Inducement Resolution
SG Oneida PV, LLC
Oneida East Community Solar Facility

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING PRELIMINARY OFFICIAL ACTION IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION FOR THE BENEFIT OF SG ONEIDA PV, LLC. ACCEPTING AN APPLICATION, AUTHORIZING AN INDUCEMENT EXECUTION AND DELIVERY OF AGREEMENT, AUTHORIZING THE AGENCY TO CONDUCT A PUBLIC HEARING, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, SG Oneida PV, LLC, on behalf of itself and/or the principals of SG Oneida PV, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Oneida County Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in construction of an approximately 4.75 megawatt AC solar facility consisting of racking and foundations, inverters and transformers, necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, access road and turnaround, security fencing and gating; safety signage and solar photo voltaic ("PV") panels (collectively, the "Improvements"), situated on a 5.00± acre portion of a 54.47± acre parcel of land located at 6788 Mallory Road, Town of Trenton, County of Oneida (the "Land"), all for the purpose of furthering the mission of New York State renewable energy goals by providing renewable energy for consumers in the region under the New York State Community Solar Program (the Land and the Improvements are referred to collectively as the "Facility" and the construction of the Improvements is referred to as the "Project"); and

WHEREAS, the Company will lease the Facility to the Agency, pursuant to Article 18-A of the General Municipal Law of the State of New York and Chapter 372 of the Laws of 1970 of the State of New York, as may be amended from time to time (collectively, the "Act") and the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the "Leaseback Agreement"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility, to promote the development of renewable energy projects to support New York State's renewable energy goals as may be established or amended from time to time, and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Facility constitutes a "community solar project" as defined by the New York State Energy and Research Development Authority ("NYSERDA") and a "renewable energy project" as defined in the Act; and

WHEREAS, on September 18, 2020 as amended on April 30, 2021 the Agency adopted a uniform tax exemption policy with respect to community solar projects (the "Solar UTEP"), in which it identifies terms of financial assistance for community solar projects and the related project eligibility criteria; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Project in the form of provision for a fixed payment in lieu of taxes (the "PILOT Payments") to be made by the Company to the Agency for a period of twenty-five years, during which time the Company shall make PILOT Payments equal to \$5,500 per MW-AC of nameplate capacity with an annual increase of two percent (2%) applied during year 2 through year 25, which will be allocated among the affected tax jurisdictions in the same proportion that taxes would have been paid but for the Agency's involvement (the "Financial Assistance"), which Financial Assistance is consistent with the Solar UTEP, and which will be more particularly set forth in a final authorizing resolution; and

WHEREAS, based upon representations made by the Company in its Application for Financial Assistance dated December 9, 2021 (the "Application") the value of the Financial Assistance is described as follows:

Real property tax abatement

\$791,069.00 (approximately)

Mortgage recording tax exemption

Not requested

WHEREAS, prior to the closing of a lease-leaseback transaction, and the granting of Financial Assistance, a public hearing (the "Hearing") will be held so that all persons with views in favor of or opposed to either the Financial Assistance contemplated by the Agency, or the location or nature of the Facility, can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, and such notice (together with proof of publication) will be substantially in the form annexed hereto as **Exhibit A**; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as **Exhibit B**; and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company that the proposed lease-leaseback transaction is either an inducement to the Company to maintain and expand the Facility in the County or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the Financial Assistance is conditioned upon the Company's representations that the project will be completed substantially in accordance with the project that is contained in the Application (the "Project Obligation"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the

State of New York (collectively, the "SEQR Act" or "SEQRA"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Town of Trenton Planning Board acted as lead agency for the purposes of SEQRA, and, prior to the granting of Financial Assistance, the Agency will adopt the determination and findings of the lead agency for purposes of SEQRA.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

## Section 1. (a) The Agency accepts the Application submitted by the Company.

- (b) The acquisition, construction and equipping of the Facility and the Agency's financial assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the people of the State of New York and improve their standard of living by supporting New York State's renewable energy goals, and thereby serve the public purposes of the Act and the same is, therefore, approved.
- (b) It is desirable and in the public interest for the Agency to enter into a lease-leaseback transaction for the purpose of providing Financial Assistance for the acquisition, construction and equipping of the Facility, as reflected in the Application and as amended from time to time prior to the closing of the lease-leaseback transaction.
- (c) Based upon representations made by the Company in the Application, the Agency determines that the Project is eligible for Financial Assistance under the criteria described in the Solar UTEP.

#### Section 2.

The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and among the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to the closing of the lease-leaseback transaction, and the development of the Facility (the "Agreement") is hereby approved. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.

#### Section 3.

The Agency shall assist the Company in the acquisition, construction and equipping of the Facility and will provide the Financial Assistance with respect thereto subject to (i) obtaining all necessary governmental

approvals, (ii) approval of the members of the Company, (iii) approval of the members of the Agency, (iv) receipt by the members of all comments submitted to the Agency at the Hearing, (v) agreement by the Agency and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (vi) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein set forth to enter into the leaseleaseback transaction, (v) provision in the Leaseback Agreement for an annual payment to the Town of Trenton (the "Host Community") in lieu of a Host Community Agreement, (viii) a decommissioning plan acceptable to the Agency and the Host Community, (ix) proof that provision has been made to reserve funds for decommissioning of the Project, and (x) payment by the Company of the Agency's transaction fee and the fees and disbursements of bond counsel or transaction counsel, more particularly described in the Inducement Agreement.

## Section 4.

The Agency is hereby authorized and directed to schedule the Hearing, so that the Agency may receive comments from all interested parties on the financial assistance contemplated by the Agency and the Financial Assistance requested by the Company.

#### Section 5.

The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the lease-leaseback transaction.

#### Section 6.

Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the lease-leaseback transaction.

#### Section 7.

The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

#### Section 8.

This resolution shall take effect immediately.

STATE OF NEW YORK ) : ss.:
COUNTY OF ONEIDA )

I, the undersigned Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the "Agency"), with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened on December 17, 2021 at eight a.m., local time, at Rome, New York which the following members were:

<u>Members Present</u>: David Grow; Steve Zogby; Kirk Hinman <u>Members Present Webex/Teleconference</u>: Eugene Quadraro; Ferris Betrus; Mary Faith Messenger

Member Excused: Michael Fitzgerald

**EDGE Staff Present**: Shawna Papale; Jennifer Waters; Mark Kaucher; William Van Shufflin; Maureen Carney

EDGE Staff Present Webex/Teleconference: Tim Fitzgerald; Laura Cohen

Others Present: Oneida County Executive Anthony Picente; Rome Mayor Jackie Izzo; Gregory Evan, Indium Corporation; Darlene Stromstad, Lou Aiello &Robert Scholefield, Mohawk Valley Health System; Paul Goldman, Goldman Attorneys; Dr. Michael Kelberman, Dr. Faisal Saiful & Dr. Dave Quirello, CNY Cardiology/Central Utica Building, LLC

Others Present Webex/Teleconference: Laura Ruberto and Linda Romano, Bond, Schoeneck & King; Mark Levitt and Jenna Peppenelli, Levitt & Gordon; Genevieve Trigg & Dan Krzykowski, Barclay Damon; Amanda Zurla, Green Street Power Partners; Utica Common Council Member Maria McNeil; Zachary Schroang, New York Solar DG 1 LLC

The question of the adoption of the foregoing resolution was duly put to vote, which resulted as follows:

- F. Betrus voting aye;
- D. Grow voting aye;
- K. Hinman voting aye;
- M.F. Messenger voting aye,
- E. Quadraro voting aye;
- S. Zogby voting aye.

and, therefore, the resolution was declared duly adopted.

The Agreement and the Application are in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person and public notice of the time and place of said meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand on December 30, 2022

Shawna Papale, Secretary

#### **EXHIBIT A**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the 27th day of January 2022, at 10:00 a.m., local time, at Town of Trenton Municipal Center, 8520 Old Poland Road, Barneveld, Town of Trenton, Oneida County, New York in connection with the following matters:

SG Onedia PV, LLC, on behalf of itself and/or the principals of SG Onedia PV, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") applied to the Agency to enter into a transaction in which the Agency will assist in construction of an approximately 4.75 megawatt AC solar facility consisting of racking and foundations, inverters and transformers, necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, access road and turnaround, security fencing and gating; safety signage and solar photo voltaic ("PV") panels (collectively, the "Improvements"), situated on a 5.00± acre portion of a 54.47± acre parcel of land located at 6788 Mallory Road, Town of Trenton, County of Oneida (the "Land"), all for the purpose of furthering the mission of New York State renewable energy goals by providing renewable energy for consumers in the region under the New York State Community Solar Program (the Land and the Improvements are referred to collectively as the "Facility" and the construction of the Improvements is referred to as the "Project"). The Facility will be initially operated and/or managed by the Company. The Company owns the Land and will lease the Facility to the Agency.

The Agency contemplates providing financial assistance to the Company in the form of reduction of real property taxes for a period of twenty-five years, during which time the Company shall make PILOT Payments equal to \$5,500 per MW-AC of nameplate capacity with an annual increase of two percent (2%) applied during year 2 through year 25, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the Public Hearing. Members of the public may also listen to the Public Hearing by calling 1-408-418-9388 (Access code: 263 426 20897). Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Dated: January 12, 2022 By: Isl Shawna M. Papale, Executive Director



Observer-Dispatch Times Telegram PO Box 631202 Cincinnati, OH 45263-1202

## **PROOF OF PUBLICATION**

Laura Ruberto Bond, Schoeneck & King, Pllc 501 MAIN ST UTICA NY 13501

#### STATE OF NEW YORK, COUNTY OF ONEIDA

The Observer Dispatch, a newspaper published in the City of Utica, New York.

The text of the notice as published in said newspaper is as set forth below, or in the annexed exhibit, was published in the issue dated:

01/15/2022

and that the fees charged are legal. Sworn to and subscribed before on 01/15/2022

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

**Publication Cost:** 

\$78.40

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- 1

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY Notary Public State of Wisconsin

NOTICE OF PUBLIC
HEARING
NOTICE IS HEREBY GIVEN
that a public hearing pursuant
to Article IB-A of the New York
state General Municipal Law,
will be held by the Oneida
County Industrial Development
Agency (the "Agency") on the
27th day of January 2022, at
10:00 a.m., local time, at Town
of Trenton Municipal Center,
8520 Old Poland Road, Barneveld, Town of Trenton, Oneida
County, New York in connection with the following
matters:
SG Onedia PV, LLC, on behalf
of itself and/or the principals of
SG Onedia PV, LLC, and/or an
entity formed or to be formed
on behalf of any of the foregoing (collectively, the
"Company") applied to the
Agency to enter into a transaction in which the Agency will
assist in construction of an
approximately 4.75 megawath
AC solar facility consisting of
racking and foundations,
inverters and transformers,
necessary electrical interconnections and all improvements
and connections required to
transfer and deliver generation
offsite, access road and turnaround, security fencing and
gotting; safety signage and
solar photo voltaic ("PV")
panels (collectively, the
"Improvements"), situated on
a 5.00± acre portion of a
54.47± acre parcel of land
located at 6788 Mollory Road,
Town of Trenton, County of
Oneida (the "Land"), all for
the purpose of furthering the
mission of New York State
renewable energy goals by
providing renewable energy for
consumers in the region under
the New York State Community Solar Program (the Land
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referred to collectively as the
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of the Improvements are
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The Agency contemplates
providing financial assistance
to the Company in the form of
reduction of red property
toxes for a period of twentyfive years, during which time
the Company of the Land
and the Improvements in
referred to collectively as the
proposed financial assistance
to the Company of the Agency
will at

York. ONEIDA COUNTY INDUS-

ONETDA COURT AGENCY
TRIAL
DEVELOPMENT AGENCY
Dated: January 12, 2022
By:/s/ Shawna M. Papale,
Executive Director
No. 6781414 No. 6781414 Jan 15, 2022

## **EXHIBIT B**

# MINUTES OF PUBLIC HEARING CONDUCTED ON JANUARY 27, 2022

Oneida County Industrial Development Agency Lease-Leaseback Transaction SG Oneida PV, LLC (Oneida East Community Solar Facility)

- 1. Mark Kaucher, representing the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at 10:00 a.m.
- 2. Mr. Kaucher also recorded the minutes of the hearing.
- 3. Mr. Kaucher then described the proposed project and related financial assistance as follows:

SG Onedia PV, LLC, on behalf of itself and/or the principals of SG Onedia PV, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") applied to the Agency to enter into a transaction in which the Agency will assist in construction of an approximately 4.75 megawatt AC solar facility consisting of racking and foundations, inverters and transformers, necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, access road and turnaround, security fencing and gating; safety signage and solar photo voltaic ("PV") panels (collectively, the "Improvements"), situated on a 5.00± acre portion of a 54.47± acre parcel of land located at 6788 Mallory Road, Town of Trenton, County of Oneida (the "Land"), all for the purpose of furthering the mission of New York State renewable energy goals by providing renewable energy for consumers in the region under the New York State Community Solar Program (the Land and the Improvements are referred to collectively as the "Facility" and the construction of the Improvements is referred to as the "Project"). The Facility will be initially operated and/or managed by the Company. The Company owns the Land and will lease the Facility to the Agency.

The Agency contemplates providing financial assistance to the Company in the form of reduction of real property taxes for a period of twenty-five years, during which time the Company shall make PILOT Payments equal to \$5,500 per MW-AC of nameplate capacity with an annual increase of two percent (2%) applied during year 2 through year 25, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), to be more

particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

- 4. Mr. Kaucher then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
- 5. Mr. Kaucher then asked if there were any further comments, and, there being none, the hearing was closed at 10:10 a.m.

Mark Kaucher

Anthony J. Picente Jr.
County Executive

Shawna M. Papale Secretary/Executive Director

Jennifer Waters
Assistant Secretary



David C. Grow Chairman

Michael Fitzgerald Vice Chairperson

Mary Faith Messenger Treasurer

> Ferris Betrus, Jr. Kirk Hinman Eugene Quadraro Stephen Zogby

TO: OCIDA Board of Directors

FROM: Mark Kaucher

**DATE: January 27, 2022** 

RE: SG Onedia PV, LLC, Jan 27, 2022 Public Hearing Minutes

Held at Town of Trenton Municipal Building, 8520 Old Poland Rd, Town of Trenton

& via WebEx

Representing the Agency: Mark Kaucher

<u>Attendance</u>: Thomas Iorizzo, NASRCC – NY Carpenters Union, Council Representative; <u>Call-in attendees:</u> Paul McMenemy, CEO, Zachary Schrowang, COO, Brendan Boland, all representing Solar Generation. Genevieve Trigg, Barclay-Damon.

Public hearing opened at 10:00 AM.

Attendees agreed to the waiving of the public hearing notice reading.

<u>Thomas Iorizzo</u>, stated that he just wanted to make a comment to this developer, and any future project developer, about consider using local labor, as well as females, minorities and veterans. The United Brotherhood of Carpenters represents about 2,700 people and they do train in solar work so they have females, minorities and veterans that are apprentices and journeymen for the future. They are all for solar power, which they (the developer) are doing, but they would hope they would consider putting in the bid specs a carve out for that (females, minorities, veterans) if they would.

There being no further comments, the public hearing was closed at 10:10 AM.

Respectfully Submitted,

Mark Kaucher

STATE OF NEW YORK	)
	: SS.:
COUNTY OF ONEIDA	)

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of public hearing held by the Oneida County Industrial Development Agency (the "Agency") on January 27, 2022 at 10:00 a.m. local time, at Town of Trenton Municipal Center, 8520 Old Poland Road, Barneveld, Town of Trenton, New York, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

I FURTHER CERTIFY that (i) pursuant to Title 1 of Article 18-A of the New York General Municipal Law, the hearing was open to the general public to attend, and public notice of the time and place of said hearing was duly given in accordance with such Title 1 of Article 18-A, (ii) the hearing in all respects were duly held, and (iii) members of the public had an opportunity to be heard.

IN WITNESS WHEREOF, I have hereunto set my hand as of December 30, 2022.

Ann Papele Secretary

## Ruberto, Laura

From:

Ruberto, Laura

Sent:

Thursday, January 13, 2022 11:04 AM

To: Cc: Anthony J. Picente; Brian Bellair; Michael Head; supervisor@town.trenton.ny.us realproperty@ocgov.net; Pilbeam, Kathy; Carvelli, Anthony; Daisy Morales-Hernandez;

townclerk@town.trenton.ny.us; Joseph Muller; Romano, Linda; 'Billard, Mike'; Shawna

Papale (spapale@mvedge.org); Mark Kaucher; Jennifer Waters

Notice of Public Hearing: SG Onedia PV, LLC/Oneida County IDA

Subject:
Attachments:

notice of public hearing (SG Onedia)(13565935.2).pdf

Tracking:

Recipient Delivery

Anthony J. Picente

Brian Bellair

Michael Head

supervisor@town.trenton.ny.us

realproperty@ocgov.net

Pilbeam, Kathy

Carvelli, Anthony

Daisy Morales-Hernandez

townclerk@town.trenton.ny.us

Joseph Muller

Romano, Linda

Delivered: 1/13/2022 11:09 AM

'Billard, Mike'

Shawna Papale (spapale@mvedge.org)

Mark Kaucher

Jennifer Waters

Oneida County Industrial Development Age\_SG Onedia PV\_ LLC Lease\_Leaseback \_033807\_428217\_

\_Email and Correspondence

On January 27, 2022 at 10:00 a.m., local time, the Oneida County Industrial Development Agency (the "Agency") will conduct a public hearing regarding a project for SG Onedia PV, LLC. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The Notice has been submitted to the Observer-Dispatch, Utica, New York for publication.

You are welcome to attend such hearing and provide comments on the nature of the Facility and the provision of financial assistance. We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Should you desire to discuss this matter or if you have any questions concerning this notice please feel free to contact Shawna Papale at the Agency at telephone number 315-338-0393.

Be well,

#### Laura

#### Laura S. Ruberto

Paralegal Business 315.738.1223 Direct 315.724.2074 Fax Iruberto@bsk.com



501 Main Street, Utica, NY 13501-1245

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