

Public Hearing
Chautauqua CSG 1 LLC
Town of Poland
3593 Church Street
Kennedy, NY 14747
August 5, 2025
10:00 AM



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Chautauqua CSG 1 LLC

Public Hearing Location: Poland Town Hall, 3593 Church Street, Kennedy, NY

Public Hearing Date and Time: August 5, 2025 – 10:00 AM

Full Name (Please Print)

Signature

Affiliation

1. Rhonda Lindquist Rhonda Lindquist resident
2. Greg Petersen Greg Petersen Phillips Little
3. _____
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13. _____

MS. STRANDBURG: Good morning. My name is Rosie 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 August 1, 2025 and the time is now 10:01 a.m. We are at Town Hall, 3593 Church Street, Kennedy, Town of Poland, County of Chautauqua, New York.

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

CHAUTAUQUA CSG 1 LLC, a limited liability company duly organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Chautauqua CSG 1 LLC and/or an entity or entities formed or to be formed on behalf of any of the foregoing (collectively, 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 15.58 acre portion of two parcels of land totaling approximately 30.4 acres located at 1437 West NY-394 and West NY-394 Rear, Town of Poland, County of Chautauqua, New York (Tax Map Parcel ID Nos. 355.00-2-38.1 and 355.00-2-38.2) (the “Land”), (2) the acquisition, construction, installation, and equipping on the Land of: (i) solar photovoltaic modules mounted on 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 2.25 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, mortgage recording taxes and sales and use taxes. The structure of this payment in lieu of taxes proposal is a deviation from the Agency's Uniform Tax Exemption Policy, has not yet been accepted by the Agency, and would still need to be approved by the Agency at a later date.

Notice of this public hearing was published in *The Post Journal* on July 27, 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 July 26, 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? If so, please just state your name. Would you like me to go one at a time?

Rhonda Lindquist – My name is Rhonda Lindquist and I have some questions that I am looking to get answered.

Rosie Strandburg – We can take your comments or questions. I won't be able to answer them during the public hearing but I can try to address them post.

Ronda Lindquist – My first question is when is the payment amount, when will that amount be determined? My second question is what is the rate of inflation for the payment each year? My next question is when do the payments begin and the second part of that question is will the taxes continued to be paid until that payment is made? Next question is how long does the PILOT last? What happens if the company defaults in their payments or they go bankrupt? And my final question is can the PILOT be assigned if they sell the company.

Rosie Strandburg – Thank you. Are there any other comments with respect to the project or the financial assistance? Thank you.

MS. STRANDBURG: It is now 10:07 a.m. Let the record show that, no 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: 10:07 a.m.)