

Public Hearing
SL Jamestown 2, LLC
Town of Busti
125 Chautauqua Ave
Lakewood, NY 14750
February 12, 2025
10:15 AM



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: SL Jamestown 1 and SL Jamestown 2, LLC

Public Hearing Location: Town of Busti – 125 Chautauqua Ave., Lakewood, NY 14750

Public Hearing Date and Time: February 12, 2025, 10:00 and 10:15 a.m.

Full Name (Please Print)

Signature

Affiliation

1.	Rosie Strandburg	R. Strandburg	CCIDA
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2.	Dana Lussier	[Signature]	SWCS
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3.	Mauro Donahue	Mauro Donahue	SWCS
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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 February 12, 2025 and the time is now 10:19 a.m. We are in the Town Courtroom, Town of Busti, County of Chautauqua, New York.

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

SL JAMESTOWN 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 17.337 acre portion of a 70 acre parcel of land located at 1192 Orr Street Extension, Jamestown, Town of Busti, 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 4.75 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 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(ies)).

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 and sales and use taxes.

Notice of this public hearing was published in *The Post Journal* on January 31, 2025 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 January 30, 2025.

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?

Dana Lundberg – I just ask that our comments shared during the previous public hearing, be included in these minutes:

Dana Lundberg – Good morning, my name is Dan Lundberg, attorney for Southwestern Central School District. The district appreciates the opportunity to obtain more information and to be heard. The district does not oppose the project, but as the largest recipient of tax revenue, any PILOT has the largest impact on the district of any taxing jurisdiction. I defer to the Superintendent for any further information.

Maureen Donahue – Good morning. My name is Maureen Donahue and I am the Superintendent for Southwester Central School District. The PILOTs have a negative tax cap effect 1st year of oncoming PILOY as it is part of the calculation. They have a negative impact annually on taxpayers as the levy is spread over the assessments. There is a positive impact for property redevelopment in the area to attract residents and businesses. There will be a negative impact on the school district revenue when the PILOT ceases. There is a positive impact as it is an additional school district revenue. (The above comments are not verbatim, as unfortunately the audio did not work)

MS. STRANDBURG: It is now 10:23 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.

(TIME NOTED: 10:23 a.m.)