

MADISON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR SALE/LEASEBACK TRANSACTION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for tax exemptions and other assistance from Madison County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: MADISON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Madison County Center for Economic Development
3215 Seneca Turnpike
Canastota, New York 13032
Attention: Chairman

This application by applicant respectfully states:

APPLICANT: Hoffman Falls Wind LLC
APPLICANT'S STREET ADDRESS: 412 W 15th Street, 15th Floor
CITY: New York STATE: NY PHONE NO.: (860) 575 0680

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO
THIS APPLICATION: Meg Lee, Director of Development

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Young Sommer LLC
NAME OF ATTORNEY: Rob Panasci
ATTORNEY'S STREET ADDRESS: 500 Federal Street, 5th Floor
CITY: Troy STATE: NY PHONE NO.: 518 207 5448

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein. The applicant will also be expected to pay all costs incurred by general counsel and special counsel to the Agency.
9. The Agency has established an application fee of five hundred dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has established a project fee for each project in which the Agency participates. The project fee shall be equal to one-percent (1%) of total project costs. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	11/20/13, 2026
3. Date application referred to attorney for review	11/21/13, 2026
4. Date copy of application mailed to members	12/18/13, 2026
5. Date Preliminary Inducement Resolution adopted (if Bonds)	, 20
6. Date Public Hearing Resolution adopted	7/23, 2026
7. Date Preliminary Inducement Resolution or Public Hearing Resolution (as applicable) mailed	, 20
8. Date public hearing notice posted	, 20
9. Date public hearing notice mailed	, 20
10. Date public hearing notice published	, 20
11. Date of Public Hearing/Agency meeting on application	1/22, 7/23, 2026
12. Date Environmental Assessment Form ("EAF") received	, 20
13. Date Agency completed environmental review	, 20
14. Date of final approval of application	, 20

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: Hoffman Falls Wind LLC
Present Address: 412 W 15th Street, 15th Floor, New York, NY
Zip Code: 10011
Employer's ID No.: 36-4919650
2. If the Company differs from the Applicant, give details of relationship: N/A
3. Indicate type of business organization of Company: Renewable energy developer
 - a. Corporation. If so, incorporated in what country? USA; What State? NY; Date Incorporated April 2021; Type of Corporation? LLC; Authorized to do business in New York? Yes X; No .
 - b. Partnership. If so, indicate type of partnership N/A; Number of general partners N/A; Number of limited partners N/A.
 - c. Sole proprietorship.
4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: Copenhagen Infrastructure Partners (CIP) Fund V - This is the sole owner of Hoffman Falls Wind LLC

B. Management of Company:

1. List all owners, officers, directors and partners (complete all columns for each person):

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
CIP Fund V	Owner	N/A
Vincent Hahn	Officer	N/A

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____; No X__.

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No X__.

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____; No X__.

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal owners of Company:

1. Is Company publicly held? Yes ____; No X__. If yes, please list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Copenhagen Infrastructure	412 W 15th Street, 15th Floor	100%
Partners Fund V	New York, NY 10011, USA	

D. Company's principal bank(s) of account: TBD

II. DATA REGARDING PROPOSED PROJECT:

A. Description of the Project: (Please provide a brief narrative description of the Project.)

Approximate 110 MW wind energy facility in Madison County within the Towns of Fenner, Nelson, Smithfield and Eaton. Project will consist of up to 18 wind turbines and generate enough electricity to power approximately 20,000 homes annually. The Project will sell electricity credits to the New York State Energy Research and Development Authority, and will ultimately be consumed by rate payers in New York State.

B. Location of the Project:

1. Street Address: TBD
2. City of N/A

3. Town of Fenner, Smithfield, Nelson, and Eaton
4. Village of N/A
5. County of Madison

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 33 acres. Is a map, survey or sketch of the Project site attached? Yes ☒; No ☐.
2. Are there existing buildings on the Project site? Yes ☐; No ☒.
- a. If yes, indicate the number of buildings on the site: N/A. Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such existing building: _____

- b. Are the existing buildings in operation? Yes ☐; No ☐. If yes, describe present use of present buildings: N/A
- c. Are the existing buildings abandoned? Yes ☐; No ☐. About to be abandoned? Yes ☐; No ☐. If yes, describe: N/A

- d. Attach photograph of present buildings. N/A

3. Utilities serving the Project site:

Water-Municipal: N/A
Other (describe) _____
Sewer-Municipal: N/A
Other (describe) _____
Electric-Utility: National Grid, Oneida-Madison Electric Cooperative
Other (describe) _____
Heat-Utility: National Grid, Oneida-Madison Electric Cooperative
Other (describe) _____

4. Present legal owner of the Project site: _____
The project spans many parcels with different owners. A spreadsheet with landowner information is attached.

- a. If the Company owns the Project site, indicate date of purchase: N/A,
_____; purchase price: \$ _____.

b. If Company does not own the Project site, does Company have an option signed with the owner to purchase the Project site? Yes x; No _____. If yes, indicate date option signed with the owner: March 6, 2023; and the date the option expires: March 6, 2027. Only one parcel is secured with a purchase option, the rest are leases

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and the present owner of the Project site? Yes x; No _____. If yes, describe; _____
All parcels are contractually secured with lease or purchase option agreements

5. a. Zoning District in which the Project site is located: _____
Town of Fenner - District A and B; Town of Nelson - Rural (R) District; Town of Eaton - ARC District

Town of Smithfield - No zoning ordinance

b. Are there any variances or special permits affecting the Project site? Yes ____; No x. If yes, list below and attach copies of all such variances or special permits:

No special use permits or variances are needed. Project is permitted through the New York State Office of Renewable Energy Siting and Electric Transmission (ORES), pursuant to NYS Public Service Law Article VIII.

D. Description of Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes x; No _____. If yes, indicate number and size of new buildings:

One building, approximately 7,500 sq ft in size

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes ____; No x. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded: Building will serve as the operations and maintenance center for the wind facility. It will include technical working areas, office space, inventory and storage space, and recreational rooms for staff

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes x; No _____. If yes, describe the Equipment: Major machinery/property include (i) up to 18 wind turbines - consists of blades, nacelles, towers

(ii) electrical infrastructure - substation, transformer, breakers, underground cabling, minor overhead cabling for gentle

(iii) MET and ACLS towers

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes____; No^x____. If yes, please provided detail:_____

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:_____

All equipment/property/machinery plays a role in harvesting wind to generate and distribute electricity.

F. Project Use:

1. What are the principal products to be produced at the Project? _____

Renewable electricity

2. What are the principal activities to be conducted at the Project? _____

Harvesting wind to generate and distribute renewable electricity to ratepayers in New York.

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes____; No^x____. If yes, please provide detail: _____

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? N/A %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes____; No____. If yes, please explain: N/A

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes____; No____. If yes, please explain: N/A

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes____; No____. If yes, please explain: N/A

d. 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 city, town, or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes____; No____. If yes, please provide detail: N/A

e. Will the Project be located in one of the following: (i) the City of New York; (ii) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (iii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes____; No____. If yes, please explain:
N/A

6. If the answers to any of subdivisions c. through e. of question 5 is yes, 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____; No____. If yes, please explain:
N/A

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes____; No^x____. If yes, please explain: _____

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ____; No ☒ _____. If yes, please provide detail: _____

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project: N/A

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ____; No _____. If yes, please provide detail: _____

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ____; No _____. If yes, please provide detail: _____

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same? Yes ☒ ____; No _____. If yes, please discuss in detail the approximate stage of such acquisition: _____

All parcels required to operate the facility have been secured through lease and purchase option agreements.

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes ☒ ____; No _____. If yes, please discuss in detail the approximate stage of such acquisition: _____

Transformer has been ordered, other major equipment will be procured in 2026/2027.

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes ____; No x . If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

4. Please indicate amount of funds expended on the Project by the Company in the past three (3) years and the purposes of such expenditures: Approximately USD 6,000,000

Transformer, land payments, financial fees, and costs associated with permitting, engineering, and wind resource assessments

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ____; No x . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
 Yes____; No____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name: _____
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Employer's ID No.: _____
 Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____
 Relationship to Company: _____
 Percentage of Project to be leased or subleased: _____
 Use of Project intended by Sublessee: _____
 Date of lease or sublease to Sublessee: _____
 Term of lease or sublease to Sublessee: _____
 Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
 Yes____; No____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

- B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? N/A

IV. EMPLOYMENT IMPACT. Indicate below the number of people presently employed at the Project site and the number that will be employed at the Project site at end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant.

TYPE OF EMPLOYMENT					
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI- SKILLED	UNSKILLED	TOTALS
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	1 - newly created	1 - newly created	0	0	2
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	1 - newly created	1 - newly created	0	0	2
Second Year Part Time	0	0	0	0	0
Second Year Seasonal	0	0	0	0	0

V. PROJECT COST.

A. Anticipated Project Costs. State the costs reasonably necessary⁴³ for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ 1,717,619
Buildings	\$ 3,000,000
Machinery and equipment costs	\$ 143,730,000
Utilities, roads and appurtenant costs	\$ 208,596,646
Architects and engineering fees	\$ 790,560
Costs of financing	\$ 47,981,571
Construction loan fees and interest	\$ included above
Other (specify)	
Miscellaneous	\$ 21,615,454
Development costs	\$ 11,451,841
	\$
TOTAL PROJECT COSTS	\$ 438,883,691

B. Have any of the above expenditures already been made by the applicant? Yes x; No ____.

If yes, indicate particulars.

Approximately \$311,000 of utilities, roads, and appurtenant costs have been spent on transformer deposit.

Approximately \$9,000,000 of development costs have been spent.

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY.

A. Tax Benefits.

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes x; No _____. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes x; No _____.

2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes x; No _____. If yes, what is the approximate amount of financing to be secured by mortgages? \$ 359,151,646.

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes x; No _____. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 197,771,282.

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption.

a.	N.Y.S. Sales and Compensating Use Taxes:	\$ 15,821,702
b.	Mortgage Recording Taxes:	\$ 3,730,511
c.	Real Property Tax Exemptions:	\$ 7,710,575
d.	Other (please specify):	
		\$
		\$

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes X; No . If yes, please explain how the request of the applicant differs from the Agency's Uniform Tax-Exemption Policy:

The Applicant is seeking a 20 year PILOT term to be consistent with the term of the Host Community Agreements with each Town. A 20 year term provides certainty to the taxing jurisdictions and the Applicant regarding the annual payments rather than relying on the NYSDTF Assessment Model that has fluctuating numbers.

VII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency 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.

D. Annual 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, on an annual basis, reports regarding the number of people employed at the project site, including (1) the NYS-45 – Quarterly Combined Withholding Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable. The applicant also agrees,

whenever requested by the Agency, to provide and certify or cause to be provided and certified such information concerning the participation of individuals from minority groups as employees or applicants for employment with regard to the project.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a uniform agency project agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if (a) the project is unsuccessful in whole or in part in delivering the promised Public Benefits, (b) certain "recapture events" occur (e.g., failure to complete the Project, sale or transfer of the Project, failure to make the estimated investment, failure to maintain job employment levels and failure to make annual reporting filings with the Agency).

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact which makes the statements contained herein or therein misleading, or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materials adversely affects or in the future in their opinion may, insofar, as they can not reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

The project would not be financially viable without the assistance provided by the Agency. The sales and property tax exemptions are critical value drivers that help offset the high cost of building in New York State. These benefits significantly improve the financial feasibility of the project - without them, the return on investment will not be sufficient to justify proceeding.

H. Compliance with Article 18-A of the General Municipal Law. The Project, as of the date of this Application, is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules and regulations.

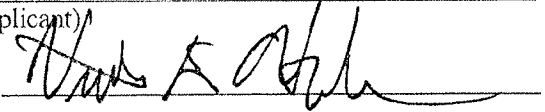
J. False or Misleading Information. The Applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of any amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described: _____

Hoffman Falls Wind LLC

(Applicant)

BY: _____



NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 16 THROUGH 18 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 19.

VERIFICATION

(If Applicant is a Corporation)

STATE OF _____)
)SS.:
COUNTY OF _____)

_____ deposes and says that he is the
(Name of officer of applicant)
_____ of _____,
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said Company is because the said Company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
_____ day of _____, 20__.

Notary Public

VERIFICATION

(If applicant is partnership)

STATE OF MA)
COUNTY OF Middlesex SS.:

Vincent Hahn deposes and says that he is the
(Name of officer of applicant)
Officer of Hoffman Falls Wind LLC,
(Title) (Company Name)

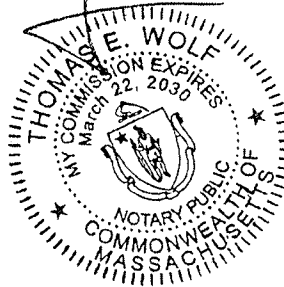
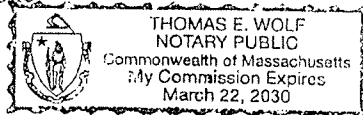
application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Vincent D Hahn

Sworn to before me this
9 day of July 2026

Thomas E Wolf

Notary Public



HOLD HARMLESS AGREEMENT

Applicant hereby releases Madison County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "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, the attached Application, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein 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. If, for any reason, the Applicant fails to conclude or consummate 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 Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Hoffman Falls Wind LLC

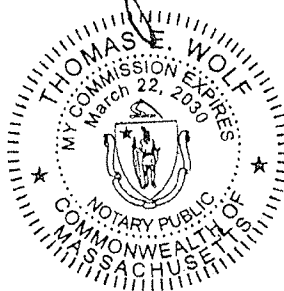
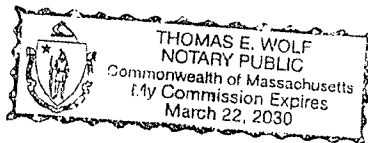
(Applicant)

BY:

Vincent D Hahn

Sworn to before me this
9 day of July, 2026

Notary Public



TO: Project Applicants
FROM: Madison County Industrial Development Agency
RE: Cost/Benefit Analysis Questionnaire

In order for the Madison County Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

- | | |
|---|---|
| 1. Name of Project Beneficiary ("Company"): | Hoffman Falls Wind LLC |
| 2. Brief Identification of the Project: | 109.8 MW wind energy facility |
| 3. Estimated Amount of Project Benefits Sought: | |
| A. Amount of Bonds Sought | \$ 0 |
| B. Value of Sales Tax Exemption Sought | \$ 15,821,703 |
| C. Value of Real Property Tax Exemption Sought | \$ 7,710,575 |
| D. Value of Mortgage Recording Tax Exemption Sought | \$ 3,591,516 |
| 4. Likelihood of accomplishing the Project in a timely fashion: | We anticipate completing the Project in a timely fashion. |

PROJECTED PROJECT INVESTMENT

- | | |
|--|--------------|
| A. Land-Related Costs | |
| 1. Land acquisition | \$ 1,717,619 |
| 2. Site preparation | \$ |
| 3. Landscaping | \$ |
| 4. Utilities and infrastructure development | \$ |
| 5. Access roads and parking development | \$ |
| 6. Other land-related costs (describe) | \$ |
| B. Building-Related Costs | |
| 1. Acquisition of existing structures | \$ |
| 2. Renovation of existing structures | \$ |
| 3. New construction costs | \$ 2,975,000 |
| 4. Electrical systems | \$ |
| 5. Heating, ventilation and air conditioning | \$ |
| 6. Plumbing | \$ |
| 7. Other building-related costs (describe) | \$ |

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ 143,730,000
2.	Packaging equipment	\$
3.	Warehousing equipment	\$
4.	Installation costs for various equipment	\$
5.	Other equipment-related costs (describe)	\$
D.	Furniture and Fixture Costs	
1.	Office furniture	\$
2.	Office equipment	\$ 25,000
3.	Computers	\$
4.	Other furniture-related costs (describe)	\$
E.	Working Capital Costs	N/A
1.	Operation costs	\$
2.	Production costs	\$
3.	Raw materials	\$
4.	Debt service	\$
5.	Relocation costs	\$
6.	Skills training	\$
7.	Other working capital-related costs (describe)	\$
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 790,560
2.	Accounting/legal	\$ 1,500,000
3.	Other service-related costs (describe)	\$
G.	Other Costs	
1.	Utilities, roads, appurtenant costs	\$ 208,596,546
2.	Cost of financing	\$ 47,981,571
3.	Miscellaneous, development costs	31,567,295
H.	Summary of Expenditures	
1.	Total Land Related Costs	\$ 1,717,619
2.	Total Building Related Costs	\$ 2,975,000
3.	Total Machinery and Equipment Costs	\$ 143,730,000
4.	Total Furniture and Fixture Costs	\$ 25,000
5.	Total Working Capital Costs	\$ 0
6.	Total Professional Service Costs	\$ 2,290,560
7.	Total Other Costs	\$ 293,178,503

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year	0	0
Year 1	0	40
Year 2	0	100
Year 3	0	0
Year 4	0	0
Year 5	0	0

- II. Please provide estimates of total annual wages and benefits of total construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ 0	\$ 0
Year 1	\$ 3,107,867 (only for 5/12 months)	\$ 96,933
Year 2	\$ 18,647,200	\$ 581,600
Year 3	\$ 0	\$ 0
Year 4	\$ 0	\$ 0
Year 5	\$ 0	\$ 0

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Please provide estimates of total existing permanent jobs to be preserved or retained as a result of the Project:

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year	0	0
Year 1	0	0
Year 2	0	0
Year 3	0	0
Year 4	0	0
Year 5	0	0

II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 and under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year	0	0
Year 1	0	2
Year 2	0	2
Year 3	0	2
Year 4	0	2
Year 5	0	2

III. Please provide estimates of total annual wages and benefits of total permanent jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ 0	\$ 0
Year 1	\$ 350,000	\$ 12,904
Year 2	\$ 350,000	\$ 12,904
Year 3	\$ 350,000	\$ 12,904
Year 4	\$ 350,000	\$ 12,904
Year 5	\$ 350,000	\$ 12,904

IV. Please provide estimates for the following:

A. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application. 0

B. Estimates of the total new permanent jobs to be created by the Project are described in the tables in Section IV of the Application. 2

C. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

D. Provide the projected percentage of employment that would be filled by Madison County residents: 0%

1. Provide a brief description of how the project expects to meet this percentage:

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ 0
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Additional Sales Tax Paid on Additional Purchases	\$ 0
Estimated Additional Sales (1 st full year following project completion)	\$ 0
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 0

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

*Existing real property tax projections are based on current year and do not account for escalation

Year	Existing Real Property Taxes	New PILOT Payments	Total
1	\$215,453.00	\$500,000.00	\$715,453.00
2	\$215,453.00	\$510,000.00	\$725,453.00
3	\$215,453.00	\$520,200.00	\$735,653.00
4	\$215,453.00	\$530,604.00	\$746,057.00
5	\$215,453.00	\$541,216.08	\$756,669.08
6	\$215,453.00	\$552,040.40	\$767,493.40
7	\$215,453.00	\$563,081.21	\$778,534.21
8	\$215,453.00	\$574,342.83	\$789,795.83
9	\$215,453.00	\$585,829.68	\$801,282.68
10	\$215,453.00	\$597,546.28	\$812,999.28
11	\$215,453.00	\$609,497.20	\$824,950.20
12	\$215,453.00	\$621,687.14	\$837,140.14
13	\$215,453.00	\$634,120.88	\$849,573.88
14	\$215,453.00	\$646,803.30	\$862,256.30
15	\$215,453.00	\$659,739.37	\$875,192.37
16	\$215,453.00	\$672,934.16	\$888,387.16
17	\$215,453.00	\$686,392.84	\$901,845.84
18	\$215,453.00	\$700,120.70	\$915,573.70
19	\$215,453.00	\$714,123.11	\$929,576.11
20	\$215,453.00	\$728,405.57	\$943,858.57
	Total	\$12,148,684.75	\$16,457,744.75

III. Please provide estimates for the impact of other economic benefits expected to be produced as a result of the Project:

New PILOT Payments do not include Host Community Agreement (HCA) payments, which is an additional \$4,500/MV annual payment to the host communities for the life of the Project. The Project intends to provide an additional approximately \$50,000 annually to support the establishment of a local community charitable fund or grant program, support for local organizations and services, or other community-focused initiatives independent of any HCA.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

Date Signed: July 9, 2026.

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Vincent Hahn

Title: Officer

Phone Number: 917-227-1110

Address: 412 W 15th Street, 15th FL, New York, NY 10011

Signature: 

CREATION OF NEW JOB SKILLS

New Job Skills	Number of Positions Created	Range of Salary and Benefits
Leadership	1 - not exclusive to this skill	
Maintenance knowledge	1 - not exclusive to this skill	
Budgeting	1 - not exclusive to this skill	
Scheduling	1 - not exclusive to this skill	
Strong safety practices	1 - not exclusive to this skill	
WTG maintenance / knowledge	1 - not exclusive to this skill	
Electrical maintenance / knowledge	1 - not exclusive to this skill	
Ability to climb, comfort with heights	1 - not exclusive to this skill	

A-1

Landowner	Tax ID
Banker Milton P	99.-1-40
Banker, Milton P	99.-1-44
Banker, William D	99.-1-49
Banker, William D	111.-1-25.1
Cummings, Russell	88.-1-13.112
Davis Willowbrook Farms, LLC	98.-1-1.12
Davis, Christopher T	98.-2-11
Davis, Elaine M	97.-2-9
Davis, Jeffrey R	98.-3-3
Davis, Jeffrey R	97.-2-11
Davis, Jeffrey R	88.-1-40
Davis, Jeffrey R	97.-2-12
Davis, Jeffrey R	89.-1-11
Davis, John E	88.-1-25.1
Davis, John E	88.-1-6.1
Davis, John E	88.-1-22
Dutchers Inc	99.-1-47.121
Dutchers Inc	99.-1-46
Fennel Farms LLC	97.-2-2.1
Fredericks Irr Trust	88.-2-12.1
Fredericks Irr Trust	87.-2-67.61
Fredericks Irr Trust	87.-2-67.5
Fuller, Christopher J	88.-1-33.11
Golley, Jeffrey T	98.00-4-1
Hiller, Richard M	88.-1-5.21
Howard Hall Farm LLC	98.-3-8
Howard Hall Farm LLC	89.-1-20.11
Jones, Erma	88.-1-13.113
Kelly, Kristopher M	88.-2-13.125
Lehr Irrevocable Trust Carmel & James	110.-2-24
Lehr Irrevocable Trust, Carmel & James	110.-2-26.1
Lehr Irrevocable Trust, Carmel & James	98.-2-9
Lingo, Rob	110.-1-6.13
Lingo, Rob	110.-1-8
Lingo, Rob	110.-1-6.111
Lyrek, Joseph M	97.-2-1
Lyrek, Joseph M	87.-1-55.1
Lyrek, Joseph M	87.-1-56.14
Lyrek, Joseph M	87.-1-54
McNamara, Kimberly A	88.-1-35
Nevar, Kenneth Warren	88.-1-34

Landowner	Tax ID
Niagara Mohawk	79.-1-4
Orth, Stephen	98.-4-3
Roberts, Kenneth A	79.-1-6.1
Senehi, David M Jr	79.-1-3
Shantal Holdings LLC	98.-3-10.11
Stearns, Karen A	98.-1-4.1
Szewczyk Todd R	99.-1-36.2
Szewczyk, Todd R	99.-1-36.11
Vaill, Donald	111.-1-1
Weaver, David	88.-1-5.22
Wisniewski, John	88.-1-8.1
Yousey, Timothy	110.-1-6.211