

CVE US EI4 Manlius North, LLC

Public Hearing
September 28, 2022

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, September 28, 2022 at the Town of Manlius Town Hall, 301 Brooklea Drive, Fayetteville, New York was called to order at 11:15 AM by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer
Karen Doster, Office of Economic Development
William Nicholson, Counselor, Town of Manlius

The Public Hearing was conducted regarding the application and project described as follows:

CVE US EI4 Manlius North, LLC

Location: Duguid Road
Town of Manlius, Onondaga County, New York
Tax Map #'s 099.-01-03.0

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the "Agency").

Public Hearing Date and Time: September 28, 2022 at 11:15 A.M.

Public Hearing Location: Manlius Town Hall, 301 Brooklea Dr, Fayetteville, NY 13066

For assistance or questions regarding the public hearing please contact the Onondaga County Industrial Development Agency.

The public hearing is being held in connection with the following matter:

CVE US EI4 Manlius North, LLC, a New York limited liability company (the "Company") submitted an application (the "Original Application"), on behalf of itself and/or entities formed or to be formed on its behalf, to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Original Project") for the benefit of the Company and/or entities formed or to be formed on its behalf, said Original Project consisting of the following: (A) (1) the acquisition of a leasehold interest in approximately 50 acres of land to be subdivided from an approximately 225 acre parcel of land located on Duguid Road (tax map no. 099.-01-03.0) in the Town of Manlius, Onondaga County, New York (the "Original Land"); (2) the construction on the Original Land of an approximately 20 acre solar power electric generating photovoltaic plant (the "Original Facility"); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Original Equipment") (the Original Land, the Original Facility and the Original Equipment being collectively referred to as the "Original Project 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, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Original Financial

Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency authorized the Original Project, the granting of the Original Financial Assistance to the Company and the execution and delivery of documentation with respect thereto, pursuant to a resolution of the Agency adopted on February 8, 2022.

The Company has requested that, due to changes in the scope of the Original Project, the Agency consider amendments to the Original Application (the Original Application as so amended, the “Amended Application”), a copy of which is on file at the office of the Agency, that contemplates additional financial assistance to the Company in the form of increased exemptions to certain sales and use taxes and mortgage recording taxes (the “Additional Financial Assistance” and together with the Original Financial Assistance, the “Financial Assistance”), as more specifically set forth in the Amended Application, and modifications to the Original Project, such that the project shall now be as follows (the “Project”): (A) (1) the acquisition of a leasehold interest in approximately 38.785 acres of land to be subdivided from an approximately 225 acre parcel of land located on Duguid Road (tax map no. 099.-01-03.0) and anticipated to be known as 8107 East Seneca Turnpike in the Town of Manlius, Onondaga County, New York (the “Land”); (2) the construction on the Land of an approximately 13.7 acre solar power electric generating photo-voltaic plant (the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of the Financial Assistance with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes; and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Company will be the initial owner and/or operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project (as to those changes from the Original Project) or the granting of the Additional Financial Assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Additional Financial Assistance. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the public hearing online at:

<https://us02web.zoom.us/j/84405175296>

A copy of the Amended Application including a cost/benefit analysis is available at the office of the Agency and on the Agency’s website for review by interested persons. A copy of a recording of the hearing will be available on the Agency’s website.

Public Hearing Officer Lowery asked if anyone had any comments in favor of the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted no written comments had been received as of September 28, 2022. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Lowery closed the hearing at 11:23 AM.

Dated: September 28, 2022

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: *Nancy Lowery*
Nancy Lowery, Public Hearing Officer