

**Jefferson County Industrial Development Agency
Public Hearing Minutes
April 21, 2021**

The Jefferson County Industrial Development Agency held a public hearing at 9:15 a.m. Wednesday, April 21, 2021, at its offices located on 800 Starbuck Ave, Watertown, New York, and virtually via Zoom (per guidance from Governor Andrew M. Cuomo during the ongoing COVID-19 pandemic) for **LERAY JACKSON SOLAR, LLC** for a PILOT transaction.

Project Information:

LERAY JACKSON SOLAR, LLC (the "*Company*") submitted an application for financial assistance to the Agency on or about March 17, 2021 (as amended from time to time, the "*Application*") requesting that the Agency consider undertaking a project (the "*Project*") consisting of the following: (A)(1) the acquisition of a leasehold interest in a portion of a certain parcel of land located in the Town of LeRay, to wit: tax parcel 54.00-3-40.1, Jefferson County, New York (the "*Land*"), and (2) construction, installation and equipping on the Land of a solar-powered electric generating facility, including all related equipment and improvements, with a total planned alternating current output capacity of 5.0 megawatts (the "*Facility*") to be operated by the Company (the Land and the Facility collectively referred to as the "*Project Facility*"); (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the General Municipal Law) with respect to the foregoing, including exemptions from mortgage recording taxes and real property taxes for the Project Facility (but not including special district taxes) (collectively, the "*Financial Assistance*"); and (C) the sublease of the Project Facility back to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Company will be the operator of the Project Facility.

Staff: David Zembiec, CEO; Marshall Weir, Deputy CEO; Peggy Sampson, Executive Assistant

Present: Dallas Manson (Nexamp), Matthew Moses, Esq. (SwartzMoses – IDA Counsel), Genevieve Trigg, Esq. (Barclay Damon – Company Counsel)

Mr. Zembiec opened the hearing at 9:15 a.m. and read the public hearing notice and public hearing rules.

Mr. Zembiec said that the financial assistance being contemplated is a PILOT where the company will pay \$5,500/MW with a 2% annual escalator for 15 years. He said the payment schedule will then be inverted. Year 1 payment will be \$36,285.67 and Year 15 payment will be \$27,500.00. He said the parcel will go back on the tax rolls in Year 16 when the company will pay full taxation.

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Mr. Zembiec asked for public comment. There was no public comment.

At 9:19 a.m., Mr. Zembiec closed the hearing.



David Zembiec
Hearing Officer