

Application To

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY/
STEBEN AREA ECONOMIC DEVELOPMENT CORPORATION**

For
FINANCIAL ASSISTANCE**

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Canisteo Wind Energy LLC

Applicant Address: One South Wacker Drive, Suite 1800, Chicago, IL 60606

Phone: 607-391-2647 Fax: 312-224-1444

Website: www.invenergyllc.com E-mail: gwoodcock@invenergyllc.com

Federal ID#: 06-1680634 NAICS: 221115

Will a Real Estate Holding Company be utilized to own the Project property/facility? ☐ Yes or ☒ No

What is the name of the Real Estate Holding Company: n/a

Federal ID#: n/a

B) Authorized Signatory:

Name: Eric Miller

Title: Vice President

Address: One South Wacker Drive, Suite 1800, Chicago, IL 60606

Phone: 312-224-1400 Fax: 312-224-1444

E-Mail: emiller@invenergyllc.com

C) Corporate Contact (if different from individual completing application):

Name: n/a

Title: n/a

Address: n/a

Phone: n/a Fax: n/a

E-Mail: n/a

D) Company Counsel:

Name of Attorney: Dan Spitzer

Firm Name: Hodgson Russ

Address: 140 Pearl Street, Suite 100; Buffalo, NY 14202

Phone: 716-848-1420

Fax: n/a

E-mail: dspitzer@hodgsonruss.com

E) Identify the assistance being requested of the Agency (select all that apply):

- | | |
|-------------------------------------|--|
| 1. Exemption from Sales Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 2. Exemption from Mortgage Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 3. Exemption from Real Property Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 4. Tax Exempt Financing * | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |

* (typically for not-for-profits & small qualified manufacturers)

F) Business Organization (check appropriate category):

Corporation ☐

Partnership ☐

Public Corporation ☐

Joint Venture ☐

Sole Proprietorship ☐

Limited Liability Company ☒

Other (please specify) n/a

Year Established: 2016 (parent company established in 2002)

State in which Organization is established: Delaware

G) List all stockholders, members, or partners with % of ownership greater than 20%:

<u>Name</u>	<u>% of ownership</u>
Invenenergy Wind Development North America LLC	100

H) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: See attached.

Estimated % of sales within County/City/Town/Village: 100 (price set at Bennett substation)

Estimated % of sales outside County/City/Town/Village, but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S. 0

(*Percentage to equal 100%)

I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town Village. approximately 75% excluding OEM wind turbine parts and supplies

Section II: Project Description & Details

A) Project Location:

Municipality or Municipalities of current operations: Towns of Jasper, Sheldon, and Orangeville

Provide the property address of the Proposed Project:

Towns of Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union

Operations and maintenance building on corner of NYS-417 and Timmerman Road

Participating properties are listed in supplemental information Section IIA, Table A

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

☐ Yes or ☒ No

If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: n/a

What are the current real estate taxes on the proposed Project Site? see Table A for parcels with project components

If amount of current taxes is not available, provide assessed value for each:

Land: \$ n/a

Buildings(s): \$ n/a

Are Real Property Taxes current? ☐ Yes or ☐ No. If no, please explain see Table A for list of participating parcels hosting project components

Town/City/Village: various - see attached School District: various - see attached

Does the Applicant or any related entity currently hold fee title to the Project site? ☐ Yes or ☒ No

If No, indicate name of present owner of the Project Site: various, see attached Table A

Does Applicant or related entity have an option/contract to purchase the Project site? ☒ Yes or ☐ No

Describe the present use of the proposed Project site: rural residential, farmland, recreation

B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility): _____

The Canisteo Wind Farm is a 290.7 MW energy generating facility comprised of up to 117 wind turbine generators, access roads, buried electrical cables, a temporary construction staging area, and O&M building, substation, and related infrastructure for interconnection to the existing NYSEG Bennett substation in the Town of Hornellsville.

The project will produce clean, renewable electricity for distribution throughout the electrical grid and the energy produced will be procured by the New York Power Authority under a 20 year power purchase agreement.

Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary): Wholesale electricity generators typically receive financial incentives that enable them to minimize costs

and retail electricity prices. Without financial assistance the project will not be able to compete with other wholesale electricity generators, and the project will not be economically viable.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☒ Yes or ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency: n/a

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village? _____

The Project will be placed on hold and not constructed until financial conditions change. Steuben County and the related municipalities would forgo tax related payments associated with the project, construction year related economic benefits, and royalties paid to landowners in the communities.

C) Will Project include leasing any equipment ☒ Yes or ☐ No

If Yes, please describe: Cranes and other equipment used during construction phase will likely be leased.

D) Site Characteristics:

Describe the present zoning/land use: No zoning in the project towns. Land use is farming and rural residential.

Will the Project meet zoning/land use requirements at the proposed location? ☒ Yes or ☐ No

If not, please describe required zoning/land use: n/a

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: n/a

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No

E) Provide any additional site information or details that may be applicable to the proposed project:
Land for the project has been leased from 235 landowners, see attached Table A.

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F) Select Project Type for **all** end users at project site (you may check more than one):

Industrial	<input type="checkbox"/>	Back Office	<input type="checkbox"/>
Acquisition of Existing Facility	<input type="checkbox"/>	Retail	<input type="checkbox"/>
Housing	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Equipment Purchase	<input type="checkbox"/>	Facility for Aging	<input type="checkbox"/>
Multi-Tenant	<input type="checkbox"/>	Civic Facility (not for profit)	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Other <u>energy generation</u>	<input checked="" type="checkbox"/>

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III of the Application.

Retail Sales*: ☐ Yes or ☒ No

Services*: ☐ Yes or ☒ No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

G) Project Information:

Estimated costs in connection with Project:

1. Land and/or Building Acquisition:	\$ <u>542,000</u>
<u>29000</u> acres _____ square feet	
2. New Building Construction: <u>40,000</u> square feet	\$ <u>800,000</u>
3. New Building Addition(s): <u>0</u> square feet	\$ <u>0</u>
4. Reconstruction/Renovation: <u>0</u> square feet	\$ <u>0</u>
5. Infrastructure Work:	\$ <u>75,862,000</u>
6. Manufacturing Equipment:	\$ <u>238,318,000</u>
7. Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$ <u>1,355,000</u>
8. Soft Costs: (professional services, etc.):	\$ <u>11,950,000</u>
9. Other, Specify: <u>n/a</u>	\$ <u>0</u>

TOTAL Capital Costs: \$ 328,827,000

\$0

1. Bank Financing:	\$ <u>164,413,500</u>
2. Equity (excluding equity that is attributed to grants/tax credits):	\$ <u>164,413,500</u>
3. Tax Exempt Bond Issuance (if applicable):	\$ <u>0</u>
4. Taxable Bond Issuance (if applicable):	\$ <u>0</u>
5. Public Sources (Include sum total of all state and federal grants and tax credits):	\$ <u>0</u>
Identify each state and federal grant/credit:	
<u>NYPA contract won via competitive bid</u>	\$ <u>0</u>
<u>Federal production tax credit paid per MWh produced</u>	\$ <u>0</u>
<u>Federal investment tax credit not anticipated</u>	\$ <u>0</u>
	\$

Total Sources of Funds for Project Costs: \$ _____

If Yes, describe particulars: project development costs including legal fees, landowner payments, field studies, engineering, and permitting

Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1.25%): \$ 5,754,473

\$ 36,178,000

\$ 2,894,240

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Real Property Tax Benefit:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section IV of the Application.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(G) of the Application.

H) What is your Project timetable (provide dates):

1. Start date – acquisition of equipment or construction of facilities: April 2020
2. Estimated completion date of Project: December 2020
3. Project occupancy – estimated starting date of operations: December 2020
4. Have construction contracts been signed? ☐ Yes or ☒ No
5. Has financing been finalized? ☐ Yes or ☒ No

I) Have site plans been submitted to the appropriate planning department?

☒ Yes or ☐ No

If yes, has the Project received site plan approval from the planning department?

☐ Yes or ☒ No.

If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act (“SEQRA”) determination that may have been required to be submitted along with a copy of the approved site plans.

Please provide the Agency with the status of any required planning department or other approval: Project is going through the state Article 10 permit process, the permit application has been submitted, and was deemed compliant on March 14, 2019. Settlement discussions are in process with an anticipated siting certificate decision date of March 2020.

J) Is the Project necessary to retain existing employment: ☐ Yes or ☒ No

Is the Project necessary to expand employment: ☒ Yes or ☐ No

K) Employment Plan (Specific to the proposed Project location):

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the jobs to be created upon THREE Years after Project Completion*
Full Time	0	0	11	11
Part Time	0	0	0	0
Total FTEs	0	0	11	11

*For purposes of this question, please estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	\$75,000 to \$120,000	incl. in salary estimate
Professional	n/a	n/a
Administrative	n/a	n/a
Production	\$40,000 to \$90,000	incl. in salary estimate
Independent Contractor	n/a	n/a
Other	see cover letter for additional benefits	n/a

Employment at other locations in the state: (provide address and number of employees at each location):

	Address	Address	Address
Full time	n/a	n/a	n/a
Part Time	n/a	n/a	n/a
Total FTEs	n/a	n/a	n/a

Please note: The Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

- A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☐ Yes or ☒ No. If the answer is yes, please continue. If no, proceed to section IV.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? n/a ____%. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section IV.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, please answer the questions below:

1. Will the project be operated by a not-for-profit corporation ☐ Yes or ☐ No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region in which the project will be located?

☐ Yes or ☐ No

If yes, please provide a third-party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No.

If yes, explain _____

5. Is the project located in a Highly Distressed Area, as defined by the US Census Bureau?

☐ Yes or ☐ No

Section IV: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

Estimates provided are based on current property tax rates and assessed values.

PILOT Estimate Table

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property*	County Tax Rate/1,000	Local (town/village/city) Tax Rate/1,000	School Tax Rate/1,000
see table B for # of turbines by town				

*Apply equalization rate to value

Abatement Year	Current Taxes	New Without PILOT	Total Tax Liability	Proposed PILOT New	Total PILOT New + Existing	PILOT Savings
Total						

Section V Representations, Certifications and Indemnification

This Section of the Application can only be completed upon the Applicant receiving, and must be completed after the Applicant receives, IDA Staff confirmation that Section I through Section IV of the Application are complete.

Eric J. Miller (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Vice President (title) of Canisteo Wind Energy LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording

tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
 - (i) a non-refundable \$750 application and publication fee (the "Application Fee");
 - (ii) an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
 - (iii) all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture

Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

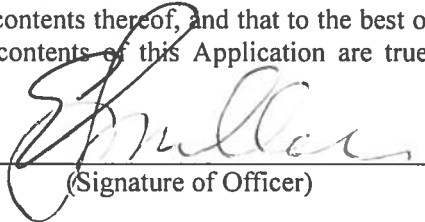
§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

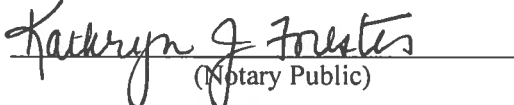
STATE OF NEW YORK)
COUNTY OF) ss.:

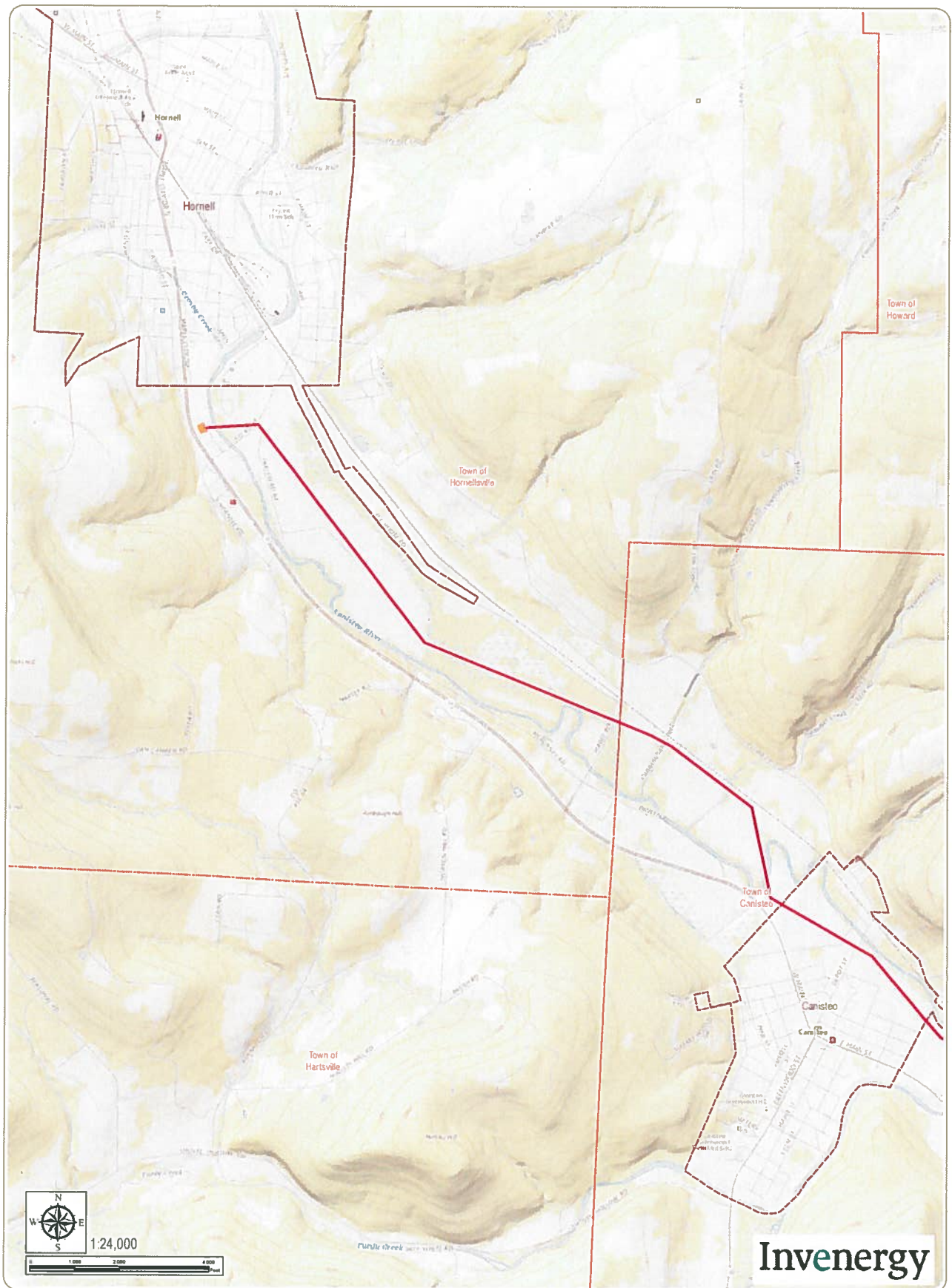
Eric Miller, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of Canisteo Wind Energy LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 24 day of October, 2019.


(Notary Public)
Kathryn J Forester
Notary Public, State of New York
Steuben County
NYS Notary # 01FO4638541
Expires 11/30/2022



Canisteo Wind Farm

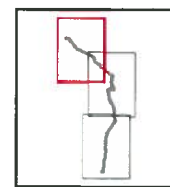
Towns of Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union, Steuben County, New York

Article 10 Application Supplement, Case No. 16-F-0205

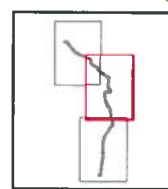
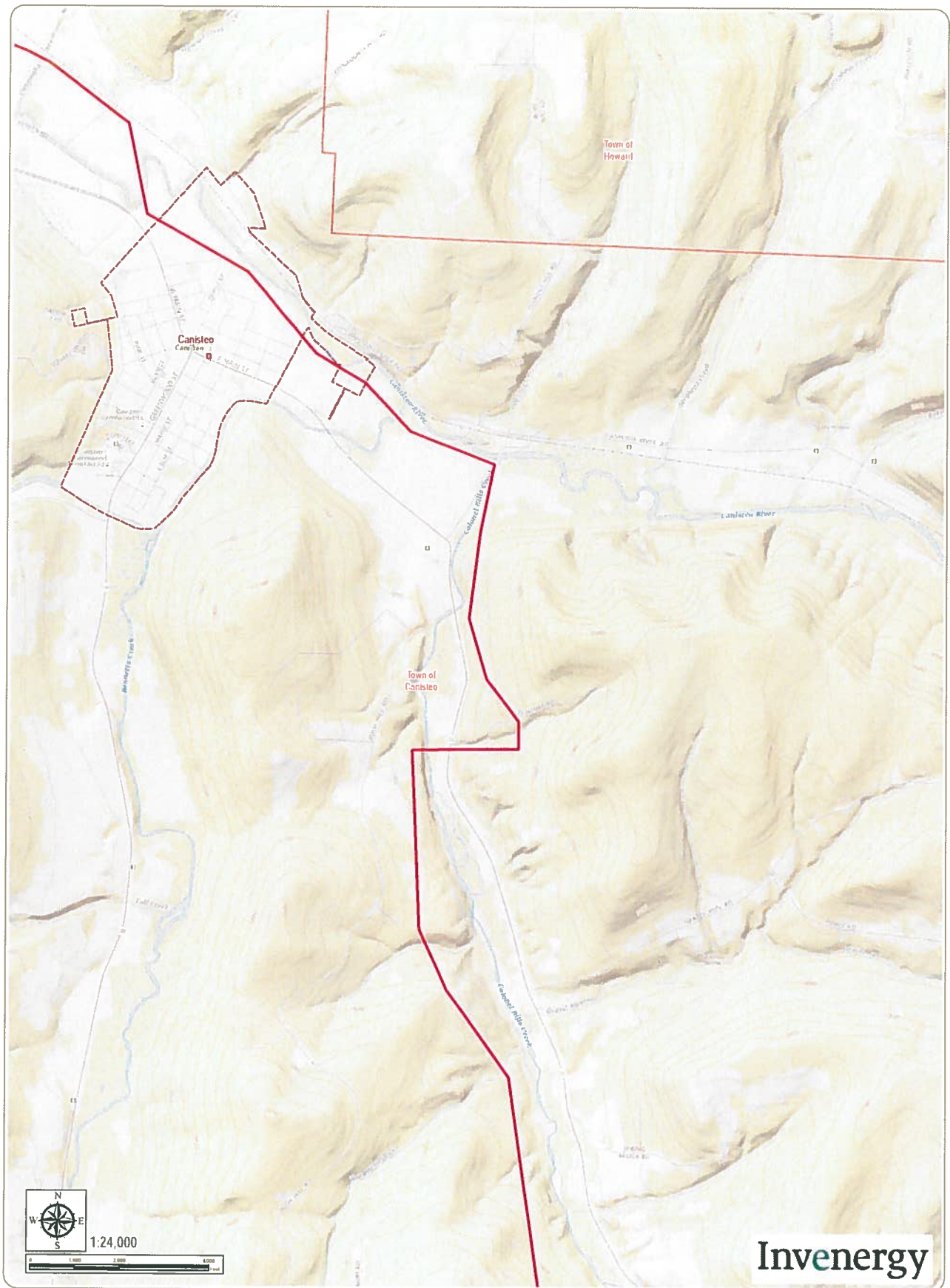
Figure 3-2: Article VII Interconnection Facilities - Rev 2

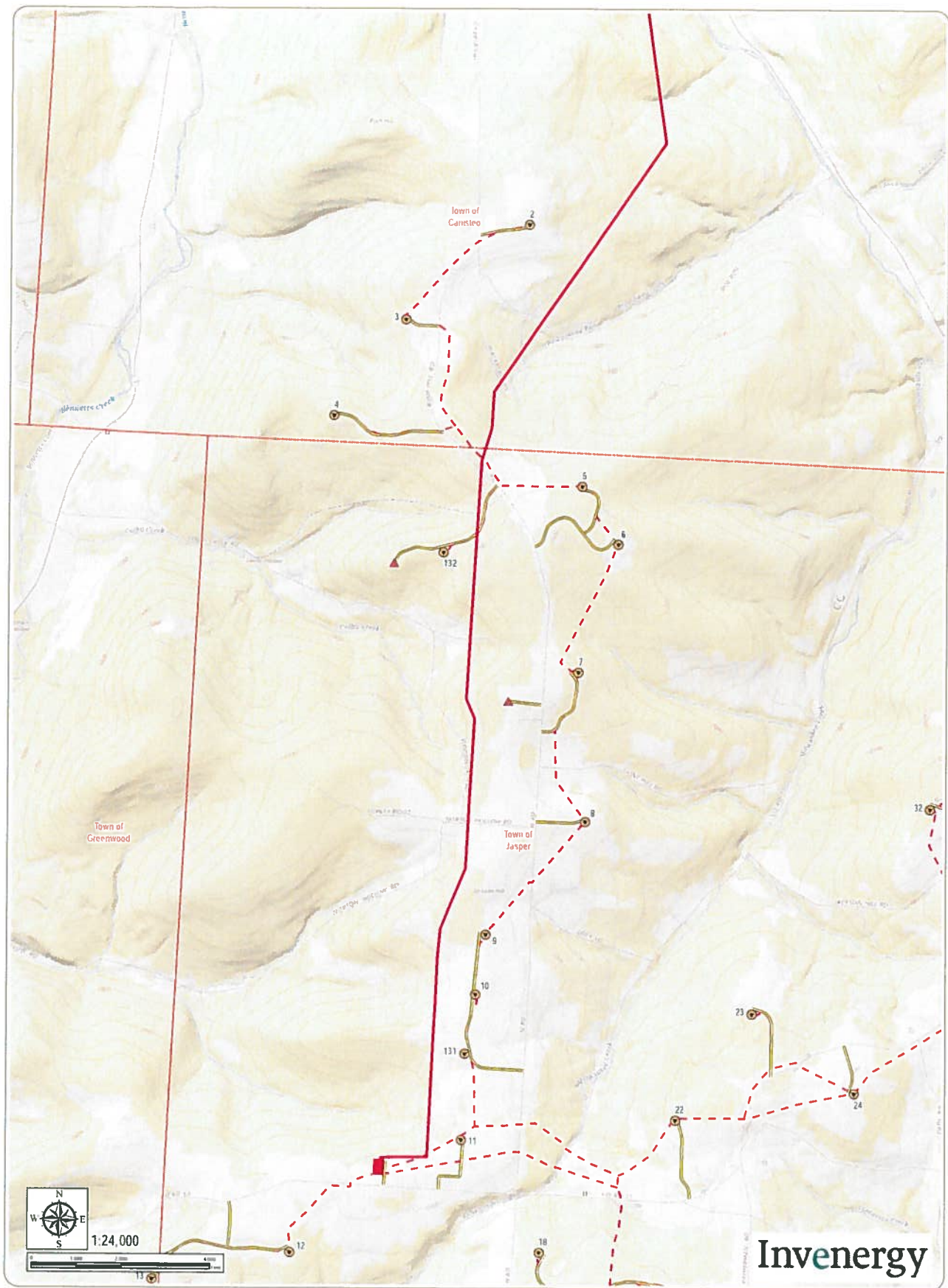
Notes: 1. Basemap "USGS TNM Topo Base Map displayed via the USGS Topo Map Service 2. The transmission line and POI Substation are the only components subject to Article VII. Remaining components will be reviewed under Article 10 and are shown for reference 3. This map was generated in ArcMap on May

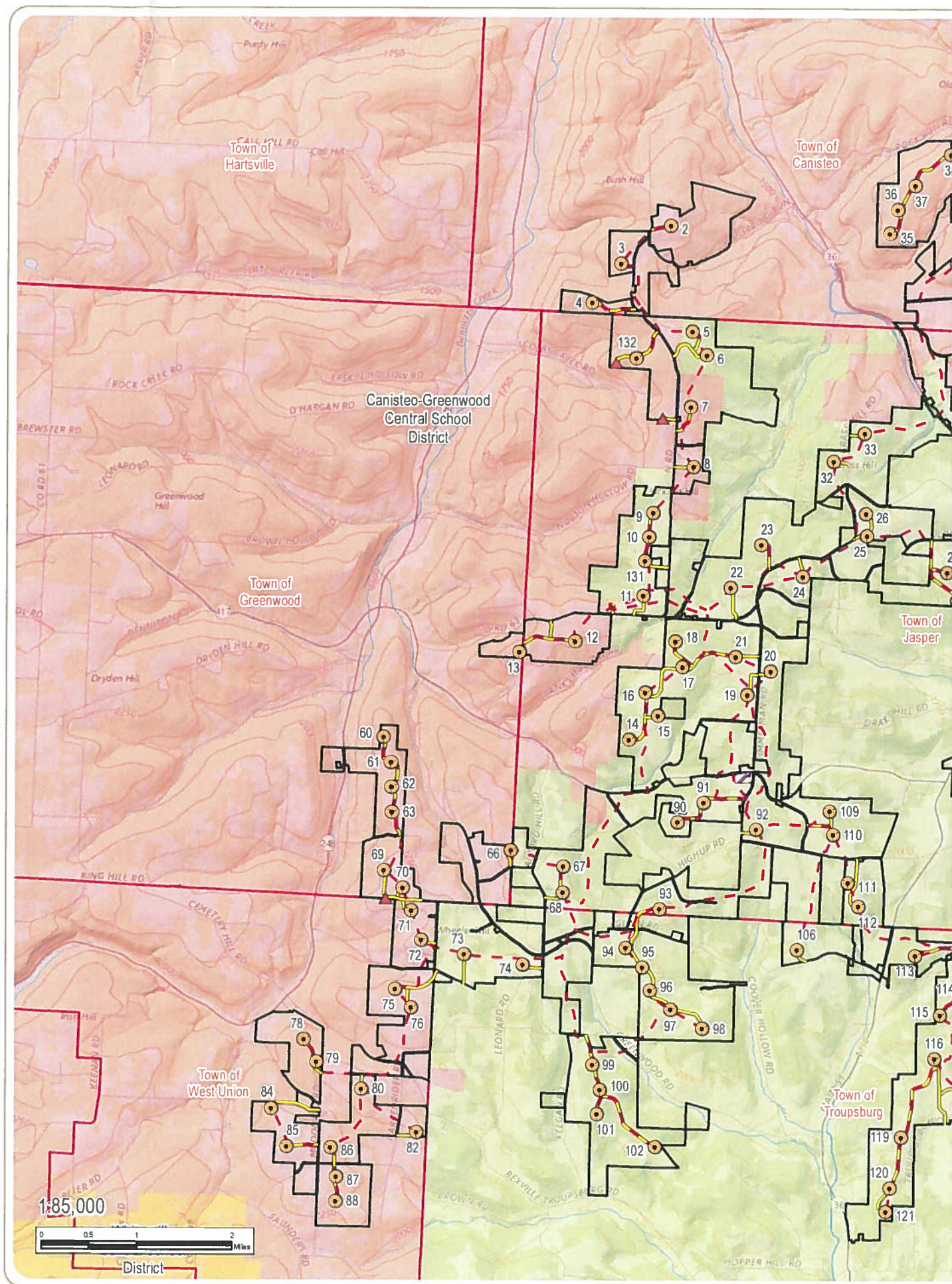
- Transmission Line
- POI Substation
- City/Village Boundary
- Town Boundary



Sheet 1 of 3







Invenergy

One South Wacker Drive | Suite 1800 | Chicago, IL 60606
T 312-224-1400 | F 312-224-1444

October 21, 2019

Mr. Jamie Johnson
Executive Director
Steuben County Industrial Development Agency
7234 Route 54
Bath, NY 14810

Subject: Canisteo Wind Farm, Application for Financial Assistance

Dear Mr. Johnson:

Enclosed please find an application for financial assistance; supplemental information; and associated \$750 application fee for the Canisteo Wind Farm, a 290-MW wind energy project under development by Invenergy subsidiary Canisteo Wind Energy LLC. All turbines, cables, and other facilities for the Canisteo Wind Farm would be located in the Towns of Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union. An application for a Certificate of Environmental Compatibility and Public Need Pursuant to Article 10 has been submitted to the New York State Department of Public Service, and a siting certificate is anticipated by March 2020.

The enclosed map shows the project layout which includes:

- Sites for up to 117 wind turbines. The final number of wind turbines will depend on the model and power output of wind turbine selected.
- Approximately 27 miles of gravel access roads to provide access for construction, operations, and maintenance of the wind turbines.
- Approximately 63 miles of buried electrical collection and fiber optic communication lines connecting the turbines to each other and to the collection substation.
- A collection substation approximately 200 feet by 200 feet in size.
- An Operations and Maintenance (O&M) building that will be staffed by approximately 11 full-time employees.

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- Up to 5 meteorological towers, each 366 ft tall.
- Approximately 14 miles of overhead transmission line connecting the collection substation to NYSEG's Bennett Substation in Hornellsville.

The Canisteo Wind Farm would supply electricity to the wholesale power market known as "NYISO Region C" by interconnecting at Bennett Substation, and the New York Power Authority (NYPA) has contracted with Canisteo Wind Energy to purchase all of the energy produced via a 20-year power purchase agreement. The project will help New York meet its renewable portfolio standard goal of 50% renewably sourced electricity by 2030.

Invenergy appreciates the opportunity to work with the Steuben County IDA and upon request will provide further information needed to evaluate this application. If you have any questions, please call me at (607) 793-8256.

Sincerely,



Gordon Woodcock

Enclosure: Map of Canisteo Wind Farm

cc: Aaron Mullen, Attorney for the Project Towns
Dan Spitzer, Hodgson Russ

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Canisteo Wind Energy LLC Application for Financial Assistance Supplemental Information

Section I: Applicant Information

H) Applicant Business Description:

Canisteo Wind Energy LLC (CWE), an affiliate of Invenergy Wind Development North America LLC, engages in the development and generation of electrical energy.

Invenergy's family of companies have developed 146 energy projects (wind, solar, natural gas, and battery storage) totaling over 22,600 megawatts (MW). Clients include utilities such as DTE Energy, Duke Energy, and MidAmerican Energy; corporations like Microsoft and Google; and other off-takers committed to market driven clean energy solutions. Since Invenergy's founding in 2001 the company has grown steadily to include over 950 employees worldwide. That growth has been fueled by investment in transformative technology, a diversified energy portfolio, and support from local communities hosting projects like CWE.

In Steuben County, Invenergy-affiliate Marsh Hill Wind Energy LLC, owns and operates the Marsh Hill Wind Farm in the Town of Jasper. Marsh Hill is a 10-turbine, 16.2 MW wind farm that has operated in Jasper for approximately five years.

Canisteo Wind Energy LLC was incorporated in 2016, but Invenergy has been active in Steuben County well before then. In fact, some landowners participating in the Canisteo Wind Farm have been leaseholders for more than two decades. Over the following years, CWE has signed wind leases and setback agreements with approximately 200 landowners in the Towns of Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union. The energy produced by the Canisteo Wind Farm will be purchased by the New York Power Authority (NYPA) and help New York state continue its shift to a renewable, sustainable electric grid.

Section II: Project Description & Details

A) Project Location:

Town / City / Village: Towns of Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union; Village of Canisteo.

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School Districts: Addison, Canisteo-Greenwood, and Jasper-Troupsburg.

Table A identifies provides a list of parcels and property owners anticipated to host windpower facilities.

E) Additional Details

Project construction will generate significant local economic activity, and operation will result in annual wind lease payments to local landowners along with annual payments to participating towns. A summary of these benefits follows:

- *Full time construction jobs and spending:* Approximately 385 construction jobs (at projected construction peak) including engineers, managers, operators, laborers, electricians, ironworkers, and truck drivers. Construction year spending on local and regional materials and services is estimated at \$7,000,000, not including payroll.
- *Host Community Agreements:* CWE is negotiating host community agreements with the participating towns and anticipates these will result in \$870,000 or more paid per year to the host towns.
- *Payment in-Lieu of Taxes:* CWE proposes entering into a PILOT agreement with the Steuben County IDA, under which it would pay approximately \$1,500,000 per year in PILOT payments that would result in annual payments to the host towns, Steuben County, and the Addison, Canisteo-Greenwood, and Jasper-Troupsburg school districts.
- *Land Lease and Easement Payments:* CWE will pay approximately \$1,300,000 per year to landowners leasing their land for wind turbines, cables, or transmission line structures.

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Table A
Parcels With Wind Facility Components

Parcel Tax ID Number	Owner	Owner Mailing Address
341.00-01-001.110	ADAMS MARIE A	205 GREELEY AVE HORNELL NY 14843
341.00-01-001.120	ADAMS PAULETTE K	1929 MCCORMICK RD TROUPSBURG NY 14885
341.00-01-013.120		
287.00-03-007.120	ATHERTON JEFFREY	2435 County Rte 63 GREENWOOD NY 14839
288.00-01-016.100		
288.00-01-020.000		
287.00-03-008.100		
305.00-03-001.111		
305.00-03-001.112		
305.00-03-001.400		
287.00-03-010.000	ATHERTON W SHELDON P & AGLE J	RD1 CANISTEO NY 14823
322.00-01-012.120	AYERS MICHAEL S & MARY L	15 POST RD PORT DEPOSIT MD 21904
305.00-03-008.000	B&B AG LLC	25 S CHERRY ALLEY ELIZABETHTOWN PA 17022
306.00-01-021.000		
323.00-03-012.000	BAIER JAMES W	30 CHESTNUT ST CANISTEO NY 14823
324.00-01-017.200	BAIER KEITH A	445 TARA LANE WEBSTER NY 14580
323.00-03-013.100	BAIER KENNETH & ETAL	RD 1 BOX 332 WILLIAMSPORT PA 17701
254.00-01-007.000	BARNEY ROGER & JEAN	91 ANGLERS COVE HILTON NY
254.00-03-014.000		
269.00-03-001.000	BASSO LUCAS & ANTHONY	252 PECK RD HILTON NY 14468
269.00-03-004.100		
236.00-01-036.000	BIRCH DAVID B & STEPHEN B	RD2 CANISTEO NY 14823
288.00-01-032.000	BREWER KEITH	2949 County Rte 31 GREENWOOD NY 14839
270.00-01-001.300	BROKEN ARROW HUNTING CLUB INC	43 W ACADEMY ST CANISTEO NY 14823
235.00-01-016.220	BRUNDU GEORGE C	163 THACHER STREET HORNELL NY 14843
323.00-03-015.200	BUCHAK AMANDA L	894 JON LANE ENDWELL NY 13760

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378.00-01-008.100	BURDICK CLAYTON A & MARJORY C	TROUPSBURG NY 14885
270.00-01-001.112	BUSH BILLY & SANDRA	25A WEST ACADAMY STREET CANISTEO NY 14823
253.00-01-015.120	BUTLER JAMES L & MARK A & PAUL J	4065 LAMPHIER ROAD CANISTEO NY 14823
271.00-01-019.100	BUTTON AARON R & CRAIG A	3664 State Rte 36 JASPER NY 14855
271.00-01-023.120		
288.00-01-009.100		
271.00-01-021.000	BUTTON GARVIN L & COLLEEN N	3379 JACKSON HILL RD JASPER NY 14855
289.00-01-018.100		
289.00-01-019.100	BYLER ANDY W & SADIE	3335 OLDS RD GREENWOOD NY 14839
343.00-03-018.110	CADY CAROLYN L	1740 State Rte 36 TROUPSBURG NY 14885
322.00-01-007.210	CAMPBELL GLENN & BLANCHE	2519 State Rte 248 REXVILLE NY 14877
254.00-03-007.000	CAPARULO TERRY & NEVADA	RD1 CAMERON NY 14819
306.00-01-027.111	CHACE HELEN	2526 TIMMERMAN RD GREENWOOD NY 14839
306.00-01-027.400	CHACE SCOTT	2532 TIMMERMAN RD GREENWOD NY 14839
324.00-01-029.200		
306.00-01-004.000	COLEMAN JERRY E & DAWN M	147 CHERRY HILL RD RONKS PA 17572
306.00-01-024.200		
306.00-01-027.112	CORNELL DAIRY FARMS LLC	2609 CORNELL RD GREENWOOD NY 14839
306.00-01-027.120		
324.00-01-029.100		
324.00-01-027.000	CORNELL DANIEL E	9127 DRAYTON LN FORT MILL SC 29707
306.00-01-017.112		
324.00-01-011.000	CORNELL GARY E & DONALD & PATRICK	4830 RIVER RD LEICESTER NY 14481
324.00-01-025.000		
324.00-01-001.210	CORNELL GERLAD F & KATHLEEN M	2569 CORNELL ROAD GREENWOOD NY 14839
306.00-01-017.111	CORNELL LAND CO FAMILY TRUST	2609 CORNELL RD GREENWOOD NY 14839

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324.00-01-004.100		
324.00-01-004.300		
324.00-01-005.120		
324.00-01-021.200		
324.00-01-008.200	CSEH LOUIS W	BOX 169 FRANKLIN NJ 07416
306.00-01-027.300	DANVERS BELVA	2526 TIMMERMAN RD GREENWOOD NY 14839
236.00-01-015.100	DAVIS MICHAEL	4662 County Rte 21 CANISTEO NY 14823
273.00-01-003.220	DAY JERAULD W	4501 MILITARY RD NIAGARA FALLS NY 14304
342.00-01-016.000	DEMUN GARY N	RD1 BOX 109 TROUPSBURG NY 14885
342.00-01-017.000	DEMUN KEITH	RD1 BOX 109 TROUPSBURG NY 14885
341.00-01-008.000	DEMUN MARTIN	GREENWOOD RD TROUPSBURG NY 14885
360.00-01-020.112		
323.00-03-011.000		
359.00-01-007.000	DEMUN NEIL B & EILEEN E	RD1 BOX 109 TROUPSBURG NY 14885
288.00-01-027.000	DRAKE DANIEL C	1026
269.00-03-006.000	DUNLAP JOANNE C & JAMES E ETAL	32 CLAY AVENUE ROCHESTER NY 14615
291.00-01-004.120	DUNN ROGER & KERRY	305 MARVIN HILL RD COUDERSPORT PA 16915
342.00-01-006.215	FARMWALD ELI L & ELIZABETH A	3191 PRUTSMAN RD TROUPSBURG NY 14885
342.00-01-005.200	FARMWALD LESTER L & AMELIA R	PRUTSMAN RD TROUPSBURG NY 14885
253.00-01-017.000	FARNUNG REAL ESTATE HOLDINGS LLC	930 LINDEN AVE E ROCHESTER NY 14445
271.00-01-003.000		
324.00-01-010.000	FLINT DUANE & SUSAN	RD1 JASPER NY 14855
324.00-01-015.000		
236.00-01-018.000	FORESMAN JULIE & BRIAN	750 SUSQUEHANA TRL RD MUNCY PA 17756
289.00-01-014.000	FOSTER BRUCE & BRYCE	3395 OLDS RD GREENWOOD NY 14839
289.00-01-015.000		
254.00-01-001.000	FRIEND MARION TRUST	5012 SOUTELLE BLVD CULVER CITY CA 90230
254.00-03-015.200	GARNSEY H LLOYD & TORCHIA JOSEPH	648 OAKWOOD AVE JACKSON NJ 08527
358.00-01-002.000	GERSTNER GERALD & JEFFREY M	2456 STEELE ROAD BLOOMFIELD NY 14469

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323.00-03-007.000	GRISWOLD THEODORE L & BRENDA ETAL	342 VARGO RD HORSEHEADS NY 14845
376.00-01-002.000	GROFF DEAN L	250 HURLER RD WESTFIELD PA 16950
379.00-01-001.100	GUNN RICKY L & THERESA A	56 MAPLE ST CANISTEO NY 14823
358.00-01-016.000	HALL ROGER C & CINDY A	1263 HARKENRIDER ROAD REXVILLE NY 14877
358.00-01-004.100	HARKENRIDER ELIZABETH A	1540 COUNTY RTE 117 REXVILLE NY 14877
358.00-01-005.000		
340.00-01-008.000	HARKENRIDER FARM LLC	1803 LOOMIS RD REXVILLE NY 14877
340.00-01-010.100		
340.00-01-012.000		
236.00-01-035.000	HARTMAN WAYNE & NANCY	54 THIRD ST CANISTEO NY 14823
251.00-01-006.210	HASSAN JAMES E & MARK R	3407 WALLACE DR GRAND ISLAND NY 14072
324.00-01-001.110	HAWKINS JEFFREY W	2517 State Rte 417 GREENWOOD NY 14839
254.00-01-008.000	HAYES JASON R & KRISTINE	3780 County Rte 21 CAMERON NY 14819
254.00-01-010.000		
273.00-01-003.100		
304.00-01-069.000	HELGERSON VICKY A	PO BOX 1015 CITRA FL 32113
252.00-01-042.111	HENRY CHRISTOPHER M & KATHRYN	2421 RED SPRING RUN RD CANISTEO NY 14823
361.00-01-017.100	HERSCHBERGER DAVID J	3322 DANIELS RD TROUPSBURG NY 14885
252.00-01-039.413	HESS RICHARD L SR & RICHARD L JR	2528 RED SPRING RUN RD CANISTEO NY 14823
254.00-03-016.200	HETZEL FREDERICK F	362 NORTH DR ROCHESTER NY 14612
273.00-01-023.000	HIGHCROFT PROPERTIES LLC	132 ZACCHEUS MEAD LN GREENWICH CT 06830
273.00-01-025.000		
306.00-01-027.200	HILL RONNIE J & GENITA M	2587 TIMMERMAN RD GREENWOOD NY 14839
324.00-01-003.110		
324.00-01-022.300		
358.00-01-014.100	HOVEY ELMER L & LAURA	1393 OSMIN RD REXVILLE NY 14877

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343.00-03-002.115	HOWELL RONALD C & RAYNA P	6 GERALDINE DR SUSSEX NJ 07461
379.00-01-002.200	HULBERT RONALD K JR	865 MAIN ST BOX 79 TROUPSBURG NY 14885
252.00-01-039.111	JANIK WALTER A & BONNIE S	6931 WARD RD NIAGARA FALLS NY 14303
305.00-01-006.000	JENSEN JEREMY J	2699 KRUSEN HILL RD GREENWOOD NY 14839
323.00-03-019.100	JOHNSON RICHARD E & BRIAN R	293 DICKINSON RD WEBSTER NY 14580
236.00-01-016.111	JONES GEORGE M	4029 CR030 CAMERON NY 14819
359.00-01-010.000	KEEGAN LAWRENCE	1293 KEEGAN RD TROUPSBURG NY 14885
307.00-01-007.000	KENT JAMES O & VALERIE J	2864 WADE HILL ROAD JASPER NY 14855
254.00-03-003.000	LAROCK ANTHONY S & JASON D	4551 CHESTNUT RD WILSON NY 14172
254.00-03-016.100	LEARDINI W & J & LAROCK A S & J D	4551 CHESTNUT RD WILSON NY 14172
323.00-01-001.100	LEHMANN WALTER & HANNE-DORE	1870 REIMAN RD GREENWOOD NY 14839
305.00-01-011.000	LOUNSBERRY ROBERT L	1768 MCHENRY VALLEY RD ALMOND NY 14804
323.00-03-018.000	LOVE WILLIAM A & DONNA R	504 SUNFIELD WAY FREDERICK MD 21703
270.00-01-009.000 288.00-01-008.000 270.00-01-010.000	MCCAIG LYNN	RD1 JASPER NY 14855
322.00-01-012.200	MCNEILL DANIEL	2141 MCNEILL RD TROUPSBURG NY 14885
291.00-01-007.100	MERRILL DONALD L SR & LUCINDA A	2296 OLD TOWNSEND RD WATKINS GLEN NY
322.00-01-018.100 322.00-01-020.000 322.00-01-019.200	MERRY GEORGE J & CYNTHIA	2163 WHEELER HILL RD REXVILLE NY 14877
253.00-01-024.000	MOOGAN WILLIAM G & WILLIAM G II	3392 County Rte 30 CAMERON NY 14819
270.00-01-022.000	MORREALL LAWRENCE C	2014 FACTORY HOLLOW RD LIMA NY 14485
358.00-01-011.000 340.00-01-020.000	MULLEN RICHARD L & LINDA	1595 CR098 REXVILLE NY 14877 1595 COUNTY RTE 98 REXVILLE NY 14877

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269.00-03-004.200	MUNNINGS THOMAS J & KENNETH E	337 BRONX DR ROCHESTER NY 14623
344.00-01-004.200	MUSSER MARLIN G & BARRY & ROBIN	114 JEANEL CIRCLE LITITZ PA 17543
344.00-03-003.000		36 E 28TH DIVISION HWY LITTLE PA 17543
358.00-01-003.300	NEACE HAYWARD D & LINDKE JUDY A	3133 JOHNSON RD MIDDLEPORT NY 14105
323.00-01-005.111	OBRIEN BARBARA A & CHRISTOPHER M	1975 OBRIEN LANE GREENWOOD NY 14839
340.00-01-011.000	OGORZALEK LAWRENCE A & LORRAINE M	RD REXVILLE NY 14877
359.00-01-005.100	OREILLY LAWRENCE T & THOMAS J	RR 1 BOX 1233 FRIENDSVILLE PA 18818
359.00-01-005.300		
359.00-01-006.100		
359.00-01-008.000		
359.00-01-015.100		
253.00-01-001.000	PACKER MARK L & DAWN L	3185 ANDREWS RD RANSOMVILLE NY 14131
235.00-01-017.000	PAINTER MARTHA	PO BOX 246 HORNEILL NY 14843
253.00-01-005.000		
253.00-01-006.000		
253.00-01-010.100		
306.00-01-001.200	PAUL H ZITTEL REVOCABLE TRUST &	3065 BLEY ROAD EDEN NY 14057
306.00-01-002.000		
288.00-01-030.100	PETTEYS RICHARD L & DAWN R	3119 SR036 JASPER NY 14855
289.00-01-022.000		
358.00-01-007.000	PFLUMM JAMES S & PAMELA P	37 MICHELLE DR SHOREHAM NY 11786
236.00-01-015.200	PIEDICI ANDREA & ALLEN ANGELA	5105 State Rte 36 CANISTEO NY 14823
343.00-03-002.111	PRUTSMAN DENNIS H & MARILYN	3459 MCMINDES RD TROUPSBURG NY 14885
343.00-03-002.120		
252.00-01-039.600	RINGVELSKI JOSEPH J	PO BOX 484 RANSOMVILLE NY 14131

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253.00-01-016.000	ROBERTSON CHRISTOPHER & JENNIFER	656 DEYO RD CORNING NY 14830
288.00-01-001.200	RTE 36 HOLDINGS LLC	20 EAST AVE HORNELL NY 14843
252.00-01-039.411 269.00-03-007.110 270.00-01-021.000	RUTTIN BUCK LODGE INC	PO BOX 8 MCCLURE PA 17841
343.00-03-002.112 343.00-03-013.000 343.00-03-014.110	SCHENCK CARLTON M & CAROL M	3382 MCMINDES RD TROUPSBURG NY 14885
288.00-01-014.100 288.00-01-015.000 306.00-01-003.100 342.00-01-009.000 305.00-03-003.000	SCHENCK DALE & HELEN	2827 COUTY ROUTE 31 GREENWOOD NY 14839
288.00-01-014.200	SCHENCK MARK S & AMY L	3065 GRASS HILL RD GREENWOOD NY 14839
288.00-01-010.000 288.00-01-037.000	SCHENCK MARVIN N & JANINE V	3209 OLDS RD GREENWOOD NY 14839
342.00-01-005.100	SCHULTZ JEFFREY E	MANOR VILLAGE APTS APT#2 BATH NY 14810
343.00-03-002.114 343.00-03-020.000	SCHULTZ WAYNE J & SUSAN C	6627 LAKE AVE WILLIAMSON NY 14589
342.00-01-015.000 342.00-01-018.000	SHEFFIELD ROBERT L	RD 1 TROUPSBURG NY 14885
305.00-03-010.000 305.00-03-012.110 323.00-03-015.100 323.00-03-015.300	SHERMAN DALE & LEAH	2505 ALVORD ROAD GREENWOOD NY 14839
289.00-01-010.112	SHERMAN LAWRENCE R	1070 MOTHERSILL RD RUSHVILLE NY 14544
325.00-01-027.100	SIEGRIST EEZRA & BRIANNE	3465 State Rte 417 JASPER NY 14855
360.00-01-019.100	SMITH LARRY & EDNA	4626 ROUTE 49 KNOXVILLE PA 16928
344.00-03-010.000	SMITH THOMAS PATRICK & KREIDER SUSAN	RD WOODHULL NY 14898

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289.00-01-026.100	STEPHENS JAMES & CRAIG	3866 County Rte 72 JASPER NY 14855
324.00-01-016.000	STETTS BRIAN & JESSICA	796 SHADLE RD JERSEY SHORE PA 17740
253.00-01-002.000	STEWART RONALD F	48 BRISTOL AVE HYANNIS MA 02601
252.00-01-039.115	STILES RAYMOND A & RUTH M	1767 CEMETERY HILL RD REXVILLE NY 14487
236.00-01-017.100	STOLTZFUS PAUL T & LINDA M	273 FOX HILL RD NEWBURG PA 17240
343.00-03-014.120	STONE JESS & NATASHA	1405 COUNTY RTE 82 TROUPSBURG NY 14885
361.00-01-003.000	STONE MARK J & JEANNE R	1359 CR082 TROUPSBURG NY 14885
361.00-01-004.200		
361.00-01-019.220	STONE RUSTY J & MICHAEL J & JEANNE R	1359 COUNTY RTE 82 TROUPSBURG NY 14885
289.00-01-011.100	SUTTON RICHARD & WIFE	JASPER NY 14855
253.00-01-004.100	SWILER FAMILY LIMITED PARTNERSHIP LLLP	2552 CO RTE 444 LAKE PANASOFFKEE FL 33538
253.00-01-004.200		
344.00-03-004.000	TAFT FLOYD A & MARGUERITE & DONNA &	4169 County Rte 82 WOODHULL NY 14898
358.00-01-006.200	THOMSON BRUCE H & JEANNE L	145 MAIN STREET HORNEILL NY 14843
289.00-01-025.110	VANSKIVER RYAN D	3182 State Rte 36 JASPER NY 14855
289.00-01-028.000		
308.00-01-002.112	VAUGHN DARRYL R & PAMELA J	117 WEST HILL TERRACE PAINTED POST NY
251.00-01-006.211	VENTRY J R PROP INC	3440 STONY POINT RD GRAND ISLAND NY14072
344.00-03-012.000	VITALE NEIL C & LYNN S	3791 CR082 WOODHULL NY 14898
343.00-01-005.000	WADE CARROLL V II	2142 HUNTER HILL ROAD JASPER NY 14855
269.00-03-005.000	WADE LYLE & JEANNE	3801 NORTH ROAD CANISTEO NY 14823
254.00-01-003.000	WALLO PAUL & MARGARET A &	41481 NYS RTE 180 CLAYTON NY 13624
254.00-01-005.000		
254.00-01-017.000		
361.00-01-018.000	WATERS WILLIAM L & KATHRYN A	849 MAIN ST TROUPSBURG NY 14885

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379.00-01-001.200		
344.00-01-001.000	WATERS WILMA E TRUST	3933 County Rte 82 WOODHULL NY 14898
359.00-01-017.000	WEST GARY E & GILBERT WANDA J	628 SECLUDED DR HEDGEVILLE WV 25427
341.00-01-004.000	WHITE GARY & MICHELLE M	2191 GUNN RD GREENWOOD NY 14839
341.00-01-016.100		
323.00-03-014.000		
289.00-01-021.100	WHITE RAYMOND & COLLEEN	3510 OLDS RD GREENWOOD NY 14839
342.00-01-001.100	WHITE WILFRED G & ANNA L REV TRUST	2229 GUNN ROAD GREENWOOD NY 14839
341.00-01-005.000		
341.00-01-007.200	WHITE WILLIAM J	2129 GUNN ROAD GREENWOOD NY 14839
323.00-01-006.000	WILLIAMSON BRETT & CURT	2959 State Rte 248 GREENWOOD NY 14839
343.00-03-003.100	WILMA WATERS TRUST	3933 COUNTY RTE 82 WOODHULL NY 14898
343.00-03-004.000		
343.00-03-006.000		
343.00-03-007.000		
344.00-03-001.000		
344.00-03-002.000		
235.00-01-013.200	WILSON WILLIAM D	4418 LAMPHIER RD CAMERON NY 14819
254.00-01-018.000	WOOD ELDRED	3302 GRANT ST PASADENA TX 77503
287.00-03-006.100	WOODWORTH DALE & LOIS	2217 COLBY CREEK RD CANISTEO NY 14823
288.00-01-001.100	WOODWORTH ERIC J	2576 CLINE HILL RD CANISTEO NY 14823
324.00-01-004.200	WYCKOFF GAS STORAGE COMPANY LLC	6120 YALE AVE STE 700 TULSA OK 74136
324.00-01-022.210		
379.00-01-004.000	YOUNG GLORIA & JEROLD L AKA GERALD	1482 FIVE MILE LINE RD PENFIELD NY 14526

TABLE B
Number of Turbines by Town and School District

Towns	# of Turbines	# of MW
Canisteo	19	47
Cameron	8	20
Jasper	43	107
West Union	13	32
Greenwood	8	20
Troupsburg	26	64
School Districts		
Canisteo-Greenwood	40	99
<i>Canisteo</i>	15	37
<i>Jasper</i>	4	10
<i>Greenwood</i>	8	20
<i>West Union</i>	13	32
Jasper-Troupsburg	73	181
<i>Canisteo</i>	4	10
<i>Cameron</i>	5	12
<i>Jasper</i>	39	97
<i>Troupsburg</i>	25	62
Addison	4	10
<i>Cameron</i>	3	7.5
<i>Troupsburg</i>	1	2.5

Canisteo Wind Farm Project

Economic Impact Study

December, 2019

Prepared for:
Steuben County Industrial Development Agency

Prepared by:
Michael Silva
Project Director



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Summary

Canisteo Wind Energy LLC, a subsidiary of Invenergy LLC, proposes to invest over \$328 million in Steuben County, New York. Dubbed the Canisteo Wind Farm, this project will operate within 6 towns: Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union. This project will produce renewable energy for the New York State electrical market.

As part of this project, Canisteo Wind Energy has requested economic incentives from the Steuben County Industrial Development Agency (SCIDA). SCIDA engaged CGR to assess the economic impact and conduct a cost-benefit analysis of the project to make an informed decision on the requested incentive.

Key findings include:

Construction Phase Impact

- The Canisteo Wind Farm project will provide work for approximately 500 construction workers during the temporary construction phase;
- Spending by construction firms and their employees would result in an estimated 200 additional jobs in the region; and
- Payroll in the region will increase in total by \$110 million during the construction phase.

Operational Phase Impact

- Canisteo Wind Farm will employ 11 FTEs once operational;
- Direct payroll will total \$6.7 to \$14.3 million over the first twenty years;
- Eight to twelve additional jobs will result from their spending, generating a payroll of \$9.7 to \$12.5 million over twenty years;
- The income and sales tax generated over the life of the project should be about \$1.2 to \$2.1 million in total.

Cost Benefit Analysis

- The total cost of the incentive package is estimated at roughly \$13 million;
- The benefits estimated over the life of the project total \$165 to \$175 million in present value terms; and
- The benefit to cost ratio for the Canisteo Wind Farm is 13:1

Acknowledgements

CGR would like to thank Jamie Johnson, Executive Director at Steuben County Industrial Development Agency, for providing project details.

Staff Team

Michael Silva, Senior Data Analyst, performed the analysis and authored this report.

DRAFT

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Introduction

Canisteo Wind Energy LLC, a subsidiary of Invenenergy LLC, proposes to invest over \$328 million in the Southern Tier of New York. Known as the Canisteo Wind Farm, it consists of up to 117 2.5mW wind turbine generators, access roads, buried electrical cables, a temporary construction staging area, and O&M building, substation, and related infrastructure for interconnection to the existing NYSEG Bennett substation in the Town of Hornellsville. It spans six towns in Steuben County (Cameron, Canisteo, Greenwood, Jasper, Troupsburg, and West Union). It has the potential to generate 290.7mW of clean, renewable electricity for distribution throughout the electrical grid. The energy produced will be procured by the New York Power Authority under a 20 year power purchase agreement.

Canisteo Wind Energy is seeking economic incentives from the Steuben County Industrial Development Agency (SCIDA). SCIDA engaged CGR to assess the economic impact and conduct a cost-benefit analysis of the project to make an informed decision about the requested incentive.

CGR analyzed the costs and benefits over a twenty-year period. This matches the duration of the PILOT Canisteo Wind Energy is requesting from SCIDA and can be viewed as the life of the project. CGR finds that the project will produce a net benefit of \$152 to \$162 million to the local economy over twenty years.

Proposed Investments

The Canisteo Wind Farm will be located on private lands within each of the six towns referenced above. This land is rural in nature. Farmers and landowners will continue their operations and other existing land uses due to the footprint of the proposed facilities. The following table summarizes the capital investments Canisteo Wind Energy is proposing to make:

Table 1. Proposed Capital Investments

	Amount
Land and/or Building Acquisition	\$542,000
New Building Construction	\$800,000
Infrastructure Work	\$75,862,000
Manufacturing Equipment	\$238,318,000
Non-Manufacturing Equipment	\$1,355,000
Soft Costs	\$11,950,000
Total	\$328,827,000

Economic Impact

The proposed investment will result in a significant temporary boost to the regional economy during construction. Once operational, there will be an ongoing economic impact.

Construction Phase Impact

Canisteo Wind Energy projects this project will begin in April of 2020. The company estimates construction will be complete by December 2020. After that time the project will be operational.

CGR estimates the construction phase of the project will result in work for 500 construction workers in the region. Spending by the construction firm and employees will support 200 additional jobs in the region. This project will increase payroll in the region by over \$110 million in total. This payroll will generate \$6.4 million in income tax and \$3.2 in state and local sales tax revenue. The following table summarizes the impacts:

Table 2. Construction Phase Impact
(dollars in millions)

	Direct	Spillover	Total
Employment	500	200	700
Payroll	\$98.4	\$12.2	\$110.6
Income Tax	\$5.8	\$0.6	\$6.4
Sales Tax	\$2.8	\$0.3	\$3.2

Ongoing Impact

Once operational, this project will employ a smaller number of workers to run the operations and maintenance facility. Canisteo Wind Energy estimates 11 FTEs will be employed there. Canisteo Wind Energy provided a range of salary estimates for these positions. Consequently, CGR produced a range of payroll impacts. Because the spillover impact depends on the employee's income, these impacts are presented as a range too.

CGR estimates the 11 jobs will have a payroll totaling \$6.7 to \$14.3 million over the first twenty years. An additional 8 to 12 jobs will result as a spillover impact, with a payroll of \$9.7 to \$12.5 million over twenty years. The income and sales tax generated over the life of the project should be about \$1.2 to \$2.1 million in total. The following table summarizes the impacts of the Canisteo Wind Farm once it is operational for 20 years:

Table 3. Canisteo Wind Farm Operational Impact Summary
(dollars in millions)

	Direct	Spillover	Total
Employment	11	8-12	19-23
Payroll	\$6.7-\$14.3	\$9.7-\$12.5	\$16.4-\$26.8
Income Tax	\$0.2-\$0.7	\$0.5-\$0.6	\$0.7-\$1.3
Sales Tax	\$0.2-\$0.4	\$0.3-\$0.4	\$0.5-\$0.8

Cost Benefit Analysis

Estimated Costs

SCIDA is considering a PILOT agreement, along with sales and mortgage recording tax exemptions for the Canisteo Wind Farm. The cost to the community is roughly thirteen million dollars. The cost of these incentives in both nominal and discounted terms is summarized below:

Table 4. Estimated Costs of Incentives

	Nominal	Discounted
Sales Tax Exemption	\$2,894,000	\$2,894,000
Mortgage Recording Tax Exemption	\$5,754,000	\$5,754,000
Property Tax Exemption	\$4,799,000	\$4,405,000
Total	\$13,447,000	\$13,053,000

Note: May not sum due to rounding. Discounted at 2%. CGR assumed the sales and mortgage tax exemption happen in the first year, hence the discounted and nominal values are the same.

Estimated Benefits

The Canisteo Wind Farm will accrue both economic and fiscal benefits to the region and the state. Part of the benefits are dependent on the revenue of the employees. As we have discussed in the operational impact section of this report, CGR has estimated a range based on the salary assumption (lower or higher salary). CGR estimated the benefits for both of the models. Detailed tables of the benefits are provided in the appendix. Land for the project has been leased from 235 landowners. The royalties paid to landowners in the communities by Canisteo have been excluded from this analysis, but they are also a positive economic impact to the community.

CGR estimates the Canisteo Wind Farm will nominally produce from \$175 to \$186 million in benefits over the life of the project. Discounting this to the present value,

the total benefits are estimated at over \$165 to \$175 million. The following table summarizes the total benefits for these two models:

Table 5. State and Regional Benefits

	Lower Salary	Higher Salary
Regional Benefits	\$166,117,000	\$176,763,000
To Private Individuals	\$126,947,000	\$137,441,000
Temporary Payroll	\$110,561,000	\$110,561,000
Ongoing Payroll	\$16,386,000	\$26,880,000
To the Public	\$39,171,000	\$39,322,000
Property Tax Revenue	\$37,345,000	\$37,345,000
Temporary Sales Tax Revenue	\$1,590,000	\$1,590,000
Ongoing Sales Tax Revenue	\$236,000	\$387,000
State Benefits	\$8,993,000	\$9,745,000
To the Public	\$8,993,000	\$9,745,000
Temporary Income Tax Revenue	\$6,445,000	\$6,445,000
Ongoing Income Tax Revenue	\$722,000	\$1,324,000
Temporary Sales Tax Revenue	\$1,590,000	\$1,590,000
Ongoing Sales Tax Revenue	\$236,000	\$387,000
Total Benefits to State & Region	\$175,110,000	\$186,508,000
Discounted Total Benefits (2%)	\$165,586,000	\$175,090,000

May not sum due to rounding

Benefit to Cost Ratios

The impact can be summarized in the following benefit to cost ratios. The regional benefits include the payroll to private individuals, the property tax revenue from the PILOT and the local portion of the sales tax. These figures over 20 years are nominally estimated at \$166 to \$176 million. Once discounted back to present value using a 2% discount rate we have the total benefit to the region of over \$156 to \$166 million.

The costs to the region include the property tax revenue, and the local portions of the sales and mortgage tax. This total is \$12 million nominally. Once discounting these values, we estimate a total cost to the community at \$11.6 million. This gives a regional benefit to cost ration of 14 to 1.

The state benefits include the income tax and state portion of the sales tax revenue. This totals the \$8.9 to \$9.7 million found in the preceding table. Once discounted, the benefit to the state totals \$8.8 to \$9.5 million. The costs include the state portion of the sales and mortgage tax. This totals \$1.4 million, giving a 6 or 7:1 benefit to cost ratio. Overall the benefits outweigh the costs by a thirteen to one ratio.

Table 6. Discounted Benefit-Cost Ratio
(dollars in millions)

	Lower Salary	Higher Salary	Cost	Ratio
Region	\$157	\$166	\$12	14:1
State	\$8.8	\$9.5	\$1.4	6 or 7:1
Region & State	\$166	\$175	\$13	13:1

Discounted at 2%

Appendix

Methodology

This section describes the methodology and assumptions used in this report.

Sales Tax Exemption

The estimates used in the analysis come from the IDA application of Canisteo Wind Energy. The company estimates it will spend over \$36.1 million that would qualify for a sales tax exemption. Applying an 8% sales tax rate results in the \$2.8 million sales tax exemption figure. CGR assumed this cost would occur during the first year.

Mortgage Recording Tax Exemption

Data from the IDA application also informed these calculations. Canisteo Wind Energy estimated the mortgage recording tax at \$ 5,754,473. This comes from the estimated mortgage amount of \$ 460,357,800, multiplied by 1.25%. CGR assumed this cost would occur during the first year.

Property Tax Exemption & Revenue

The property tax impacts are found in both the costs and the benefits of the report. Both are presented from the point of view of the community. The additional property tax revenue resulting from the project is a benefit to the community. The additional revenue is the difference between the total property tax revenue after development and the total property tax revenue currently received.

CGR assumed no significant decrease in the assessed value of the current tax base due to the project. Based on the literature on the impact of wind farms on existing housing prices, this assumption is reasonable. Thus we assume the status quo property tax would remain unchanged with the addition of the wind farm. Since the status quo is unchanged, the PILOT revenue is the additional property tax revenue, or the benefit to the community, after the project is completed. CGR used the PILOT revenue projections created by the Steuben County IDA.

How much property tax revenue is exempted is cost to the community? In order to estimate this, one must estimate how much property tax revenue would be received if the development occurred and there was no PILOT. The difference between this hypothetical total and what actually will be received is the cost to the community.

In estimating the costs to the community, CGR assumed that the assessed value would increase equal to the cost of construction. The wind farm is likely to be considered a "specialty property" under New York's Real Property Tax Law. Specialty property is assessed at current replacement value less depreciation (straight line, 39

years). CGR used Canisteo Wind Energy's estimate of new building and infrastructure work to represent the replacement cost. These two combined total \$76.6 million. CGR distributed this amount across taxing jurisdictions. The number of turbines determined the share of construction spending each jurisdiction received. CGR computed the hypothetical property tax using these rough estimates.

Under the hypothetical built without a PILOT scenario, property tax revenue will increase by \$43.1 million over 20 years. The PILOT projects property tax revenue totals of \$37.3 million. CGR estimates that there is a \$5.7 million property tax cost to the community over twenty years.

**Table 7. Total Property Tax Revenue over 20 Years
(dollars in millions)**

Scenario	Total Revenue
Without PILOT	\$43.1
With PILOT	\$37.3
Savings	\$5.7

Employment and Salary Benefits

There are three types of impacts measured in any economic impact analyses. The first is the direct effect. These, as the name implies, are directly due to the company. The other two effect result from spillover spending. The indirect effect is due to a company spending with suppliers. The induced is due to the employee spending. CGR combines the indirect and induced effects into "spillover" effects.

CGR uses IMPLAN, a regional input-output modeling system, to estimate these impacts. The U.S. Forest Service developed IMPLAN in late 1970s. It is a widely accepted model of economic activity. The IMPLAN database consists of two major parts: 1) a national-level technology matrix and 2) estimates of sectoral activity for final demand, final payments, industry output and employment for each county in the U.S. along with state and national totals.

CGR examines the economic impacts during two phases. The first is during the construction phase. During this temporary phase, there is a substantial increase in economic activity. This primarily supports construction jobs but touches all sectors of the economy.

The second phase is the operational phase. CGR based our estimates provided by Canisteo Wind Energy. The company provided salary and benefit ranges for management and production personnel. CGR adjusted these data to account for a 29.9% fringe benefit rate¹. CGR assumed there would be one management position

¹ BLS Employer Costs for Employee Compensation, Private Industry Workers, June 2019 edition. Online at <https://www.bls.gov/news.release/pdf/ecec.pdf>

and 10 production positions. CGR calculated a weighted average using the endpoints of the adjusted salary figures and the employees as the weights. The low salary was assumed at \$30,000 and the high at \$65,000.

The increase in income is a benefit that flows to private individuals. Benefits also flow to public entities. CGR estimated the income and sales tax benefits due to the increase in income. NYS Department of Taxation data on effective income tax rates informed our estimation process. The share of personal income spent on sales taxable goods (34%) multiplied by the sales tax rate estimates the sales tax revenue.

Detailed Estimated Benefits Tables

Table 8. Estimated Benefits to the Community – Lower Salary Model

	Direct	Spillover	Total
Regional Benefits	\$143,912,000	\$22,205,000	\$166,117,000
To Private Individuals	\$105,056,000	\$21,890,000	\$126,947,000
Temporary Payroll	\$98,397,000	\$12,164,000	\$110,561,000
Ongoing Payroll	\$6,660,000	\$9,726,000	\$16,386,000
To the Public	\$38,856,000	\$315,000	\$39,171,000
Property Tax Revenue	\$37,345,000	N/A	\$37,345,000
Temporary Sales Tax Revenue	\$1,415,000	\$175,000	\$1,590,000
Ongoing Sales Tax Revenue	\$96,000	\$140,000	\$236,000
State Benefits	\$7,591,000	\$1,402,000	\$8,993,000
To the Public	\$7,591,000	\$1,402,000	\$8,993,000
Temporary Income Tax Revenue	\$5,834,000	\$611,000	\$6,445,000
Ongoing Income Tax Revenue	\$246,000	\$476,000	\$722,000
Temporary Sales Tax Revenue	\$1,415,000	\$175,000	\$1,590,000
Ongoing Sales Tax Revenue	\$96,000	\$140,000	\$236,000
Total Benefits to State & Region	\$151,503,000	\$23,607,000	\$175,110,000
Discounted Total Benefits (2%)	\$143,720,000	\$21,866,000	\$165,586,000

Table 9. Estimated Benefits to the Community – High Salary Model

	Direct	Spillover	Total
Regional Benefits	\$151,663,000	\$25,100,000	\$176,763,000
To Private Individuals	\$112,697,000	\$24,744,000	\$137,441,000
Temporary Payroll	\$98,397,000	\$12,164,000	\$110,561,000
Ongoing Payroll	\$14,300,000	\$12,580,000	\$26,880,000
To the Public	\$38,966,000	\$356,000	\$39,322,000
Property Tax Revenue	\$37,345,000	N/A	\$37,345,000
Temporary Sales Tax Revenue	\$1,415,000	\$175,000	\$1,590,000
Ongoing Sales Tax Revenue	\$206,000	\$181,000	\$387,000
State Benefits	\$8,173,000	\$1,572,000	\$9,745,000
To the Public	\$8,173,000	\$1,572,000	\$9,745,000
Temporary Income Tax Revenue	\$5,834,000	\$611,000	\$6,445,000
Ongoing Income Tax Revenue	\$718,000	\$606,000	\$1,324,000
Temporary Sales Tax Revenue	\$1,415,000	\$175,000	\$1,590,000
Ongoing Sales Tax Revenue	\$206,000	\$181,000	\$387,000
Total Benefits to State & Region	\$159,836,000	\$26,672,000	\$186,508,000
Discounted Total Benefits (2%)	\$150,668,000	\$24,422,000	\$175,090,000

Canisteo Wind

Steuben County IDA PILOT Assessment Troupsburg

Rated Mgw	Troupsburg Rate	Jasper Troupsburg Equalized	Addison School Equalized
Troupsburg Tax Rate/\$1,000	\$11.75	\$4.82	\$4.82
County Tax Rate/\$1,000	\$16.75	\$6.87	\$6.87
Jasper Troupsburg School District Tax Rate/\$1,000	\$33.45	\$13.71	
Addison School District Tax Rate/\$1,000	\$43.03		\$17.64
	\$104.98	\$25.40	

Jasper Troupsburg Total Tax Rate/\$1000	\$25.40	\$29.33
Per Mgw PILOT Rate		\$5,300
Rated Megawatts Jasper Troupsburg School		62
Rated Megawatts Addison School		2.5

Jasper Troupsburg School District Schedule				
Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Jasper Troupsburg School Payment
Year 1	\$328,600	\$62,325	\$88,847	\$177,428
Year 2	\$335,172	\$63,572	\$90,624	\$180,977
Year 3	\$341,875	\$64,843	\$92,436	\$184,596
Year 4	\$348,713	\$66,140	\$94,285	\$188,288
Year 5	\$355,687	\$67,463	\$96,170	\$192,054
Year 6	\$362,801	\$68,812	\$98,094	\$195,895
Year 7	\$370,057	\$70,188	\$100,056	\$199,813
Year 8	\$377,458	\$71,592	\$102,057	\$203,809

Year 9		\$385,007	\$73,024	\$104,098	\$207,885
Year 10		\$392,707	\$74,484	\$106,180	\$212,043
Year 11		\$400,562	\$75,974	\$108,304	\$216,284
Year 12		\$408,573	\$77,494	\$110,470	\$220,610
Year 13		\$416,744	\$79,044	\$112,679	\$225,022
Year 14		\$425,079	\$80,624	\$114,933	\$229,522
Year 15		\$433,581	\$82,237	\$117,231	\$234,113
Year 16		\$442,252	\$83,882	\$119,576	\$238,795
Year 17		\$451,097	\$85,559	\$121,967	\$243,571
Year 18		\$460,119	\$87,270	\$124,407	\$248,442
Year 19		\$469,322	\$89,016	\$126,895	\$253,411
Year 20		\$478,708	\$90,796	\$129,433	\$258,479
		\$7,984,116	\$1,514,340	\$2,158,740	\$4,311,036

Addison School District Schedule

Abatement Year	Total PILOT	Town	County Payment	Addison School
Year 1	\$13,250	\$2,177	\$3,103	\$7,971
Year 2	\$13,515	\$2,220	\$3,165	\$8,130
Year 3	\$13,785	\$2,264	\$3,228	\$8,293
Year 4	\$14,061	\$2,310	\$3,293	\$8,459
Year 5	\$14,342	\$2,356	\$3,358	\$8,628
Year 6	\$14,629	\$2,403	\$3,426	\$8,800
Year 7	\$14,922	\$2,451	\$3,494	\$8,976
Year 8	\$15,220	\$2,500	\$3,564	\$9,156
Year 9	\$15,524	\$2,550	\$3,635	\$9,339
Year 10	\$15,835	\$2,601	\$3,708	\$9,526
Year 11	\$16,152	\$2,653	\$3,782	\$9,716
Year 12	\$16,475	\$2,706	\$3,858	\$9,911
Year 13	\$16,804	\$2,760	\$3,935	\$10,109
Year 14	\$17,140	\$2,816	\$4,014	\$10,311
Year 15	\$17,483	\$2,872	\$4,094	\$10,517
Year 16	\$17,833	\$2,929	\$4,176	\$10,728

Year 17		\$18,189	\$2,988	\$4,259	\$10,942
Year 18		\$18,553	\$3,048	\$4,345	\$11,161
Year 19		\$18,924	\$3,109	\$4,431	\$11,384
Year 20		\$19,303	\$3,171	\$4,520	\$11,612
		\$321,940	\$52,884	\$75,388	\$193,668

Distribution Jasper	Distribution	Distribution Rate
Troupsburg School	Addison	
18.97%	16.43%	41.00%
27.04%	23.42%	41.00%
54.00%		41.00%
	60.16%	41.00%

100% 100%

plus 2% annually
Based on 25 turbines at 2.5 MW
Based on 1 turbines at 2.5 MW

Canisteo Wind

Steuben County IDA PILOT Assessment Jasper

Rated Mgw	Jasper Troupsburg	Jasper Troupsburg Equalized	Canisteo Greenwood Equalized	Distribution Jasper/Troup	Distribution Canisteo/Grwd	Equilization Rate
Jasper Tax Rate/\$1,000	\$160.91	\$7.72	\$7.72	28.18%	25.39%	4.80%
County Tax Rate/\$1,000	\$111.62	\$5.36	\$5.36	19.55%	17.61%	
Jasper Troupsburg Tax Rate/\$1,000	\$298.41	\$14.32		52.27%		
Canisteo Greenwood School District Tax Rate/\$1,000	\$361.17		\$17.34		56.99%	
Total Tax Rate/\$1000		\$27.41	\$30.42	100%	100%	

Per Mgw PILOT Rate
 Rated Megawatts Jasper Troupsburg School
 Rated Megawatts Canisteo Greenwood School
 \$5,300.00 plus 2% annually
 97,000 Based on 39 turbines at 2.5 MW each
 10,000 Based on 4 turbines at 2.5 MW each

Jasper Troupsburg School District Schedule					
Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Jasper Troupsburg School Payment	
Year 1	\$514,100	\$144,891	\$100,508		\$268,702
Year 2	\$524,382	\$147,788	\$102,518		\$274,076
Year 3	\$534,870	\$150,744	\$104,568		\$279,557
Year 4	\$545,567	\$153,759	\$106,660		\$285,148
Year 5	\$556,478	\$156,834	\$108,793		\$290,851
Year 6	\$567,608	\$159,971	\$110,969		\$296,668
Year 7	\$578,960	\$163,170	\$113,188		\$302,602
Year 8	\$590,539	\$166,434	\$115,452		\$308,654
Year 9	\$602,350	\$169,762	\$117,761		\$314,827
Year 10	\$614,397	\$173,158	\$120,116		\$321,123
Year 11	\$626,685	\$176,621	\$122,518		\$327,546
Year 12	\$639,219	\$180,153	\$124,969		\$334,097
Year 13	\$652,003	\$183,756	\$127,468		\$340,779
Year 14	\$665,043	\$187,431	\$130,017		\$347,594
Year 15	\$678,344	\$191,180	\$132,618		\$354,546
Year 16	\$691,911	\$195,004	\$135,270		\$361,637
Year 17	\$705,749	\$198,904	\$137,975		\$368,870
Year 18	\$719,864	\$202,882	\$140,735		\$376,247
Year 19	\$734,261	\$206,939	\$143,550		\$383,772
Year 20	\$748,947	\$211,078	\$146,421		\$391,448
	\$12,491,278	\$3,520,460	\$2,442,072		\$6,528,746

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Canisteo/Grnwd School Payment
Year 1	\$53,000	\$13,458	\$9,335	\$30,207
Year 2	\$54,060	\$13,727	\$9,522	\$30,811
Year 3	\$55,141	\$14,002	\$9,713	\$31,427
Year 4	\$56,244	\$14,282	\$9,907	\$32,056
Year 5	\$57,369	\$14,567	\$10,105	\$32,697
Year 6	\$58,516	\$14,859	\$10,307	\$33,351
Year 7	\$59,687	\$15,156	\$10,513	\$34,018
Year 8	\$60,880	\$15,459	\$10,723	\$34,698
Year 9	\$62,098	\$15,768	\$10,938	\$35,392
Year 10	\$63,340	\$16,083	\$11,157	\$36,100
Year 11	\$64,607	\$16,405	\$11,380	\$36,822
Year 12	\$65,899	\$16,733	\$11,607	\$37,558
Year 13	\$67,217	\$17,068	\$11,840	\$38,309
Year 14	\$68,561	\$17,409	\$12,076	\$39,076
Year 15	\$69,932	\$17,757	\$12,318	\$39,857
Year 16	\$71,331	\$18,112	\$12,564	\$40,654
Year 17	\$72,758	\$18,475	\$12,816	\$41,467
Year 18	\$74,213	\$18,844	\$13,072	\$42,297
Year 19	\$75,697	\$19,221	\$13,333	\$43,143
Year 20	\$77,211	\$19,606	\$13,600	\$44,006
	\$1,287,761	\$326,990	\$226,826	\$733,944

Canisteo Wind

Steuben County IDA PILOT Assessment Canisteo

Rated Mgw	Jasper Troupsburg Rate	Canisteo Greenwood Rate	Distribution Jasper Troupsburg School
Canisteo Tax Rate/\$1,000	\$6.46	\$6.46	25.20%
County Tax Rate/\$1,000	\$5.46	\$5.46	21.30%
Jasper Troupsburg School District Tax Rate/\$1,000	\$13.71		53.49%
Canisteo Greenwood School District Tax Rate/\$1,000		\$17.04	

Jasper Troupsburg Total Tax Rate/\$1000

\$25.63	\$28.96	100.00%
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Per Mgw PILOT Rate

Rated Megawatts Jasper Troupsburg School
Rated Megawatts Canisteo Greenwood School

\$5,300
10
37.0

Jasper Troupsburg School District Schedule

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Jasper Troupsburg School Payment
Year 1	\$53,000	\$13,359	\$11,291	\$28,351
Year 2	\$54,060	\$13,626	\$11,516	\$28,918
Year 3	\$55,141	\$13,898	\$11,747	\$29,496
Year 4	\$56,244	\$14,176	\$11,982	\$30,086
Year 5	\$57,369	\$14,460	\$12,221	\$30,688
Year 6	\$58,516	\$14,749	\$12,466	\$31,302
Year 7	\$59,687	\$15,044	\$12,715	\$31,928
Year 8	\$60,880	\$15,345	\$12,969	\$32,566
Year 9	\$62,098	\$15,652	\$13,229	\$33,217
Year 10	\$63,340	\$15,965	\$13,493	\$33,882
Year 11	\$64,607	\$16,284	\$13,763	\$34,559

Year 12		\$65,899	\$16,610	\$14,039	\$35,251
Year 13		\$67,217	\$16,942	\$14,319	\$35,956
Year 14		\$68,561	\$17,281	\$14,606	\$36,675
Year 15		\$69,932	\$17,626	\$14,898	\$37,408
Year 16		\$71,331	\$17,979	\$15,196	\$38,156
Year 17		\$72,758	\$18,338	\$15,500	\$38,920
Year 18		\$74,213	\$18,705	\$15,810	\$39,698
Year 19		\$75,697	\$19,079	\$16,126	\$40,492
Year 20		\$77,211	\$19,461	\$16,448	\$41,302
		\$1,287,761	\$324,578	\$274,334	\$688,849

Canisteo Greenwood School District Schedule

	Abatement Year	Total PILOT	Town	County Payment	Canisteo
Year 1		\$196,100	\$43,743	\$36,972	\$115,385
Year 2		\$200,022	\$44,618	\$37,711	\$117,693
Year 3		\$204,022	\$45,511	\$38,466	\$120,046
Year 4		\$208,103	\$46,421	\$39,235	\$122,447
Year 5		\$212,265	\$47,349	\$40,020	\$124,896
Year 6		\$216,510	\$48,296	\$40,820	\$127,394
Year 7		\$220,840	\$49,262	\$41,636	\$129,942
Year 8		\$225,257	\$50,247	\$42,469	\$132,541
Year 9		\$229,762	\$51,252	\$43,318	\$135,192
Year 10		\$234,358	\$52,277	\$44,185	\$137,896
Year 11		\$239,045	\$53,323	\$45,069	\$140,653
Year 12		\$243,826	\$54,389	\$45,970	\$143,467
Year 13		\$248,702	\$55,477	\$46,889	\$146,336
Year 14		\$253,676	\$56,587	\$47,827	\$149,263
Year 15		\$258,750	\$57,718	\$48,784	\$152,248
Year 16		\$263,925	\$58,873	\$49,759	\$155,293
Year 17		\$269,203	\$60,050	\$50,754	\$158,399
Year 18		\$274,587	\$61,251	\$51,770	\$161,567
Year 19		\$280,079	\$62,476	\$52,805	\$164,798

Year 20		\$285,681	\$63,726	\$53,861	\$168,094
		\$4,764,714	\$1,062,847	\$898,320	\$2,803,547

Distribution Canisteo
Greendwood

22.31%

18.85%

58.84%

100%

plus 2% annually
Based on 4 turbines at 2.5 MW
Based on 15 turbines at 2.5 MW

Canisteo Wind

Steuben County IDA PILOT Assessment Cameron

Rated Mgw	Cameron Rate	Jasper Troupsburg Rate Equalized	Addison Rate Equalized	Distribution Jasper Troupsburg School
Cameron Tax Rate/\$1,000	\$5.94	\$5.64	\$5.64	20.55%
County Tax Rate/\$1,000	\$8.98	\$8.53	\$8.53	31.06%
Jasper Troupsburg School District Tax Rate/\$1,000	\$13.99	\$13.29		48.39%
Addison School District Tax Rate/\$1,000	\$18.57		\$17.64	
		\$27.46	\$31.82	100.00%
Per Mgw PILOT Rate				
Rated Megawatts Jasper Troupsburg School			\$5,300	plus 2% annually
Rated Megawatts Addison School				12 Based on 5 turbines at 7.5 Based on 3 turbines at

Jasper Troupsburg School District Schedule

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Jasper Troupsburg School Payment
Year 1	\$63,600	\$13,068	\$19,755	\$30,777
Year 2	\$64,872	\$13,329	\$20,150	\$31,393
Year 3	\$66,169	\$13,596	\$20,553	\$32,020
Year 4	\$67,493	\$13,867	\$20,965	\$32,661
Year 5	\$68,843	\$14,145	\$21,384	\$33,314
Year 6	\$70,220	\$14,428	\$21,812	\$33,980
Year 7	\$71,624	\$14,716	\$22,248	\$34,660
Year 8	\$73,056	\$15,011	\$22,693	\$35,353
Year 9	\$74,518	\$15,311	\$23,147	\$36,060
Year 10	\$76,008	\$15,617	\$23,610	\$36,781
Year 11	\$77,528	\$15,929	\$24,082	\$37,517
Year 12	\$79,079	\$16,248	\$24,563	\$38,267

Year 13		\$80,660	\$16,573	\$25,055	\$39,033
Year 14		\$82,273	\$16,904	\$25,556	\$39,813
Year 15		\$83,919	\$17,242	\$26,067	\$40,610
Year 16		\$85,597	\$17,587	\$26,588	\$41,422
Year 17		\$87,309	\$17,939	\$27,120	\$42,250
Year 18		\$89,055	\$18,298	\$27,662	\$43,095
Year 19		\$90,836	\$18,664	\$28,216	\$43,957
Year 20		\$92,653	\$19,037	\$28,780	\$44,836
		\$1,545,313	\$317,508	\$480,004	\$747,801

Addison School District Schedule

Abatement Year	Total PILOT	Town	County	Addison School
Year 1	\$39,750	\$7,050	\$10,659	\$22,041
Year 2	\$40,545	\$7,191	\$10,872	\$22,482
Year 3	\$41,356	\$7,335	\$11,089	\$22,932
Year 4	\$42,183	\$7,482	\$11,311	\$23,390
Year 5	\$43,027	\$7,631	\$11,537	\$23,858
Year 6	\$43,887	\$7,784	\$11,768	\$24,335
Year 7	\$44,765	\$7,940	\$12,003	\$24,822
Year 8	\$45,660	\$8,099	\$12,243	\$25,318
Year 9	\$46,573	\$8,261	\$12,488	\$25,825
Year 10	\$47,505	\$8,426	\$12,738	\$26,341
Year 11	\$48,455	\$8,594	\$12,993	\$26,868
Year 12	\$49,424	\$8,766	\$13,253	\$27,405
Year 13	\$50,413	\$8,942	\$13,518	\$27,953
Year 14	\$51,421	\$9,120	\$13,788	\$28,513
Year 15	\$52,449	\$9,303	\$14,064	\$29,083
Year 16	\$53,498	\$9,489	\$14,345	\$29,664
Year 17	\$54,568	\$9,679	\$14,632	\$30,258
Year 18	\$55,660	\$9,872	\$14,925	\$30,863
Year 19	\$56,773	\$10,070	\$15,223	\$31,480
Year 20	\$57,908	\$10,271	\$15,528	\$32,110

		\$965,820	\$171,304	\$258,975	\$535,542

Distribution Addison

17.74%

26.81%

55.45%

100%

: 2.5 MW

: 2.5 MW

Canisteo Wind

Steuben County IDA PILOT Assessment Greenwood

Rated Mgw	Greenwood Tax Rates	Distribution Wayland Canisteo Greenwood
Greenwood Tax Rate/\$1,000	\$8.61	27.82%
County Tax Rate/\$1,000	\$5.30	17.12%
Canisteo Greenwood School District Tax Rate/\$1,000	\$17.04	55.06%
		100.00%

Total Tax Rate/\$1000 \$30.95

Per Mgw PILOT Rate \$5,300.00 plus 2% annually
Rated Megawatts Canisteo Greenwood School 20,000 Based on 8 turbines at 2.5 MW

Canisteo Greenwood School District Schedule

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Canisteo Greenwood School Payment
Year 1	\$106,000	\$29,488	\$18,152	\$58,360
Year 2	\$108,120	\$30,078	\$18,515	\$59,527
Year 3	\$110,282	\$30,680	\$18,885	\$60,718
Year 4	\$112,488	\$31,293	\$19,263	\$61,932
Year 5	\$114,738	\$31,919	\$19,648	\$63,171
Year 6	\$117,033	\$32,557	\$20,041	\$64,434
Year 7	\$119,373	\$33,209	\$20,442	\$65,723
Year 8	\$121,761	\$33,873	\$20,851	\$67,037
Year 9	\$124,196	\$34,550	\$21,268	\$68,378
Year 10	\$126,680	\$35,241	\$21,693	\$69,746
Year 11	\$129,213	\$35,946	\$22,127	\$71,140
Year 12	\$131,798	\$36,665	\$22,570	\$72,563
Year 13	\$134,434	\$37,398	\$23,021	\$74,015
Year 14	\$137,122	\$38,146	\$23,481	\$75,495
Year 15	\$139,865	\$38,909	\$23,951	\$77,005
Year 16	\$142,662	\$39,687	\$24,430	\$78,545
Year 17	\$145,515	\$40,481	\$24,919	\$80,116
Year 18	\$148,426	\$41,291	\$25,417	\$81,718
Year 19	\$151,394	\$42,116	\$25,925	\$83,352
Year 20	\$154,422	\$42,959	\$26,444	\$85,019
	\$2,575,521	\$716,486	\$441,042	\$1,417,993

School District PILOT Totals Canisteo Wind

Abatement Year	Canisteo Greenwood School District	Jasper Troupsburg School District	Addison School District
Year 1	\$295,430	\$505,258	\$30,012
Year 2	\$301,338	\$515,363	\$30,612
Year 3	\$307,365	\$525,670	\$31,224
Year 4	\$313,513	\$536,183	\$31,849
Year 5	\$319,783	\$546,907	\$32,486
Year 6	\$326,178	\$557,845	\$33,136
Year 7	\$332,702	\$569,002	\$33,798
Year 8	\$339,356	\$580,382	\$34,474
Year 9	\$346,143	\$591,990	\$35,164
Year 10	\$353,066	\$603,830	\$35,867
Year 11	\$360,127	\$615,906	\$36,584
Year 12	\$367,330	\$628,224	\$37,316
Year 13	\$374,676	\$640,789	\$38,062
Year 14	\$382,170	\$653,605	\$38,824
Year 15	\$389,813	\$666,677	\$39,600
Year 16	\$397,610	\$680,010	\$40,392
Year 17	\$405,562	\$693,610	\$41,200
Year 18	\$413,673	\$707,483	\$42,024
Year 19	\$421,947	\$721,632	\$42,864
Year 20	\$430,386	\$736,065	\$43,722
	\$7,178,168	\$12,276,432	\$729,210

Canisteo Wind PILOT Schedule Totals

Abatement Year	County	Canisteo	Cameron	Jasper	West Union	Greenwood	Troupsburg	Canisteo Greenwood School	Jasper Troupsburg School	Addison School	Total PILOT
Year 1	\$343,789.02	\$57,101.87	\$20,117.90	\$158,348.42	\$32,953.42	\$29,488.21	\$64,501.80	\$295,429.85	\$505,257.64	\$30,011.88	\$1,537,000.00
Year 2	\$350,664.80	\$58,243.90	\$20,520.26	\$161,515.39	\$33,612.49	\$30,077.97	\$65,791.83	\$301,338.45	\$515,362.79	\$30,612.12	\$1,567,740.00
Year 3	\$357,678.10	\$59,408.78	\$20,930.67	\$164,745.70	\$34,284.74	\$30,679.53	\$67,107.67	\$307,365.22	\$525,670.05	\$31,224.36	\$1,599,094.80
Year 4	\$364,831.66	\$60,596.96	\$21,349.28	\$168,040.61	\$34,970.43	\$31,293.12	\$68,449.82	\$313,512.52	\$536,183.45	\$31,848.85	\$1,631,076.70
Year 5	\$372,128.29	\$61,808.90	\$21,776.26	\$171,401.42	\$35,669.84	\$31,918.98	\$69,818.82	\$319,782.77	\$546,907.12	\$32,485.82	\$1,663,698.23
Year 6	\$379,570.86	\$63,045.07	\$22,211.79	\$174,829.45	\$36,383.24	\$32,557.36	\$71,215.20	\$326,178.43	\$557,845.26	\$33,135.54	\$1,696,972.19
Year 7	\$387,162.28	\$64,305.97	\$22,656.03	\$178,326.04	\$37,110.90	\$33,208.51	\$72,639.50	\$332,701.99	\$569,002.16	\$33,798.25	\$1,730,911.64
Year 8	\$394,905.52	\$65,592.09	\$23,109.15	\$181,892.56	\$37,853.12	\$33,872.68	\$74,092.29	\$339,356.03	\$580,382.21	\$34,474.21	\$1,765,529.87
Year 9	\$402,803.63	\$66,903.94	\$23,571.33	\$185,530.41	\$38,610.18	\$34,550.13	\$75,574.14	\$346,143.15	\$591,989.85	\$35,163.70	\$1,800,840.47
Year 10	\$410,859.71	\$68,242.01	\$24,042.76	\$189,241.02	\$39,382.39	\$35,241.14	\$77,085.62	\$353,066.02	\$603,829.65	\$35,866.97	\$1,836,857.28
Year 11	\$419,076.90	\$69,606.86	\$24,523.61	\$193,025.84	\$40,170.04	\$35,945.96	\$78,627.33	\$360,127.34	\$615,906.24	\$36,584.31	\$1,873,594.42
Year 12	\$427,458.44	\$70,998.99	\$25,014.08	\$196,886.36	\$40,973.44	\$36,664.88	\$80,199.88	\$367,329.89	\$628,224.36	\$37,316.00	\$1,911,066.31
Year 13	\$436,007.61	\$72,418.97	\$25,514.36	\$200,824.09	\$41,792.91	\$37,398.18	\$81,803.87	\$374,676.48	\$640,788.85	\$38,062.32	\$1,949,287.64
Year 14	\$444,727.76	\$73,867.35	\$26,024.65	\$204,840.57	\$42,628.76	\$38,146.14	\$83,439.95	\$382,170.01	\$653,604.63	\$38,823.56	\$1,988,273.39
Year 15	\$453,622.31	\$75,344.70	\$26,545.15	\$208,937.38	\$43,481.34	\$38,909.06	\$85,108.75	\$389,813.41	\$666,676.72	\$39,600.04	\$2,028,038.86
Year 16	\$462,694.76	\$76,851.59	\$27,076.05	\$213,116.13	\$44,350.97	\$39,687.24	\$86,810.93	\$397,609.68	\$680,010.26	\$40,392.04	\$2,068,599.64
Year 17	\$471,948.66	\$78,388.62	\$27,617.57	\$217,378.45	\$45,237.98	\$40,480.99	\$88,547.14	\$405,561.87	\$693,610.46	\$41,199.88	\$2,109,971.63
Year 18	\$481,387.63	\$79,956.40	\$28,169.92	\$221,726.02	\$46,142.74	\$41,290.61	\$90,318.09	\$413,673.11	\$707,482.67	\$42,023.87	\$2,152,171.06
Year 19	\$491,015.38	\$81,555.52	\$28,733.32	\$226,160.54	\$47,065.60	\$42,116.42	\$92,124.45	\$421,946.57	\$721,632.32	\$42,864.35	\$2,195,214.48
Year 20	\$500,835.69	\$83,186.64	\$29,307.99	\$230,683.75	\$48,006.91	\$42,958.75	\$93,966.94	\$430,385.51	\$736,064.97	\$43,721.64	\$2,239,118.77
Totals	\$8,353,169.01	\$1,387,425.14	\$488,812.12	\$3,847,450.13	\$800,681.45	\$716,485.86	\$1,567,224.01	\$7,178,168.31	\$12,276,431.65	\$729,209.70	\$37,345,057.38