

**Jefferson County Industrial Development Agency
Public Hearing Minutes
March 25, 2022**

The Jefferson County Industrial Development Agency held a public hearing at 11:00 a.m. Friday, March 25, 2022, at the Town of Ellisburg Municipal Building, 11574 South Main Street, Ellisburg, New York, and via live stream for **OYA Ellisburg Solar, LLC** for a Straight Lease transaction.

Project Information:

OYA ELLISBURG SOLAR 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 30 acres of real property located at 13624 County Route 91 in the Town of Ellisburg, New York (the “Land”, being more particularly described as a portion of tax parcel No. 112.00-1-26.1); (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”).

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

Public Present: William Ambler, Jane Collins and John Allen (Belleville Henderson School District), Cindy Shaw (Town of Ellisburg Assessor), Win Smith

Mr. Zembiec opened the hearing at 11:00 a.m. and read the public hearing rules and public hearing notice. He reviewed the financial assistance for the project as well as the cost benefit analysis. He said the developer will pay \$5,500 per megawatt over a 15-year period with an inverted payment schedule. He said the cost benefit analysis shows a 170:1 benefit to cost ratio. The total payment over a 15-year period is projected at \$483,707 which represents approximately 90%.

Mr. Zembiec asked for public comment.


Ms. Collins commented that it is important for the district that the PILOT payment schedule will have the inverted payment method.

**Jefferson County Industrial Development Agency
Public Hearing Minutes
March 25, 2022**

OYA ELLISBURG SOLAR LLC

Mr. Smith and several others asked questions; however, Mr. Zembiec stated that dialogue is not permitted and indicated that he cannot answer questions or make comments during the public hearing.

At 11:10 a.m., Mr. Zembiec closed the hearing.


David Zembiec
David Zembiec
Hearing Officer