



**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	Acting Executive Director	
3. DESCRIPTION OF PARCEL		d. School District Cortland City
a.	Assessment roll description (tax map no./roll year) 86.83-01-01.00 / 2024	
b.	Street address 136 S Pendleton Street	
c.	City, Town or Village Cortland	
		e. County Cortland
		f. Current assessment 18,500
		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 18.57 acres	
d.	Total cost \$7,605,380.00	
e.	Date construction commenced Spring 2025	
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, if applicable.	
b.	Projected expiration date of agreement January 31, 2051	

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c. Municipal corporations to which payments will be made

County Cortland Yes ✓ No
Town/City Cortland ✓
Village Cortland
School District Cortland City ✓

d. Person or entity responsible for payment

Name SV CORTLAND ONE LLC
Title Project Owner

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

If "No" identify owner and explain IDA rights or interest in an attached statement. City of Cortland is the owner. SV Cortland One and IDA have leased

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 City Owned Parcel assessment roll year Wholly Exempt

7. A copy of this application, including all attachments, has been mailed or delivered on 4/1/2025 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Garry VanGorder, Acting 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. 1

April 3, 2025


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



VIRGINIA G. CURTIS, PARALEGAL
(315) 565-4705
vcurtis@hancocklaw.com

April 2, 2025

Brian M. Fitts
City of Cortland
C/O Homer Town Hall
31 North Main Street
Homer, New York 13077

**Re: Cortland County Industrial Development Agency
SV Cortland One LLC Project**

Dear Mr. Fitts:

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 let me know.

Very truly yours,

HANCOCK-ESTABROOK LLP

A handwritten signature in black ink that reads 'Virginia G. Curtis'. Below the signature, the name 'Virginia G. Curtis' is printed in a smaller, sans-serif font.

/vc

Enclosures

cc: Scott Steve, Mayor (w/encs.)
Robert J. Edwards, Superintendent (w/encs.)
Kevin Fitch, Chairman (w/encs.)
Cortland County Real Property Tax Services (w/encs.)