

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

BROOKSIDE SOLAR, LLC

Thursday, December 4, 2025 at 6:00 p.m.

Burke Town Hall, 5165 State Route 11, Burke, New York 12917 (6:00 p.m.)

ATTENDANCE LIST:

Jeremy Evans, AICP, Chief Executive Officer

Rachel Karp, Operations Manager

Bill Wood, Supervisor Town of Burke

Jim Otis, Town of Burke

CALL TO ORDER: Time: 6:02 p.m. Jeremy Evans opened the hearing.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the County of Franklin Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of **BROOKSIDE SOLAR, LLC** (the “Company”).

The Agency published a Notice of Public Hearing in *The Malone Telegram* and mailed a copy of the Notice of Public Hearing to each affected taxing jurisdiction. An Affidavit of Publication and Proof of Mailing are attached.

DISCUSSION:

Jeremy Evans read a description of the Project, as follows:

BROOKSIDE SOLAR, LLC, for itself and/or for an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency requesting the Agency’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Agency of a leasehold interest in an approximately 1,460 acres of real property located in the Towns of Burke and Chateaugay, New York (the “Land”, being more particularly described as all or portions of the tax parcels. as more fully set forth in **Schedule A** attached hereto); (ii) the planning, design, construction and operation of a 100MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in

the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

It is contemplated that the Agency will appoint the Company as agent to undertake the Project. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of: (A) a sales and use tax exemption for purchases and rentals related to the Project, (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project, and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement. The foregoing Financial Assistance and the Agency’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the County of Franklin.

AGENCY COST-BENEFIT ANALYSIS:

Based upon information provided by the Company in its Application, the Project will involve an approximately \$228,279,994 capital investment by the Company. The Agency estimates the following amounts of financial assistance to be provided to the Company:

Agency Cost Benefit Analysis Attached.

PUBLIC COMMENT:

Jim Otis asked in your calculation of payment, is it by design capacity or actual production? Jeremy Evans answered they call it name plate capacity which is design capacity.

ADJOURNMENT: Jeremy Evans closed the public hearing at 6:18pm.

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

ATTENDANCE LIST

Name	Address	Representing
Bill Wood	Burke	Town of Burke
Jim Otis	Burke	Town of Burke

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

BROOKSIDE SOLAR, LLC

Thursday, December 4, 2025 at 4:00 p.m.

Chateaugay Town Hall, 191 East main Street, Chateaugay, New York 12920 (4:00 p.m.)

ATTENDANCE LIST:

Jeremy Evans, AICP, Chief Executive Officer

Rachel Karp, Operations Manager

Kirby Selkirk, Town of Chateaugay

Don Bilow, Supervisor Town of Chateaugay

CALL TO ORDER: Time: 4:03 p.m. Jeremy Evans opened the hearing.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the County of Franklin Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of **BROOKSIDE SOLAR, LLC** (the “Company”).

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Agency Cost Benefit Analysis Attached.

PUBLIC COMMENT:

Kirby Selkirk thanked Jeremy for putting the materials together and moving the project forward and for his guidance to the Town of Chateaugay along the way.

Don Bilow thanked Jeremy and commented that this has been a long process.

ADJOURNMENT: Jeremy Evans closed the public hearing at 4:18pm.

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

ATTENDANCE LIST

Name	Address	Representing
Kirby Selkirk	Chateaugay	Town of Chateaugay
Don Bilow	Chateaugay	Town of Chateaugay

SCHEDULE A

Address	Tax Parcel No.
141 Stuart Road, Burke, NY 12917	59.-3-3.100
Stuart Road, Burke, NY 12917	59.-3-16.100
132 East Road, Burke, NY 12917	59.-3-2.100
Stuart Road, Burke, NY 12917	59.-3-16.200
5738 & 5740 State Route 11, Chateaugay, NY 12920	59.-4-9
County Route 23, Chateaugay, NY 12920	73.-3-2
State Route 11, Chateaugay, NY 12920	59.-3-6.100
State Route 11, Chateaugay, NY 12920	60.-1-10.100
State Route 11, Chateaugay, NY 12920	60.-1-11
Lewis Road, Chateaugay, NY 12920	60.-1-6.100
6055 State Route 11, Chateaugay, NY 12920	60.-2-21.300
1659 County Route 23, Chateaugay, NY 12920	74.-1-4
State Route 11, Chateaugay, NY 12920	60.-3-4
State Route 11, Chateaugay, NY 12920	60.-2-21.200
State Route 11, Chateaugay, NY 12920	60.-2-23
Lewis Road, Chateaugay, NY 12920	60.-1-1
5806 State Route 11, Chateaugay, NY 12920	59.-4-12
State Route 11, Chateaugay, NY 12920	60.-3-2
RR Bed, Chateaugay, NY 12920	60.-3-22
1838 County Route 23, Chateaugay, NY 12920	60.-3-6.200
1742 County Route 23, Chateaugay, NY 12920	74.-2-1.200
County Route 23, Chateaugay, NY 12920	74.-2-9
County Route 23, Chateaugay, NY 12920	60.-3-20.200
County Route 23, Chateaugay, NY 12920	74.-1-2.400
County Route 23, Chateaugay, NY 12920	74.-1-3.100
County Route 23, Chateaugay, NY 12920	74.-1-5.300
State Route 11, Chateaugay, NY 12920	60.-1-9.300
5954 State Route 31, Chateaugay, NY 12920	60.-3-3.200
1788 County Route 23, Chateaugay, NY 12920	60.-3-19

Renewable Energy PILOT Worksheet

Project Name: AES Brookside Solar
Project Address: Towns of Burke and Chateaugay
Town of Burke Summary

10/10/2025



2025 Assessed Value (Base Value)	\$1,419,800
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$1,419,800
2025 Tax Rate	21.663813
Projected Valuation	\$19,660,000
Finished Value (Added Value + Base Value)	\$21,079,800
Initial Estimated Base Value (BV) Payment	\$31,377
Nameplate Megawatt Capacity	41.5
PILOT Payment per MW T. Burke	\$975
PILOT Payment per MW Franklin County	\$350
PILOT Payment per MW Chateaugay CSD	\$1,350
Combined PILOT Payment per Megawatt	\$2,675
Total Improvement Value (IV) Payment	\$111,013
Improvement Value PILOT Payment Escalator	2%

Town of Burke 2025 Roll	Tax Rate	% of Total
General - Townwide	3.066964	14.16%
General - Outside	0.147764	0.68%
Highway - Outside	1.837664	8.48%
Highway - Townwide	1.600056	7.39%
BOE- Townwide	0.113116	0.52%
Town Subtotal	6.765564	31.23%
County General 2025 Roll	3.289311	15.18%
Chateaugay CSD 2025-2026 Roll	11.608938	53.59%
Total	21.663813	100.00%

PILOT Year	Calendar Year	Town of Burke			Franklin County			Chateaugay CSD			Total Estimated PILOT Payments	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Year 1	2028	\$9,799	\$40,463	\$50,261	\$4,764	\$14,525	\$19,289	\$16,814	\$56,025	\$72,839	\$142,389	\$431,709	\$289,320
Year 2	2029	\$9,897	\$41,272	\$51,169	\$4,812	\$14,816	\$19,627	\$16,982	\$57,146	\$74,127	\$144,923	\$425,907	\$280,984
Year 3	2030	\$9,996	\$42,097	\$52,093	\$4,860	\$15,112	\$19,972	\$17,152	\$58,288	\$75,440	\$147,505	\$426,812	\$279,308
Year 4	2031	\$10,096	\$42,939	\$53,035	\$4,908	\$15,414	\$20,322	\$17,323	\$59,454	\$76,777	\$150,135	\$427,190	\$277,055
Year 5	2032	\$10,197	\$43,798	\$53,995	\$4,957	\$15,722	\$20,680	\$17,496	\$60,643	\$78,140	\$152,814	\$426,700	\$273,886
Year 6	2033	\$10,299	\$44,674	\$54,973	\$5,007	\$16,037	\$21,044	\$17,671	\$61,856	\$79,527	\$155,544	\$425,248	\$269,704
Year 7	2034	\$10,402	\$45,567	\$55,969	\$5,057	\$16,358	\$21,415	\$17,848	\$63,093	\$80,941	\$158,325	\$422,642	\$264,317
Year 8	2035	\$10,506	\$46,479	\$56,984	\$5,108	\$16,685	\$21,792	\$18,027	\$64,355	\$82,382	\$161,158	\$419,217	\$258,059
Year 9	2036	\$10,611	\$47,408	\$58,019	\$5,159	\$17,018	\$22,177	\$18,207	\$65,642	\$83,849	\$164,045	\$414,542	\$250,497
Year 10	2037	\$10,717	\$48,356	\$59,073	\$5,210	\$17,359	\$22,569	\$18,389	\$66,955	\$85,344	\$166,986	\$408,627	\$241,641
Year 11	2038	\$10,824	\$49,324	\$60,148	\$5,262	\$17,706	\$22,968	\$18,573	\$68,294	\$86,867	\$169,983	\$400,349	\$230,366
Year 12	2039	\$10,932	\$50,310	\$61,242	\$5,315	\$18,060	\$23,375	\$18,758	\$69,660	\$88,419	\$173,036	\$390,451	\$217,415
Year 13	2040	\$11,042	\$51,316	\$62,358	\$5,368	\$18,421	\$23,789	\$18,946	\$71,053	\$89,999	\$176,147	\$378,260	\$202,114
Year 14	2041	\$11,152	\$52,343	\$63,495	\$5,422	\$18,790	\$24,212	\$19,136	\$72,474	\$91,610	\$179,316	\$363,660	\$184,344
Year 15	2042	\$11,263	\$53,389	\$64,653	\$5,476	\$19,165	\$24,642	\$19,327	\$73,924	\$93,251	\$182,545	\$346,760	\$164,215
Year 16	2043	\$11,376	\$54,457	\$65,833	\$5,531	\$19,549	\$25,080	\$19,520	\$75,402	\$94,922	\$185,835	\$388,790	\$202,955
Year 17	2044	\$11,490	\$55,546	\$67,036	\$5,586	\$19,940	\$25,526	\$19,715	\$76,910	\$96,626	\$189,188	\$373,236	\$184,048
Year 18	2045	\$11,605	\$56,657	\$68,262	\$5,642	\$20,339	\$25,981	\$19,912	\$78,449	\$98,361	\$192,604	\$354,062	\$161,458
Year 19	2046	\$11,721	\$57,790	\$69,511	\$5,698	\$20,745	\$26,444	\$20,112	\$80,017	\$100,129	\$196,084	\$329,646	\$133,562
Year 20	2047	\$11,838	\$58,946	\$70,784	\$5,755	\$21,160	\$26,916	\$20,313	\$81,618	\$101,931	\$199,631	\$301,262	\$101,632
Year 21	2048	\$11,956	\$60,125	\$72,082	\$5,813	\$21,583	\$27,396	\$20,516	\$83,250	\$103,766	\$203,244	\$267,757	\$64,513
Year 22	2049	\$12,076	\$61,328	\$73,404	\$5,871	\$22,015	\$27,886	\$20,721	\$84,915	\$105,636	\$206,926	\$232,566	\$25,640
Year 23	2050	\$12,197	\$62,554	\$74,751	\$5,930	\$22,455	\$28,385	\$20,928	\$86,614	\$107,542	\$210,678	\$188,462	-\$22,216
Year 24	2051	\$12,319	\$63,805	\$76,124	\$5,989	\$22,904	\$28,894	\$21,138	\$88,346	\$109,483	\$214,501	\$135,338	-\$79,163
Year 25	2052	\$12,442	\$65,081	\$77,523	\$6,049	\$23,363	\$29,412	\$21,349	\$90,113	\$111,462	\$218,396	\$68,057	-\$150,340
Totals		\$276,750	\$1,296,026	\$1,572,776	\$134,552	\$465,240	\$599,792	\$474,872	\$1,794,498	\$2,269,369	\$4,441,937	\$8,747,252	\$4,557,033

Notes:

- During the interim years regular taxes are paid.
- Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
- Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
- Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.

Renewable Energy PILOT Worksheet

Project Name: AES Brookside Solar
Project Address: Towns of Burke and Chateaugay
Town of Chateaugay Summary

10/10/2025



Table 1: Project Information	
2025 Assessed Value (Base Value)	\$3,819,900
2025 Equalization Rate (ER)	100%
2025 Full Market Value	\$3,819,900
2025 Tax Rate	15.572017
Projected Valuation	\$19,660,000
Finished Value (Added Value + Base Value)	\$23,479,900
Initial Estimated Base Value (BV) Payment	\$60,679
Nameplate Megawatt Capacity	58.5
PILOT Payment per MW T. Chateaugay	\$350
PILOT Payment per MW Franklin County	\$450
PILOT Payment per MW Chateaugay CSD	\$1,700
Combined PILOT Payment per Megawatt	\$2,500
Total Improvement Value (IV) Payment	\$146,250
Improvement Value PILOT Payment Escalator	2%

Table 2: Town of Chateaugay Tax Rates		
Town of Chateaugay 2025 Roll	Tax Rate	% of Total
General - Townwide	0	0.0%
General - Outside	0	0.0%
Highway - Outside	0.649992	4.2%
Highway - Townwide	0.989992	6.4%
BOE- Townwide	0.082255	0.5%
Town Subtotal 2025 Roll	1.722239	11.1%
County General 2025 Roll	3.288026	21.1%
Chateaugay CSD 2025-2026 Roll	10.561752	67.8%
Total	15.572017	100.0%

Table 3: PILOT Schedule													
PILOT Year	Calendar Year	Town of Chateaugay			Franklin County			Chateaugay CSD			Total Estimated PILOT Payments	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
		Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT	Est. Base Value (BV) Payments	Improvement Value (IV) Payments	Total Estimated PILOT			
Interim	2026	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Year 1	2028	\$6,711	\$20,475	\$27,186	\$12,812	\$26,325	\$39,137	\$41,156	\$99,450	\$140,606	\$206,929	\$299,229	\$92,300
Year 2	2029	\$6,778	\$20,885	\$27,663	\$12,941	\$26,852	\$39,792	\$41,567	\$101,439	\$143,006	\$210,461	\$298,598	\$88,137
Year 3	2030	\$6,846	\$21,302	\$28,148	\$13,070	\$27,389	\$40,458	\$41,983	\$103,468	\$145,451	\$214,057	\$298,777	\$84,719
Year 4	2031	\$6,914	\$21,728	\$28,643	\$13,201	\$27,936	\$41,137	\$42,403	\$105,537	\$147,940	\$217,719	\$298,594	\$80,875
Year 5	2032	\$6,984	\$22,163	\$29,146	\$13,333	\$28,495	\$41,828	\$42,827	\$107,648	\$150,475	\$221,449	\$297,785	\$76,336
Year 6	2033	\$7,053	\$22,606	\$29,659	\$13,466	\$29,065	\$42,531	\$43,255	\$109,801	\$153,056	\$225,246	\$296,285	\$71,039
Year 7	2034	\$7,124	\$23,058	\$30,182	\$13,601	\$29,646	\$43,247	\$43,688	\$111,997	\$155,685	\$229,113	\$293,955	\$64,842
Year 8	2035	\$7,195	\$23,519	\$30,714	\$13,737	\$30,239	\$43,976	\$44,125	\$114,237	\$158,361	\$233,052	\$291,080	\$58,029
Year 9	2036	\$7,267	\$23,990	\$31,257	\$13,874	\$30,844	\$44,718	\$44,566	\$116,522	\$161,087	\$237,062	\$287,332	\$50,270
Year 10	2037	\$7,340	\$24,470	\$31,809	\$14,013	\$31,461	\$45,474	\$45,011	\$118,852	\$163,863	\$241,146	\$282,740	\$41,594
Year 11	2038	\$7,413	\$24,959	\$32,372	\$14,153	\$32,090	\$46,243	\$45,462	\$121,229	\$166,691	\$245,305	\$276,449	\$31,143
Year 12	2039	\$7,487	\$25,458	\$32,945	\$14,294	\$32,732	\$47,026	\$45,916	\$123,654	\$169,570	\$249,541	\$269,066	\$19,525
Year 13	2040	\$7,562	\$25,967	\$33,529	\$14,437	\$33,386	\$47,824	\$46,375	\$126,127	\$172,502	\$253,855	\$260,101	\$6,246
Year 14	2041	\$7,638	\$26,487	\$34,124	\$14,582	\$34,054	\$48,636	\$46,839	\$128,649	\$175,488	\$258,249	\$249,499	-\$8,750
Year 15	2042	\$7,714	\$27,016	\$34,730	\$14,728	\$34,735	\$49,463	\$47,307	\$131,222	\$178,530	\$262,723	\$237,379	-\$25,344
Year 16	2043	\$7,791	\$27,557	\$35,348	\$14,875	\$35,430	\$50,305	\$47,781	\$133,847	\$181,627	\$267,280	\$266,905	-\$374
Year 17	2044	\$7,869	\$28,108	\$35,977	\$15,024	\$36,139	\$51,162	\$48,258	\$136,524	\$184,782	\$271,921	\$255,721	-\$16,200
Year 18	2045	\$7,948	\$28,670	\$36,618	\$15,174	\$36,861	\$52,035	\$48,741	\$139,254	\$187,995	\$276,648	\$242,066	-\$34,582
Year 19	2046	\$8,027	\$29,243	\$37,271	\$15,326	\$37,599	\$52,924	\$49,228	\$142,039	\$191,267	\$281,462	\$224,787	-\$56,675
Year 20	2047	\$8,108	\$29,828	\$37,936	\$15,479	\$38,351	\$53,829	\$49,721	\$144,880	\$194,601	\$286,366	\$204,891	-\$81,475
Year 21	2048	\$8,189	\$30,425	\$38,613	\$15,634	\$39,118	\$54,751	\$50,218	\$147,777	\$197,995	\$291,360	\$181,592	-\$109,768
Year 22	2049	\$8,271	\$31,033	\$39,304	\$15,790	\$39,900	\$55,690	\$50,720	\$150,733	\$201,453	\$296,447	\$157,458	-\$138,988
Year 23	2050	\$8,353	\$31,654	\$40,007	\$15,948	\$40,698	\$56,646	\$51,227	\$153,748	\$204,975	\$301,628	\$127,311	-\$174,317
Year 24	2051	\$8,437	\$32,287	\$40,724	\$16,107	\$41,512	\$57,619	\$51,740	\$156,823	\$208,562	\$306,905	\$91,185	-\$215,720
Year 25	2052	\$8,521	\$32,933	\$41,454	\$16,268	\$42,342	\$58,610	\$52,257	\$159,959	\$212,216	\$312,280	\$45,529	-\$266,751
	Totals	\$189,541	\$655,820	\$845,361	\$361,863	\$843,198	\$1,205,060	\$1,162,371	\$3,185,413	\$4,347,784	\$6,398,205	\$6,034,316	\$765,055

- Notes:
- 1. During the interim years regular taxes are paid.
 - 2. Actual Improvement Value PILOT Payments shown here, without future pro-rata adjustment.
 - 3. Estimated Full Taxes were calculated by the company using the NYS wind and energy appraisal methodology.
 - 4. Estimated Base Value Payments shown, which are based on a presumed 1% increase in tax rates each year and will be distributed pro-rata each PILOT year.

Franklin County Industrial Development Agency

MRB Cost Benefit Calculator



Date: December 4, 2025
Project Title: Brookside Solar, LLC
Project Location: Towns of Burke and Chateaugay

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

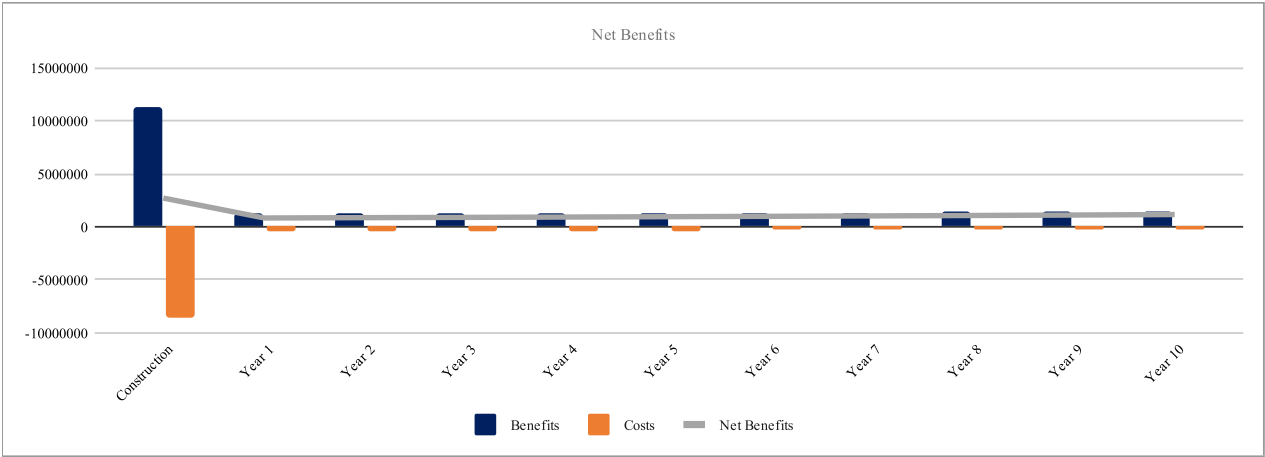
Construction Project Costs

\$264,863,576

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	223	84	308
Earnings	\$8,854,596	\$1,806,135	\$10,660,731
Local Spend	\$26,486,357	\$7,224,609	\$33,710,966

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	2	4
Earnings	\$4,194,915	\$2,017,687	\$6,212,602

Figure 1



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

Figure 2

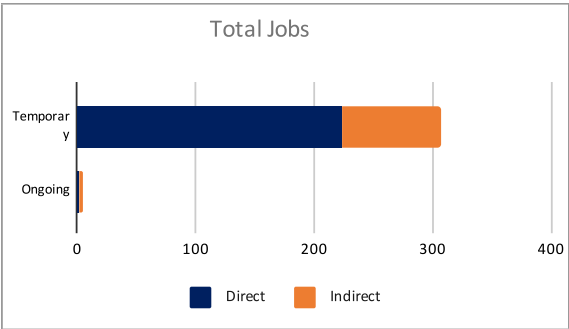
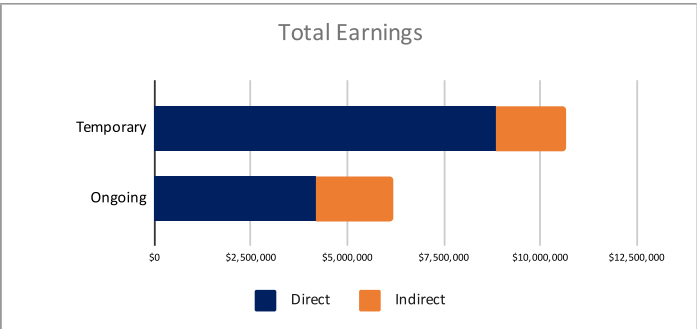


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$3,941,427	\$3,614,477
Sales Tax Exemption	\$7,300,305	\$7,300,305
Local Sales Tax Exemption	\$3,650,153	\$3,650,153
State Sales Tax Exemption	\$3,650,153	\$3,650,153
Mortgage Recording Tax Exemption	\$1,285,068	\$1,285,068
Local Mortgage Recording Tax Exemption	\$642,534	\$642,534
State Mortgage Recording Tax Exemption	\$642,534	\$642,534
Total Costs	\$12,526,800	\$12,199,850

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$57,047,113	\$46,175,902
To Private Individuals	\$40,879,403	\$33,786,722
Temporary Payroll	\$10,660,731	\$10,660,731
Ongoing Payroll	\$6,212,602	\$4,756,382
Other Payments to Private Individuals	\$24,006,070	\$18,369,608
To the Public	\$16,167,710	\$12,389,181
Increase in Property Tax Revenue	\$8,240,193	\$6,305,452
Temporary Jobs – Sales Tax Revenue	\$74,625	\$74,625
Ongoing Jobs – Sales Tax Revenue	\$43,488	\$33,295
Other Local Municipal Revenue	\$7,809,404	\$5,975,809
State Benefits	\$877,413	\$801,690
To the Public	\$877,413	\$801,690
Temporary Income Tax Revenue	\$479,733	\$479,733
Ongoing Income Tax Revenue	\$279,567	\$214,037
Temporary Jobs – Sales Tax Revenue	\$74,625	\$74,625
Ongoing Jobs – Sales Tax Revenue	\$43,488	\$33,295
Total Benefits to State & Region	\$57,924,527	\$46,977,592

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$46,175,902	\$7,907,164	6:1
State	\$801,690	\$4,292,687	:1
Grand Total	\$46,977,592	\$12,199,850	4:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the “Act”) will be held by the County of Franklin Industrial Development Agency (the “Agency”) on December 4, 2025, at 4:00 p.m., local time, at the Town of Chateaugay Town Hall, 191 East Main Street, Chateaugay, New York 12920 and at 6:00 p.m., local time, at the Town of Burke Town Hall, 5165 State Route 11, Burke, New York 12917, in connection with the matter described below.

BROOKSIDE SOLAR, LLC, for itself and/or for an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency requesting the Agency’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Agency of a leasehold interest in an approximately 1,460 acres of real property located in the Towns of Burke and Chateaugay, New York (the “Land”, being more particularly described as all or portions of the tax parcels. as more fully set forth in **Schedule A** attached hereto); (ii) the planning, design, construction and operation of a 100MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the “PILOT Agreement”).

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company’s Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency’s website at: <https://adirondackfrontier.com/wp-content/uploads/2024-09-11-Brookside-Solar-LLC-Accepted-Application-for-Financial-Assistance-for-Packet.pdf>. The Agency will live-stream the public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adirondackfrontier.com.

DATED: November __, 2025

COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

SCHEDULE A

Address	Tax Parcel No.
141 Stuart Road, Burke, NY 12917	59.-3-3.100
Stuart Road, Burke, NY 12917	59.-3-16.100
132 East Road, Burke, NY 12917	59.-3-2.100
Stuart Road, Burke, NY 12917	59.-3-16.200
5738 & 5740 State Route 11, Chateaugay, NY 12920	59.-4-9
County Route 23, Chateaugay, NY 12920	73.-3-2
State Route 11, Chateaugay, NY 12920	59.-3-6.100
State Route 11, Chateaugay, NY 12920	60.-1-10.100
State Route 11, Chateaugay, NY 12920	60.-1-11
Lewis Road, Chateaugay, NY 12920	60.-1-6.100
6055 State Route 11, Chateaugay, NY 12920	60.-2-21.300
1659 County Route 23, Chateaugay, NY 12920	74.-1-4
State Route 11, Chateaugay, NY 12920	60.-3-4
State Route 11, Chateaugay, NY 12920	60.-2-21.200
State Route 11, Chateaugay, NY 12920	60.-2-23
Lewis Road, Chateaugay, NY 12920	60.-1-1
5806 State Route 11, Chateaugay, NY 12920	59.-4-12
State Route 11, Chateaugay, NY 12920	60.-3-2
RR Bed, Chateaugay, NY 12920	60.-3-22
1838 County Route 23, Chateaugay, NY 12920	60.-3-6.200
1742 County Route 23, Chateaugay, NY 12920	74.-2-1.200
County Route 23, Chateaugay, NY 12920	74.-2-9
County Route 23, Chateaugay, NY 12920	60.-3-20.200
County Route 23, Chateaugay, NY 12920	74.-1-2.400
County Route 23, Chateaugay, NY 12920	74.-1-3.100
County Route 23, Chateaugay, NY 12920	74.-1-5.300
State Route 11, Chateaugay, NY 12920	60.-1-9.300
5954 State Route 31, Chateaugay, NY 12920	60.-3-3.200
1788 County Route 23, Chateaugay, NY 12920	60.-3-19

AFFIDAVIT OF PUBLICATION

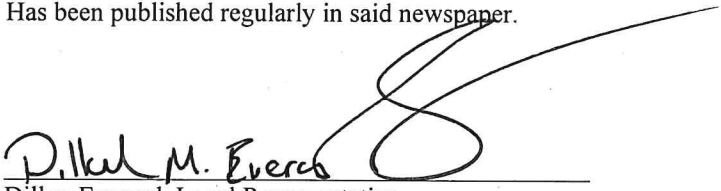
STATE OF NEW YORK
FRANKLIN COUNTY

MALONE TELEGRAM

Franklin County Economic Development Corporation
360 West Main St
Malone NY 12953

REFERENCE: 108019
20045 Brookside Solar

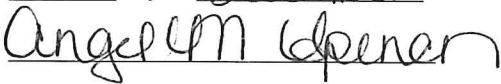
Dillon Everard, being duly sworn, says that she/he is
A Legal Representative of the Johnson Newspaper
Corp., a Corporation duly organized and existing
Under the laws of the State of New York, and
Having its principal place of business in the Village of
Malone and that said corporation is the publisher of the
Malone Telegram, a Newspaper published in the Village
Of Malone, Franklin County and State of New York, and that
A Notice, of which the annexed is a printed copy,
Has been published regularly in said newspaper.


Dillon Everard, Legal Representative

Published on: 11/21/25

FILED ON: 11/21/25

Sworn to and subscribed before me this
11th day of December 2025







Industrial Development Agency

Mailing Address: 360 West Main Street, Malone, NY 12953

Offices: Malone | Saranac Lake

(518) 483-9472

info@adirondackfrontier.com

NOTICE OF PUBLIC HEARING AND CONTEMPLATED DEVIATION

November 20, 2025

VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

To: The Chief Executive Officers of
Affected Tax Jurisdictions on Schedule A

Re: County of Franklin Industrial Development Agency
Brookside, Solar, LLC Project
Notice of Public Hearings and Contemplated Deviation
Delivery of Agency Initial Project Resolution

Ladies and Gentlemen:

Please note that on Thursday, December 4, 2025 at 4:00 p.m., local time, at the Town of Chateaugay Town Hall, 191 East Main Street, Chateaugay, New York 12920 and at 6:00 p.m., local time, at the Town of Burke Town Hall, 5165 State Route 11, Burke, New York 12917, the County of Franklin Industrial Development Agency (the "Agency") will conduct a public hearing regarding the above-referenced project. Enclosed 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 Malone Telegram* for publication.

In accordance with Section 859-a of the General Municipal Law ("GML") of the State of New York, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Application for Financial Assistance (including a cost-benefit analysis), which is also available for viewing on the Agency's website at:

<https://adirondackfrontier.com/wp-content/uploads/2024-09-11-Brookside-Solar-LLC-Accepted-Application-for-Financial-Assistance-for-Packet.pdf>.

The Agency is considering a payment-in-lieu-of-tax-agreement (the "PILOT Agreement") in connection with the Project, the rated capacity of which exceeds 25 megawatts, with proposed terms which contain a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"). The proposed PILOT Agreement contemplated for the Project entails (i) a PILOT term of up to twenty-five (25) years; and (ii) a PILOT payment schedule for the benefit of the affected tax jurisdictions containing (A) payment of full taxes on the Land as a Base Payment and (B) an additional fixed dollar amount per MWac with a two percent (2.0%) escalator for the Improvements and Equipment.

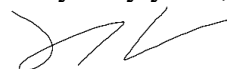
Upon due consideration of the Company's application, the Agency is considering the foregoing based upon the various positive economic and social impacts of the Project, and the Project's general satisfaction of several considerations set forth within the Policy, including, without limitation:

- (i) the nature of the proposed project, including the generation of renewable energy;
- (ii) the nature of the property before the project begins;
- (iii) the economic condition of the area at the time of the application and the economic multiplying effect the project will have on the area;
- (iv) the estimated value of tax exemptions to be provided;
- (v) the economic impact of the project and the proposed tax exemptions on affected taxing jurisdictions;
- (vi) the amount of private sector investment generated or likely to be generated by the proposed project;
- (vii) the likelihood of accomplishing the proposed project in a timely fashion;
- (viii) the extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located; and
- (xi) the extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.

In furtherance of the UTEP, the affected tax jurisdictions have each independently adopted consenting resolutions relating to the proposed PILOT Agreement. 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. On September 11, 2024, the Agency adopted an Initial Project Resolution (the "Initial Project Resolution") with respect to the Project. Pursuant to GML Section 859-a(a-1), please also find enclosed a copy of the Initial Project Resolution for your records.

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. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or email at jeremy@adirondackfrontier.com.

Very truly yours,



Jeremy Evans, CEO
COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

Schedule A
Affected Tax Jurisdiction Officials

<u>Franklin County, New York</u>	<u>Town of Chateaugay, New York</u>
Franklin County Board of Legislators Attn: Hon. Edward Lockwood, Chairman 355 West Main Street, Suite 409 Malone, New York 12953	Town of Chateaugay Attn: Hon. Don Bilow, Town Supervisor 191 East Main Street, P.O. Box 9 Chateaugay, New York 12920
<u>Chateaugay Central School District</u>	<u>Town of Burke, New York</u>
Chateaugay Central School District Attn: Loretta Fowler, Superintendent of Schools P.O. Box 904 Chateaugay, New York 12920	Town of Burke Attn: Hon. Bill Wood, Town Supervisor 5165 State Route 11, P.O. Box 121 Burke, New York 12917
<u>Chateaugay Central School District</u>	<u>Chateaugay Central School District</u>
Chateaugay Central School District Attn: Lori Green, President, Board of Education P.O. Box 904 Chateaugay, New York 12920	Chateaugay Central School District Attn: Mary Legacy, District Clerk P.O. Box 904 Chateaugay, New York 12920

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>James Duman</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>James Duman</i> C. Date of Delivery <i>12/1/25</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: <i>Town of Burke Attn: Bill Ward, Town Supervisor PO Box 121 Burke, NY 12917</i>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 2245 2303 55		Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Burke, NY 12917	
Certified Mail fee \$5.30	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$10.00 ☐ Return Receipt (electronic) \$0.00 ☐ Certified Mail Restricted Delivery \$0.00 ☐ Adult Signature Required \$0.00 ☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.78	Postmark Here NOV 21 2025
Total Postage and Fees \$10.48	
Sent To <i>Town of Burke Attn: Bill Ward</i> Street and Apt. No., or PO Box No. <i>PO Box 121</i> City, State, ZIP+4® <i>Burke, NY 12917</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Justin Loma</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: <i>Chateaugay Central School District PO Box 904 Chateaugay, NY 12920</i>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 2245 2303 86		Restricted Delivery	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Chateaugay, NY 12920	
Certified Mail fee \$5.30	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$10.00 ☐ Return Receipt (electronic) \$0.00 ☐ Certified Mail Restricted Delivery \$0.00 ☐ Adult Signature Required \$0.00 ☐ Adult Signature Restricted Delivery \$0.00
Postage \$2.17	Postmark Here NOV 21 2025
Total Postage and Fees \$11.87	
Sent To <i>Chateaugay Central School District</i> Street and Apt. No., or PO Box No. <i>PO Box 904</i> City, State, ZIP+4® <i>Chateaugay, NY 12920</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Town of Chateaugay
Attn: Don Bilow, Town Supervisor
PO Box 9
Chateaugay, NY 12920

2. Article Number (Transfer from service label)
9589 0710 5270 2245 2303 62

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x *Doni Rowe*

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To
Town of Chateaugay Attn: Don Bilow
Street and Apt. No., or PO Box No.
PO Box 9
City, State, ZIP+4®
Chateaugay NY 12920

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Franklin County Board of Legislators
Attn: Edward Lockwood
355 West Main St Suite 409
Malone, NY 12953

2. Article Number (Transfer from service label)
9589 0710 5270 2245 2303 79

PS Form 3811, July 2020 PSN 7530-02-000-9053

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A. Signature
x *Franklin County*

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
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For delivery information, visit our website at www.usps.com

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Franklin County Board of Legislators
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355 W Main St Suite 409
City, State, ZIP+4®
Malone, NY 12953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for