



JOHN P. SIDD, ESQ.
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January 31, 2025

Marc Di Cerbo
Town of Cortlandville Assessor
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, New York 13045

**Re: Cortland County Industrial Development Agency
Cortlandville PV, LLC Project**

Dear Mr. Di Cerbo:

Enclosed please find New York State Board of Real Property Services Form RP-412-a (Industrial Development Agencies Application for Real Property Tax Exemption) regarding the above-referenced project.

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

Very truly yours,

HANCOCK ESTABROOK, LLP

A handwritten signature in cursive script that reads 'John P. Sidd'.

John P. Sidd

JPS:jms
Enclosures

cc: Robert J. Edwards, Cortland City Schools Superintendent (w/encs.)
Kevin Fitch, County Chairman (w/encs.)
Gregory K. Leach, Town Supervisor (w/encs.)
Cortland County Real Property Tax Services (w/encs.)



**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 Brendan O'Bryan
 Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name CORTLANDVILLE PV, LLC
 Street c/o Luminance 200 Liberty Street, 14th Fl
 City New York, NY 10281
 Telephone no. Day (646) 992-2376
 Evening () _____
 Contact Jackie Thaler
 Title Luminance Senior Attorney

3. DESCRIPTION OF PARCEL

- | | |
|--|---|
| a. Assessment roll description (tax map no./roll year) <u>106.00-03-13.120 / 2024</u> | d. School District <u>Cortland City</u> |
| b. Street address <u>3023 Route 215</u> | e. County <u>Cortland</u> |
| c. City, Town or Village <u>Cortlandville</u> | f. Current assessment <u>\$151,500</u> |
| | g. Deed to IDA (date recorded; liber and page) <u>Leasehold Interest</u> |

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

- | | |
|--|--|
| a. Brief description (include property use) <u>Solar photovoltaic facility</u> | |
| b. Type of construction <u>New</u> | |
| c. Square footage <u>32.14 acres</u> | f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA) <u>January 31, 2040</u> |
| d. Total cost <u>\$12,433,043.00</u> | |
| e. Date construction commenced <u>Spring 2025</u> | |

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, 2040

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c. Municipal corporations to which payments will be made

| | Yes | No |
|--------------------------------------|-------------------------------------|--------------------------|
| County <u>Cortland</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Town/City <u>Cortlandville</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Village <u>Cortlandville</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| School District <u>Cortland City</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

d. Person or entity responsible for payment

Name CORTLANDVILLE PV, LLC
 Title Project Owner
 Address 200 Liberty Street, 14th Floor
New York, NY 10281

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

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

Telephone 413-522-7460in an attached statement. RIC New York, LLC is owner Cortlandville PV LLC/IDA have leasehold interests.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 1/31/2025 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.**CERTIFICATION**

I, Brendan O'Bryan, Executive Director of
 Name Title
Cortland County Industrial Development Agency hereby certify that the information
 Organization

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

January 31, 2025

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