

**Jefferson County Industrial Development Agency  
Public Hearing Minutes  
May 26, 2021**

The Jefferson County Industrial Development Agency held a public hearing at 10:30 a.m. Wednesday, May 26, 2021, at the Brownville Town Hall, 16431 Star School House Road, Dexter, New York, and virtually via Zoom (per guidance from Governor Andrew M. Cuomo during the ongoing COVID-19 pandemic) for **NY 18144 GAME FARM, LLC** for a PILOT transaction.

Project Information:

**NY 18144 GAME FARM, LLC**, for itself and/or for an entity or entities to be formed (collectively, the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 28 acres of real property located at 18144 Game Farm Road in the Town of Brownville, New York (the "Land", being more particularly described as a portion of tax parcel No. 73.00-1-47.1); (ii) the planning, design, construction and operation of a 5MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction").

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

**Present:** Denny Lane, Town of Brownville Supervisor; Christine Thurston, Town of Brownville Assessor

Mr. Zembiec opened the hearing at 10:31 a.m. and read the public hearing rules and public hearing notice.

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 and the parcel will go back on the tax rolls in Year 16 for the company to pay full taxation.

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Mr. Zembiec asked for public comment.

**There was no public comment.**

At 10:35 a.m., Mr. Zembiec closed the hearing.



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David Zembiec  
Hearing Officer