Road, Cortland, NY 13045_____
Address

607-345-4921_____
Telephone Number

Date

[Individual Acknowledgment]

State of New York }
County of Cortland }

SS:

On the 5th day of April in the year 2021 before me, the undersigned,
personally appeared Douglas + Sandra Christofferson, 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]

FLEURETTE CLOUGH
Notary Public - State of New York
No. 01CL6390880
Qualified in Cortland County
Commission Expires April 22, 2023

Fleurette Clough
Signature
Fleurette Clough
Name
Notary Public, No. 01CL6390880
Cortland County.