

# STEUBEN COUNTY IDA

INDUSTRIAL DEVELOPMENT AGENCY

MAKING CONNECTIONS  
CREATING SOLUTIONS

## NOTICE LETTER

June 5, 2019

To: Affected Taxing Jurisdiction Officials  
Listed on attached Schedule A

Re: Steuben County Industrial Development Agency and Baron Winds LLC:  
Public Hearings Regarding Proposed Financial Assistance

Ladies and Gentlemen:

On Wednesday, June 19, 2019, at 2:00 p.m. and at 6:00 p.m., local time, at Fremont Town Hall, 8217 Cream Hill Road, Arkport, New York 14807, the Steuben County Industrial Development Agency (the "Agency") will conduct a public hearing regarding the above-referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The Notice has been submitted to *The Leader, Evening Tribune, Steuben-Courier Advocate* and *Genesee Country Express* for publication.

You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

STEUBEN COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

James C. Johnson, Executive Director

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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Steuben County Industrial Development Agency (the "Agency") on Wednesday, June 19, 2019, at Fremont Town Hall, 8217 Cream Hill Road, Arkport, New York 14807, at 2:00 p.m. **and** 6:00 p.m., local time, in connection with the following matter:

Baron Winds LLC, for itself or on behalf of an entity to be formed by it or on its behalf (collectively, the "Company"), has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of leasehold, easement or other interest in multiple parcels (or portions thereof) of land located in the Towns of Cohocton, Dansville, Fremont, Avoca and Wayland, Steuben County, New York (the "Land"), (ii) the construction, installation and operation on the Land of between 63 to 67 wind turbines – with a generating capacity of between 219 MW and 235 MW – together with the associated collection lines (below grade and overhead), access roads, meteorological towers, substation and an operation and maintenance (O&M) building (the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property to undertake the Project (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility").

The Agency will acquire a leasehold or other interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, and equipping of the Facility, (b) a partial real property tax abatement structured within a payment-in-lieu-of-tax agreement, and (c) a mortgage recording tax exemption for financing or re-financing related to the Project (collectively, the "Financial Assistance").

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Application and hear and accept written and oral comments from all persons with views in favor of, opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: June 8, 2019

STEBEN COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY