

PUBLIC HEARING
Town of Sheridan Community Center
2777 Route 20
Sheridan, NY 14135
August 17, 2021
10:30 a.m.

RAK 1 SOLAR, LLC

Attendees:

Kristine Morabito, CCIDA Staff

Rosie Strandburg, CCIDA Staff

Gregory Peterson, CCIDA Counsel

William Comerford, Resident

John Walker, Town Supervisor

MS. MORABITO: Good morning. My name is Kristine Morabito. I am a Business Development Manager and 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 August 17, 2021 and the time is now 10:32 a.m. We are at Town of Sheridan Community Center, 2777 Route 20, Town of Sheridan, Chautauqua County, New York.

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

RAK 1 SOLAR LLC, a limited liability company duly organized and existing under the laws of the State of New York (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 a parcel of land located at 3570 Stone Quarry Road, Fredonia, Town of Sheridan, Chautauqua County, New York (collectively, the "Land"), (2) the acquisition, construction, installation, and equipping on an approximately 35 acre portion of the Land of: (i) solar photovoltaic modules mounted on a racking system supported by driven posts, (ii) switchgear, combiner boxes, inverters and transformers, (iii) underground and overhead electrical lines and poles, (iv) fencing, (v) a concrete pad, and (vi) a system of access roads, 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 a solar-powered electrical generation facility consisting of a 5MW A/C array; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; 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 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 (collectively, the "Financial Assistance").

Notice of this public hearing was published in *The Observer* on August 6, 2021 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 August 3, 2021.

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: morabtk@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 posted on the Agency's website and such report or summary of all comments received by the Agency shall be provided to the Agency's members. 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?

MS. MORABITO: Could you please state your name, and with the fan on could you please speak a little louder when you make your comments please?

MR. COMERFORD: William Comerford. I reside at 3489 Stone Quarry Road. My property will look over the proposed solar project. I will right up front in saying that I am opposed to the project as a whole because I am fearful it will decrease the value of my property and the more information that becomes available, there are more hazards involved with this kind of project that we are finding out all the time. From the standpoint of any financial assistance, I understand in business the more you can do with other people's money, the better off you are. The end result of this project, to the best of my knowledge, is going to lead to maybe one permanent position. This does not really benefit the community in only providing for one additional employee. The use of local contractors, wherever is possible, is very good. However that is a temporary thing. When the project is done that's over with. There is nothing left. In terms of any abatements of payment in lieu of taxes, I do not personally see the need, simply because this is not a destitute situation. It's not a person starting out in a business, this is an established business person who in appearance appears to be very well equipped to handle any financial obligation. From what I have read, this industry depends upon subsidies and when is enough enough. And that's my standpoint. Thank you for your time.

MS. MORABITO: Thank you for your comments. Is there anyone else wishing to be heard with respect to the project or the financial assistance?

MS. MORABITO: Hearing none, the time is now 10:39 a.m. and let the record show that, other than comments submitted in writing and those made here today, that no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. I therefore call this hearing to a close. Thank you for attending.

Respectfully submitted by: Kristine Morabito, CCIDA Business Development Manager

Morabito, Kristine

Subject: FW: New submission from Contact Us

From: Peggy Goss <ChautauquaPlanning@co.chautauqua.ny.us>

Sent: Thursday, August 12, 2021 10:44 PM

To: Wurster, Rebecca <wursterr@chggov.com>

Subject: New submission from Contact Us

Choose a staff member to contact

Mark Geise – Deputy County Executive for Economic Development

Name

Peggy Goss

Email

peggygoss115@gmail.com

Question/Comment

Hello Mr. Geise,

While we understand that alternative energy sources are a must for the health of our planet and future of our grandchildren, many in our neighborhood do not want a solar farm in such close proximity to our properties. Safety concerns have been raised and there is no place for a solar farm in a neighborhood with families. They belong in the outskirts where nobody lives.

We were actually astonished to hear the IDA is planning to grant Mr Rak tax breaks for this project. Not only has he received a significant federal grant for his willow project on the same property (that went nowhere), he is leasing this property to a solar company for personal gain. From what we've learned, the solar company bears all responsibility and cost. Why would the IDA grant tax incentives for one residents personal gain? He will not create permanent county resident jobs with this project. From what we've learned, the energy generated by this project will go into a grid that services a handful of residents and businesses throughout NYS. What is the benefit to Chautauqua County residents who will have to support Mr. Rak's taxes? He alone benefits.

Respectfully,
Terry and Peggy Goss
3475 Stone Quarry Rd.
Fredonia, NY 14063



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Rak 1 Solar, LLC


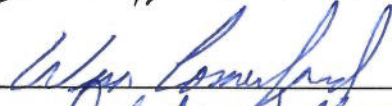
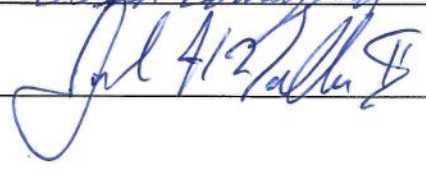
Public Hearing Location: Town of Sheridan Community Center, 2777 Route 20, Sheridan, NY 14135

Public Hearing Date and Time: August 17, 2021 10:30 a.m.

Full Name (Please Print)

Signature

Affiliation

- 1. GREG PETERSON  Phillips Little
- 2. Wm Comberford  Resident
- 3. JOHN WALKER II  SHERIDAN
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
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- 11. _____
- 12. _____
- 13. _____