

**Jefferson County Industrial Development Agency
Public Hearing Minutes
October 28, 2021**

The Jefferson County Industrial Development Agency held a public hearing at 7:00 p.m. Thursday, October 28, 2021, at the Town of Rutland Municipal Building, 28411 State Route 126, Black River, New York, and via live stream for **31606 Felt Mills LLC** for a Straight Lease transaction.

Project Information:

31606 FELT MILLS LLC, for itself and/or for an entity or entities to be formed (collectively, the "Company"), has submitted an 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 20 acres of real property located at 31606 NYS Rote 3 in the Town of Rutland, New York (the "Land", being more particularly described as a portion of tax parcel No. 76.09-1-42.1); (ii) the planning, design, construction and operation of a 3MWac 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").

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement ("PILOT Agreement").

Staff: David Zembiec, CEO

Public Present: Logan M. Eddy, Gary D. Eddy

Mr. Zembiec opened the hearing at 7:00 p.m. and read the public hearing rules and public hearing notice.

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

At 7:06 p.m., Mr. Zembiec closed the hearing.

David Zembiec
Hearing Officer