

Public Hearing
Solar Liberty Sherman II LLC
Village of Sherman – Village Hall
111 Mill Street
Sherman, NY 14781
April 21, 2023
11:20 AM



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Solar Liberty Sherman LLC and SL Sherman II LLC

Public Hearing Location: Village of Sherman, Village Hall, 111 Mill Street, Sherman, NY 14781

Public Hearing Date and Time: ^{11:15}April 21, 2023-10:30 a.m.

Full Name (Please Print)

Signature

Affiliation

1. GARY EMORY [Signature] Trustee (Village)

2. DENNIS WATSON [Signature] TRUSTEE

3. JAMES J IRWIN [Signature] PRESIDENT

4. Colleen Cullen McEder [Signature] MAYOR

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MS. STRANDBURG: Good morning. My name is Rosemarie Strandburg. I am a Project Manager and a duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the “Agency”) and I have been authorized to hold a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the “Act”).

Today is April 21, 2023 and the time is now 11:23 a.m. We are at the Village of Sherman, Village Hall, 111 Mill Street, Town of Sherman, County of Chautauqua, New York.

The Agency has received an application for financial assistance in connection with the following matter:

SL SHERMAN II, LLC, a limited liability company duly organized and existing under the laws of the State of Delaware and qualified to do business in the State of New York as a foreign limited liability company (the “Applicant”), presented an application for financial assistance (the “Application”) to the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 16.6 acre portion of a 21 acre parcel of land located at 191 W. Main Street, Town of Sherman, Chautauqua County, New York (collectively, the “Land”), (2) the acquisition, construction, installation, and equipping on the Land of: (i) solar photovoltaic modules mounted on a 1-axis tracking steel structure, (ii) inverters and transformers, (iii) underground and overhead electrical lines, (iv) fencing, and (v) a system of access roads, parking, landscaping and related improvements to the Land (collectively, the “Improvements”), and (3) the acquisition and installation of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “Equipment” and together with the Land and the Improvements, collectively, the “Project Facility”), all of the foregoing for use by the Applicant and/or its affiliates as an approximately 5 megawatt A/C solar-powered electrical generation 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 in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant (or such other designated entity or entities).

The Applicant (or such other designated entity(ies)) would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes.

Notice of this public hearing was published in [*The Post Journal*] on April 12, 2023 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated April 11, 2023.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. As set forth in the notice of this public hearing, comments may also be submitted to the Agency in writing or electronically at the following email address: strandbr@chqgov.com.

Subject to applicable law, copies of the Application, including an analysis of the costs and benefits of the Project, are available for review by the public online at www.ccida.com.

This public hearing is being streamed on the Agency's website in real-time and a video recording of this public hearing is being made and will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a report or summary of this hearing will be made and such report or summary of all comments received by the Agency shall be provided to the Agency's members and posted on the Agency's website. Comments received in writing will be also be included in the report and any summary of this public hearing.

Is there anyone wishing to be heard with respect to the Project or the Financial Assistance?

Mayor Colleen Meeder – I have a question. Rich Dixon has created some rough calculations at the beginning; are those set and is that something that the municipalities can discuss publicly? The Village Board and Trustees looked at those initial breakdowns of how the PILOT would be distributed, over the two municipalities, over time, beginning with the first year. So, is that something that can be discussed publicly, as I thought that would be a part of this. I've asked that the Trustees, we collected all of those, and we've kept them to ourselves. At what time can we start talking about that or is that something that has to be done after the official approval next month?

Rosie Strandburg – Thank you Mayor Meeder. I can take questions during the Public Hearing but I'm not allowed to answer any. If you are ok with after the Public Hearing, and the recording has stopped, I can address that for you.

MS. STRANDBURG: It is now 11:28 a.m. Let the record show that, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. No written comments have been received by the Agency with respect to the Project or the Financial Assistance. I therefore call this hearing to a close.