



APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of \$350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: Horseshoe Solar Energy LLC
 Address: 123 S. Cayuga St., Suite 201
 City/State/Zip: Ithaca, NY 14850
 Tax Id No.: 83-3585205
 Contact Name: Todd Knobbe
 Title: Senior Associate
 Telephone: 607-303-1057
 E-Mail: tknobbe@invenergy.com

B. Applicant's Legal Counsel

Name: Daniel Spitzer, Esq
 Firm: Hodgson Russ LLP
 Address: 140 Pearl Street, Suite 100
 City/State/Zip: Buffalo, NY 14202
 Telephone: 716-848-1420
 Email: DSpitzer@hodgsonruss.com

C. Owners of Applicant Company (must total 100%). If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
Invenergy Solar Development North America LLC	100 %	Manager
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____

II. PROJECT

A. Address of proposed project facility

Address: Various - see attached - Exhibit A

Tax Map Parcel Number: see attached - Exhibit A

City/Town/Village: Town of Rush

School District: Rush-Henrietta

Zip: see attached - Exhibit A

Current Legal Owner of Property:

see attached - Exhibit A

B. Benefits Requested (Check all that apply)

- Sales Tax Exemption
- Mortgage Recording Tax Exemption
- Real Property Tax Abatement
- Industrial Revenue Bond Financing

C. Description of project (check all that apply)

- New Construction
- Existing Facility
 - Acquisition
 - Expansion
- Renovation/Modernization
- Acquisition of machinery/equipment
- Other (specify) _____

Our current plans are to renovate an existing pole barn in connection with the project

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? Yes No See Exhibit A

Company Name: same as applicant

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

E. Owners of User/Tenant Company (must total 100%)

If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
<u>Same as Applicant</u>	<u>100 %</u>	<u>Manager</u>
_____	%	_____
_____	%	_____
_____	%	_____

F. Project Timeline

Proposed Date of Acquisition: Completed

Proposed Commencement Date of Construction: 01/2024

Anticipated Completion Date: 12/2025

G. Contractor(s)

To be determined

II. PROJECT (cont'd)

- H. Would the project be undertaken without financial assistance from the Agency? Yes No

Please explain why financial assistance is necessary.

Renewable projects like Horseshoe Solar routinely receive financial assistance from IDAs because a firmly established revenue model is paramount to obtaining the investment and financing required for construction. Large scale renewable energy systems are not financially viable absent financial assistance from Industrial Development Agencies. While there are some tax exemptions that already apply, such as the sales tax exemption on production equipment, absent significant assistance on the remaining sales tax cost, real property taxes, and mortgage recording tax, this project is not financially viable. Assistance has become more important due to significant recent cost increases in solar panels and project materials.

- I. Are other facilities or related companies located within New York State?

Yes No

Location:

Marsh Hill Wind, Number 3 Wind, Orangeville Storage, Orangeville Wind, Sheldon Wind Farm, and numerous projects in development

Will the Project 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? Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

- J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

- YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

- NO This project is undergoing the 94-C permitting process, which exempts it from SEQR. A siting permit was issued by the Office of Renewable Energy Siting on 12/09/2022.

II.PROJECT (cont'd)

K. DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY

NAICS Code: _____

The proposed Facility is a 180 megawatt (MW) solar photovoltaic electric generation facility comprised of approximately 600,000 panels mounted on tracking racks installed on land leased from private property owners. Approximately 8.4MW of the Facility will be in Monroe County. Facility components will include: the solar panels and panel racks; access roads; fencing and gates; an electrical-cable collection system connecting the panels' direct current to alternating current inverters, communication cables, and supporting electronics; a collection substation; an operation and maintenance (O&M) storage yard; and necessary electric interconnection facilities. During construction, the project will require one or more laydown yards. Power from the Facility will be delivered from the Facility's collection substation to a point of interconnection (POI) switchyard for delivery into the electric transmission system operated by Niagara Mohawk Power Corporation (d/b/a National Grid). The POI is planned to be at National Grid's 115-kV Golah Substation. Invenergy LLC is North America's largest independent, privately held renewable energy provider. Invenergy develops, owns and operates clean energy facilities in the United States, Canada, Latin America, Japan, and Europe including wind, solar, natural gas, and advanced energy storage facilities. Invenergy will own and service the project.

III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

LEASEPLUS

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

ENHANCED JOBSPLUS

Requirements:

- A minimum \$15 million investment **AND**
- A minimum of 100 new jobs

GREEN JOBSPLUS

Requirements:

- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.

Building Construction or Renovation

- a. Materials a. \$ 9,128,000
- b. Labor b. \$ 3,912,000

Site Work

- c. Materials c. \$ _____
- d. Labor d. \$ _____
- e. Non-Manufacturing Equipment e. \$ 3,861,840
- f. Manufacturing Equipment f. \$ 11,799,948
- g. Equipment Furniture and Fixtures g. \$ 80,000
- h. Land and/or Building Purchase h. \$ 1,250,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 3,385,495
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 33,417,283

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ 16,708,642
- d. Public Sources d. \$ _____

Identify each state and federal grant/credit

_____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

e. Equity \$ 16,708,642

TOTAL SOURCES (must equal Total Project Costs) \$ 33,417,283

C. Has the applicant made any arrangements for the financing of this project

- Yes No

If yes, please specify bank, underwriter, etc.

The project plans to obtain financing.

V. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTIONS USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name Horseshoe Solar Energy LLC

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

- a. Materials a. \$ _____
- b. Labor b. \$ _____
- c. Non-Manufacturing Equipment c. \$ _____
- d. Manufacturing Equipment d. \$ _____
- e. Furniture and Fixtures e. \$ _____
- Other (specify): f. _____ f. \$ _____

- g. _____ g. \$ _____
- h. _____ h. \$ _____
- i. _____ i. \$ _____

Total Project Costs Please see Exhibit B. \$ _____

Value of Incentives
Horseshoe Solar Energy LLC

A. IDA PILOT Benefits:

Current Assessment	\$2,004,400
Value of New Construction & Renovation Costs	\$2,076,214
Estimated New Assessed Value Subject to IDA	\$4,080,614
Current Taxes	\$57,727
Current Taxes Escalator	2%
PILOT Terms - Years	25
County Tax rate/\$1,000	7.02000
Local Tax Rate* Tax Rate/\$1,000	3.11000
School Tax Rate /\$1,000	18.67000
Total Tax Rate	28.80000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$16,708,642
Estimated duration of ST exemption:	12/31/2025

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$125,315
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D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
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E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$19,354,096
Project Construction Costs:	\$33,417,283
	57.92%

Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes
1	\$57,727	\$14,700	\$117,522	-\$43,027	-\$102,822
2	\$58,881	\$14,994	\$119,872	-\$43,887	-\$104,878
3	\$60,059	\$15,294	\$122,270	-\$44,765	-\$106,976
4	\$61,260	\$15,600	\$124,715	-\$45,660	-\$109,115
5	\$62,485	\$15,912	\$127,209	-\$46,574	-\$111,297
6	\$63,735	\$16,230	\$129,753	-\$47,505	-\$113,523
7	\$65,010	\$16,555	\$132,349	-\$48,455	-\$115,794
8	\$66,310	\$16,886	\$134,995	-\$49,424	-\$118,110
9	\$67,636	\$17,223	\$137,695	-\$50,413	-\$120,472
10	\$68,989	\$17,568	\$140,449	-\$51,421	-\$122,881
11	\$70,368.55	\$17,919	\$143,258.28	-\$52,449	-\$125,339
12	\$71,775.92	\$18,278	\$146,123.44	-\$53,498	-\$127,846
13	\$73,211.44	\$18,643	\$149,045.91	-\$54,568	-\$130,403
14	\$74,675.67	\$19,016	\$152,026.83	-\$55,660	-\$133,011
15	\$76,169.18	\$19,396	\$155,067.37	-\$56,773	-\$135,671
16	\$77,692.56	\$19,784	\$158,168.71	-\$57,908	-\$138,384
17	\$79,246.42	\$20,180	\$161,332.09	-\$59,066	-\$141,152
18	\$80,831.34	\$20,584	\$164,558.73	-\$60,248	-\$143,975
19	\$82,447.97	\$20,995	\$167,849.90	-\$61,453	-\$146,855
20	\$84,096.93	\$21,415	\$171,206.90	-\$62,682	-\$149,792
21	\$85,778.87	\$21,843	\$174,631.04	-\$63,935	-\$152,788
22	\$87,494.45	\$22,280	\$178,123.66	-\$65,214	-\$155,843
23	\$89,244.34	\$22,726	\$181,686.13	-\$66,518	-\$158,960
24	\$91,029.22	\$23,180	\$185,319.86	-\$67,849	-\$162,139
25	\$92,849.81	\$23,644	\$189,026.25	-\$69,206	-\$165,382
Total	\$1,849,004	\$470,845	\$3,764,255	-\$1,378,159	-\$3,293,409
			Discounted->	-\$1,054,576	-\$2,520,139

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Horseshoe Solar Energy LLC

Applicant: **or** **User/Tenant:**

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE 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 FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)			3	3
Part Time (PTE)			0.5	0.5
Total	0	0	3.5	3.5

** For purposes of this question, please estimate the number of FTE and PTE 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: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

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VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Horseshoe Solar Energy LLC

Company Name _____

Applicant: and/or User/Tenant:

The County of Monroe Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Monroe County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Monroe County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs are vital to the overall employment opportunities and economic growth in Monroe County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices ("construction workers"), during the construction phase of projects.

Initial
DS
M

100% Local Labor

Applicants receiving IDA benefits **must** ensure that the it and/or its contractor/developer hire **100% of its construction workers from the local labor market.**

Initial
DS
M

Local Labor Market

For the purpose of this policy, the local labor market is defined as construction workers residing in the following counties in New York State: Monroe, Genesee, Livingston, Orleans, Ontario, Seneca, Steuben, Wayne, Wyoming and Yates.

Initial
DS
M

Bid Processing

Local participation in qualified projects receiving IDA economic incentives and benefits is vital to the economic growth of Monroe County. As such, all applicants/contractors/developers of a qualified project with a minimum \$5,000,000 investment must place any and all invitations to bid in the Builders Exchange of Rochester Plan Room (<https://robex.com/planroom/>) two weeks before the bids are due.

Initial

DS
M

Monitoring

A third-party auditing firm ("Project Monitor") will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

Initial

Once approved for IDA benefits, all applicants will be required to provide to the Project Monitor and the Exemption Processor (as hereinafter defined) the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project; and
2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions.

All Monroe County IDA projects are subject to local monitoring by the IDA and the Project Monitor. Proof of residency or copy of drivers' license shall be checked by the Project Monitor during the Project Monitor's periodic inspection of the project.

The Project Monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, the Project Monitor shall notify the applicant and contractor of such non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or the Project Monitor shall notify the applicant that the project is in violation of the Monroe County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.



Signage

The applicant/contractor/developer of an IDA approved project shall be required to maintain a sign, provided by the Project Monitor, on the project site at all times during construction. This sign shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible.

Exemption Process

In some instances, use of 100% local labor may not be possible for any of the following reasons:

- o Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty related grounds is expressly conditioned on either (i) said non-local sub-contractors being enrolled in a New York State certified apprenticeship program (proof of such enrollment shall be provided to the IDA upon request) or (ii) the hiring of an apprentice/apprentices or local construction laborer(s) to assist in the installation.
- o Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work (proof of communication with local contractors, or details of the specialized construction must be provided);
- o Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. Three (3) bids are required and a cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted (copies of all bids/proposals received, including pricing, must be provided to confirm cost differential).
- o No local labor available for the project (if local bids were solicited with no response, please provide a copy of the bid, explain how it was advertised, and list who the bids were requested from).

The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party exemption monitor (the "Exemption Processor") and received by the Exemption Process forty-five (45) days in advance of work commencing. The request will be reviewed by the Exemption Processor and forwarded to the IDA, at which time the IDA's Executive Director shall have the authority to approve or disapprove the exemption. The Exemption Processor shall report each authorized exemption to the Board of Directors at its monthly meeting.

The applicant has read the Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

Horseshoe Solar Energy LLC

(APPLICANT COMPANY)	(TENANT COMPANY)
<div style="display: flex; justify-content: space-between;"> <div style="width: 25%;"> <p style="font-size: small;">DocuSigned by:</p> <p><i>James Murphy</i></p> <p style="font-size: x-small;">EB14888B57964EE...</p> </div> <div style="width: 25%;"> <p>Director</p> </div> <div style="width: 25%;"> <p>7/21/2023</p> </div> <div style="width: 25%;"></div> </div>	
<p style="font-size: small;">Signature, Title, Date</p>	<p style="font-size: small;">Signature, Title, Date</p>

IX. FEES

Transaction Type	Fees
Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales and Tax Exemption* 3. Mortgage Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 0.75% of the total project cost Legal Fee: 0.33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* and/or Mortgage Recording Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 0.50% of the total project cost Legal Fee: 0.33% of the IDA fee. Minimum fee of \$4,000 if transaction includes mortgage recording tax exemption. Minimum fee of \$750 if transaction is sales tax exemption only.
Bond: Taxable or Tax-Exempt with Lease/Leaseback Including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exemption	Application fee: Non-refundable \$350 IDA Fee: 1.25% of the total project cost Legal Fee: 0.33% of IDA fee Designated Bond Counsel fee is based on the complexity and amount of the transaction
Bond: Taxable or Tax-Exempt	Application fee: Non-refundable \$350 IDA Fee: 1.00% of the total project cost Legal fee: 0.33% of the IDA fee Designated Bond Counsel fee is based on the complexity and amount of the transaction.

*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

Horseshoe Solar Energy LLC

(APPLICANT COMPANY)

DocuSigned by:
James Murphy Director 7/21/2023
EB14888B57964EE...

Signature , Title Date

(TENANT COMPANY)

Signature , Title Date

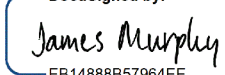
X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Compliance with N.Y. GML Sec. 862(1): 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.
- D. Compliance with Applicable Laws: 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.
- E. False and Misleading Information: 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.
- F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- G. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.
- H. Applicant hereby releases the COMIDA ("Agency") from, 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 (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' 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, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement 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 New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

Horseshoe Solar Energy LLC

DocuSigned by:

 EB1488B57964EE...

 Director 7/21/2023

 Signature , Title Date

TENANT COMPANY

 Signature , Title Date

Landowner	Tax Map #	County	Recorded Acres	FMV	Agricultural Exemption	Solar Panels?
STOKOE 1812 INC	218.04-1-2	Monroe		27 \$ 68,600.00	Yes	No
STOKOE 1812 INC	218.04-1-3	Monroe		158.9 \$ 368,700.00	Yes	No
LEE P HETRICK	219.03-1-2	Monroe		2.35 \$ 143,500.00	No	No
LEE P HETRICK	219.03-1-3.111	Monroe		75.95 \$ 132,100.00	Yes	No
MOORE FAMILY FARM LLC	212.03-1-14.1	Monroe		191.2 \$ 345,600.00	Yes	Yes
RICHLAND RESOURCES LLC	225.02-1-3.1	Monroe		121.81 \$ 293,300.00	Yes	Yes
RICHLAND RESOURCES LLC	225.02-1-2	Monroe		23.1 \$ 77,100.00	Yes	No
THEODORE J KRENZER	219.01-1-1.1	Monroe		131 \$ 529,700.00	Yes	No

Horseshoe Solar Energy LLC Project Costs

County Details	Total	Livingston County	Monroe County
Mwac		180	8.4
% of project		95%	5%
O&M Building		0%	100%
Invenergy Switchyard Including Transformers		0%	100%

Building Construction/Renovation	Total Cost	Livingston County	Monroe County
Invenergy Switchyard Including Transformers	\$ 11,640,000.00		\$ 11,640,000
O&M Building	1,400,000		\$ 1,400,000
Total Construction Costs	13,040,000	\$ -	\$ 13,040,000

Building Construction/Renovation Breakout	Livingston County	Monroe County
Materials	9,128,000	\$ 9,128,000
Labor	3,912,000	\$ 3,912,000
Total Building Costs	13,040,000	\$ 13,040,000

Site Work	Total	Livingston County	Monroe County
Materials			\$ -
Labor			\$ -
Non-manufacturing Equipment	82,753,710	\$ 78,891,870	\$ 3,861,840
Manufacturing Equipment	252,856,029	\$ 241,056,081	\$ 11,799,948
Furniture & Fixtures	80,000		\$ 80,000
Land and/or Building Purchase	1,250,000		\$ 1,250,000
Soft Costs	72,546,327	\$ 69,160,832	\$ 3,385,495
Total Site Work Costs	409,486,066	\$ 389,108,783	\$ 20,377,283

Project Total	Livingston	Monroe
\$422,526,066	\$389,108,783	\$33,417,283

Monroe County Industrial Development Agency

MRB Cost Benefit Calculator

Date: September 26, 2023
 Project Title: Horseshoe Solar Energy LLC
 Project Location: Various, Rush NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$33,417,283

Temporary (Construction)

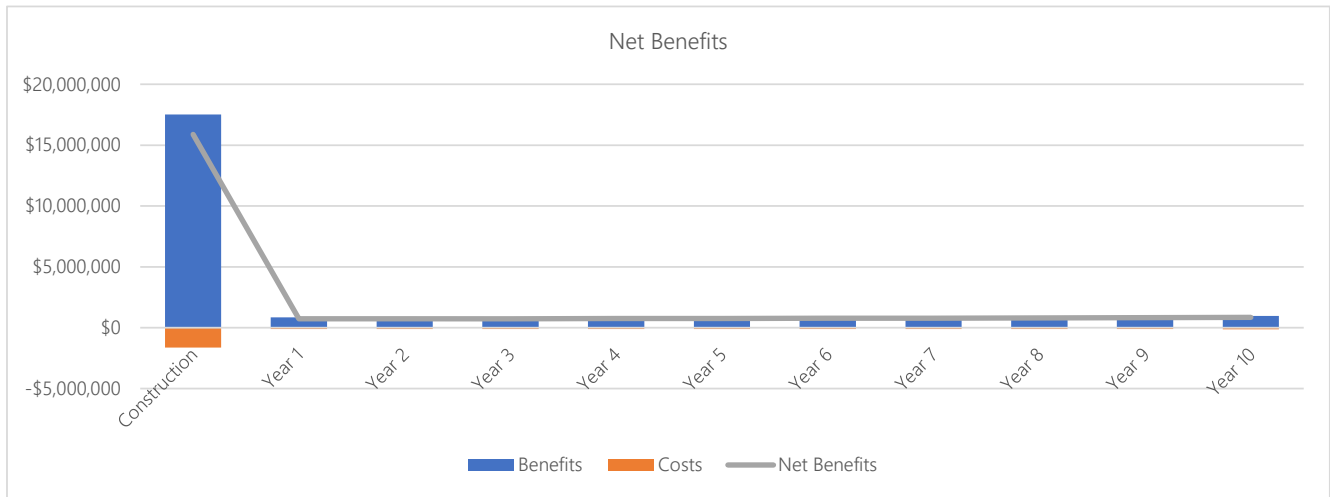
	Direct	Indirect	Total
Jobs	111	92	204
Earnings	\$11,191,276	\$5,354,956	\$16,546,232
Local Spend	\$26,733,826	\$15,910,965	\$42,644,791

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	4	14	18
Earnings	\$9,870,388	\$15,811,221	\$25,681,609

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

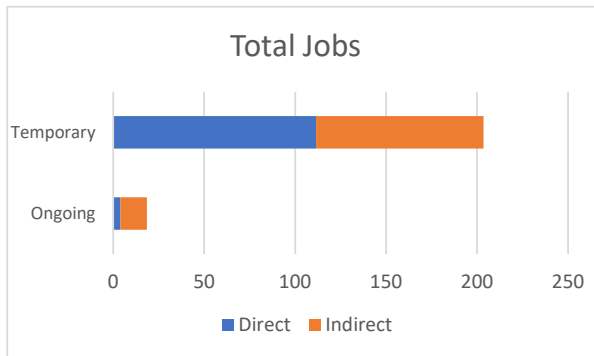
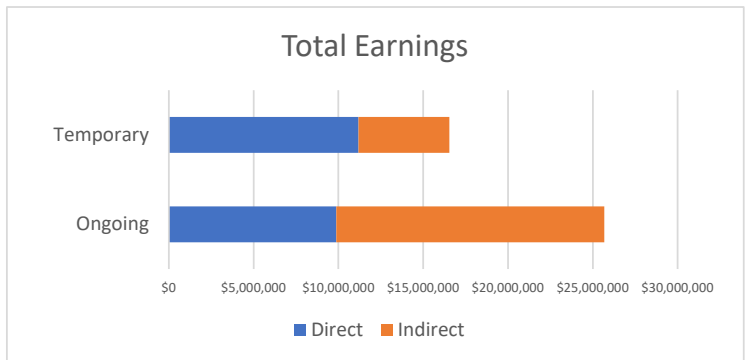


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,293,409	\$2,437,479
Sales Tax Exemption	\$1,517,585	\$1,517,585
Local Sales Tax Exemption	\$758,793	\$758,793
State Sales Tax Exemption	\$758,793	\$758,793
Mortgage Recording Tax Exemption	\$125,315	\$125,315
Local Mortgage Recording Tax Exemption	\$41,772	\$41,772
State Mortgage Recording Tax Exemption	\$83,543	\$83,543
Total Costs	\$4,936,309	\$4,080,379

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$41,145,277	\$35,407,011
To Private Individuals	\$42,227,841	\$36,208,131
Temporary Payroll	\$16,546,232	\$16,546,232
Ongoing Payroll	\$25,681,609	\$19,661,899
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$1,082,564)	(\$801,120)
Increase in Property Tax Revenue	(\$1,378,159)	(\$1,054,576)
Temporary Jobs - Sales Tax Revenue	\$115,824	\$115,824
Ongoing Jobs - Sales Tax Revenue	\$179,771	\$137,633
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,195,848	\$1,882,823
To the Public	\$2,195,848	\$1,882,823
Temporary Income Tax Revenue	\$744,580	\$744,580
Ongoing Income Tax Revenue	\$1,155,672	\$884,785
Temporary Jobs - Sales Tax Revenue	\$115,824	\$115,824
Ongoing Jobs - Sales Tax Revenue	\$179,771	\$137,633
Total Benefits to State & Region	\$43,341,125	\$37,289,834

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$35,407,011	\$3,238,043	11:1
State	\$1,882,823	\$842,336	2:1
Grand Total	\$37,289,834	\$4,080,379	9:1

*Discounted at 2%

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

