
Application for Financial Assistance

County of Clinton Industrial Development Agency (CCIDA)
137 Margaret Street, Suite 209
Plattsburgh, NY 12901
infoatIDAs@gmail.com

*A nonrefundable administrative application fee of \$1500 must be submitted at the time of the application, of which, \$750 will be applied to the project's closing cost. Checks may be made payable to: **The County of Clinton IDA.***

Please submit one (1) electronic copy and two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to the address above. Include the check with the hard copies.

***ALL APPLICATIONS MUST BE SUBMITTED TWO WEEKS PRIOR TO THE
REGULAR SCHEDULED CCIDA MEETING***

*For a copy of the meeting schedule as well as the Uniform Tax Exempt Policy (UTEP) go to
www.clintoncountyida.com*

Application Updated: 7/2016

Note to Applicant:

The information requested by this application is necessary to determine the eligibility of your project for Clinton County Industrial Development Agency (CCIDA) benefits. Please answer all questions, inserting "none" or "not applicable" where appropriate. If you are providing an estimate, please indicate by inserting "est." after the figure. Attach additional sheets if more space is needed for a response than provided.

Please submit two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to **CCIDA, 137 Margaret Street, Suite 209, Plattsburgh, NY 12901 ATTN: Executive Director**. In addition, please send an electronic version of the entire application and SEQR (if applicable) as well as all attachments to infoatIDAs@gmail.com. Include within the hardcopy, a check made payable to the County of Clinton Industrial Development Agency in the amount of \$1500. **Submissions must be made two (2) weeks prior to the regular scheduled meetings of the CCIDA (2nd Monday of each month unless otherwise noted).**

Upon submission of this application to the CCIDA, the application becomes a public document. Be advised that any action brought before the CCIDA is public information. All agendas are issued and posted on the CCIDA's website seven (7) days prior to Board meetings. If there is information that the applicant feels is of a proprietary nature, please identify as such, and that information will be treated confidentially to the extent permitted by the law.

By signing and submitting this application, the Applicant acknowledges that it has received a copy of the CCIDA's Uniform Tax Exempt Policy (UTEP) and all other policies mentioned. Policies can be obtained at www.clintoncountvida.com.

A project financed through the CCIDA involves the preparation and execution of significant legal documents. These documents not only comply with New York State law but also conform to CCIDA policies in effect at time of closing (all policies are posted on the website). Please consult with an attorney before signing any documents in connection with the proposed project.

The applicant will receive an engagement letter from the CCIDA's legal counsel. The applicant will then be asked to sign the engagement letter acknowledging it understands that the project is responsible for **all** CCIDA legal costs related to the project, including when the project is re-conveyed. In addition, should the project not close and legal services have been rendered by the CCIDA legal counsel, the applicant will still be responsible for those costs.

If the project requires a public hearing, a representative from the applicant's organization is required to be present. A date will be coordinated by the CCIDA's legal counsel and/or Executive Director. If you have any questions regarding the application or the process, feel free to contact the CCIDA's Executive Director at (518) 565-4600 or infoatIDAs@gamil.com.

PART I: Project Information

PROJECT'S CCIDA APPLICATION # _____(Official Use)

Section A: Assistance

Type of Financial Assistance Requested - [Check One]

Straight Lease - Bond Financing - Both - Other --

If "Other," Explain: _____

Type of Benefits Project is Seeking – [Check All that Apply]

Real Estate Exemption/	Sales Tax Exemption –	Mortgage Recording Tax Exemption-	Tax-Exempt Bonds –	Other – <input type="checkbox"/>
PILOT - <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Note: If applicant is seeking bonds, a PILOT and/or exemption from sales and/or mortgage recording tax additional information will be required in Part II of this application.*

If Other, Explain: _____

Section B: Background

1.)

Company Name: CHPE LLC
Company Point of Contact: Josh Bagnato
Address: 600 Broadway, Albany, NY 12207
Phone Number: (802) 477-3830
Point of Contact's e-mail: josh.bagnato@transmissiondevelopers.com
Company Website: www.chpexpress.com
Company NAICS Code: 221121
Employer Identification Number (EIN): 84-5075255

2.) Business Type [Check One]:

Private or Public Corporation

If Public, on what exchange is it listed? _____

Subchapter S

Sole Proprietorship

General Partnership

Limited Partnership

Limited Liability Company/Partnership

DISC

Not-for-profit

Other: _____

State of Incorporation (if applicable): _____

3.) Describe the nature of your business and its principal products and/or services:

The Champlain Hudson Power Express ("CHPE") is a proposed ~335-mile, fully buried high voltage direct current ("HVDC") electric power transmission line sized up to 1,250MW and designed to help New York state meet its green energy goals. The project will play a key role in the state's energy transformation, lowering greenhouse gas emissions, creating jobs, and generating billions of dollars in new investment in New York's economy while delivering low-cost renewable energy to New York state. Please see Project Supplement for more detail.

3a.) Will the project move its facility from another location in New York to Clinton County? Yes or No

3b.) Will the project result in the abandonment of an existing facility in New York? Yes or No

3c.) If "Yes" to 3a and/or 3b, is the reason for moving to another location in the state to remain competitive in your industry or the state? Yes or No

If "Yes," please explain

4.) Applicant's Stockholders, Directors and Officers (or Partners):

Stockholders/Directors/Officers	Name	Address	Business Affiliation/Percentage Ownership
Chief Executive Officer	Donald Jessome	1301 6th Ave, 26th Fl, New York, NY 10019	FI, New York, NY 10019
President	Gene Martin	1301 6th Ave, 26th Fl, New York, NY 10019	FI, New York, NY 10019
Chief Financial Officer	Todd Singer	1301 6th Ave, 26th Fl, New York, NY 10019	FI, New York, NY 10019

4a.) Has anyone on this list been convicted of a Felony? Yes [] or No [X]

If "Yes," Explain:

4b.) Has anyone on this list filed Bankruptcy? Yes [] or No [X]

If "Yes," Explain:

5.) Applicant's Counsel, Accountant and Bank References:

Applicant's Counsel
Name: Pete Swartz Firm: Swartz Moses PLLC Address: 1583 East Genesee St, Skaneateles, NY 13152 Phone: (315) 554-8166 E-mail: phs@swartzmoses.com
Applicant's Accountant
Name: Joan Monaghan Firm: Eisner Amper Address: 111 Wood Avenue South, Iselin, NJ 08830-2700 Phone: (732) 243-7276 E-mail: joan.monaghan@eisneramper.com
Applicant's Bank Reference(s)
Bank Name: TD Bank Address: 1290 Avenue of the Americas, New York, NY 10104 Phone: (212) 245-0282 Website: www.tdbank.com

6.) Project Type [Check All that Apply]:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Warehousing | <input type="checkbox"/> R & D | <input type="checkbox"/> Tax-Exempt |
| <input type="checkbox"/> Wind Farm | <input type="checkbox"/> Commercial | <input type="checkbox"/> Retail | <input type="checkbox"/> Medical |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Recreation | <input type="checkbox"/> Adaptive Reuse | <input type="checkbox"/> Other |
| <input type="checkbox"/> Small Alternative Energy | <input type="checkbox"/> Distributive Service | <input type="checkbox"/> Tourism Destination Facility | <input checked="" type="checkbox"/> Industrial (includes pollution control) |

**See CCIDA Eligible Project Policy for definitions www.clintoncountyida.com*

If “Other,” please explain:

*For Retail and Tourism Projects **ONLY** – All others Skip to Question 7*

6a.) Retail Projects:

- Will the project’s facility be used in making retail sales of physical goods to customers who visit the proposed facility? Yes or No
- Will the project’s facility be used in providing services to customers who physically visit the facility? Yes or No
 - If “Yes” to either of the above, how much of the project’s facility will be devoted to said use?
- Is the project a critical part of a larger, planned development in the community? Yes or No
- Has the project been endorsed by the local municipal chief executive officer or the local municipal governing body? Yes or No
- Is the project located in a former Empire Zone? Yes or No
- Is the project located in a Distressed Census track (based on the latest decennial Census)? Yes or No

(*Census Track Data Available at www.census.gov)

6b.) Tourism Destination Facility Projects:

- Will the project attract and/or service a significant number of Tourists that come from outside the economic development region (ED Region Includes: Clinton, Essex, Franklin, Hamilton, St. Lawrence, Jefferson and Lewis Counties)? Yes or No
 - If Yes, attach market analysis that demonstrates said attraction
- Is the project linked to other Tourism Facility Destinations in Clinton County? Yes or No
- Will the project agree to pay sales tax and occupancy taxes related to the operation of the facility? Yes or No

- If not operated by a not-for-profit, will the project agree to pay real estate taxes and/or PILOT payments on said facility? Yes [] or No []

7.) Scope of Project [Check All that Apply]:

- Construction of a new building
- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- Other (specify) Installation of Electric Transmission Infrastructure _____

7a.) Have you filled out any environmental assessment forms with other government entities? Yes [] or No [X] (If “yes,” attach) Please refer to Project Supplement.

7b.) Has SEQR already been commenced by a lead government agency? Yes [] or No [X] (If yes, please attach)

Note: All projects involving construction, expansion or modification of an existing site **must fill out Part III - SEQR of this application. If SEQR has already been determined and approved by the municipality please attached to Part III of this application.*

8.) Explain your proposed project in detail. This description should include explanation of all of the activities/operations which will occur due to this project; the location (address) and tax map data of the site; the dimensions of new/modifications building(s) & type of construction. Also attach photo of the site, preliminary plans, sketches and/or floor plans of proposed project:

The project is the Clinton County portion of a proposed ~335-mile, fully buried HVDC electric power transmission line sized up to 1,250MW and designed to help New York state meet its green energy goals. See Exhibit 1 to the Project Supplement for a project map. All improvements within Clinton County will be buried underwater within Lake Champlain. ~35 miles of CHPE will be constructed in Clinton County. See the Project Supplement for more detail.

Additional Information:

(8a) Estimated Start Date: March 1, 2021

(8b) Estimated Completion Date: June 1, 2025

(8c) Zoning Classification of the Project:

(8d) Legal owner of the site or building: N/A

(8e) Most Recent use of the site and/or building: N/A - Lake Champlain waters

8(f) Municipality Project is located in: See Project Supplement.

8(g) School District Project is located in: See Project Supplement.

8(h) Is there an existing or proposed lease for this project? Yes [] or No [X]

(If yes, attach a copy)

8(i) Is there a purchase option or other legal or common control in the project? Yes [] or No [X]

If yes, attach copy or describe participation:

8(j) List the major equipment to be acquired as part of the project. Please provide a detailed inventory of said equipment when one becomes available.

~35 miles x 2 5" diameter HVDC transmission cables

8(k) Is there now or does the applicant believe there will be significant opposition to the proposed project? Yes [] or No [X]

If "Yes," Explain:

9.) On-site Utilities and Providers: N/A

Type:	Provider:
Water	
Sewer	
Electric	
Gas	
Broadband	

Section C : Project Costs

10.) What is the estimated Total Project Cost? (Note: More in-depth information will be required in Part II of this application)

Category	Costs
Land	\$ _____
Building	\$ _____
Equipment	\$ _____
Other	\$ _____
Total:	\$ See Project Supplement

If citing "Other," Explain:

10(a) Both Clinton County and the CCIDA have policies that encourage the use of local labor. Is the applicant willing to consider the use of local labor? Yes [X] or No []

11.) Financing Sources:

11(a) State the sources reasonably necessary for the financing 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 Sources</u>	<u>Amount</u>
Private Sector Financing	\$ _____
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ _____
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ See Project Supplement

11(b) Have any of the above expenditures already been made by the applicant?
Yes ; No . If yes, indicate particulars.

See Project Supplement.

11(c) Amount of loan requested: \$ TBD _____;
Maturity requested: 30 _____ years.

11(d) Has a commitment for financing been received as of this application date, and if so, from whom?

Yes ; No . Institution Name: _____

11(e) Provide name and telephone number of the person we may contact.

Name: N/A _____ Phone: _____

11(f) The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 0 _____ %

11(g) The total amount estimated to be borrowed to finance the Project is equal to the following:
\$ See Project Supplement _____

**Note: Attach an outline of the financing package that is expected to be utilized for this project including dollar amounts and funding sources*

Section D: Employment Information

12.) Employment Impact

12(a) Indicate the number of people presently employed at the Project site and the additional number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (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. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT					
Employees of Applicant					
*See Project Supplement					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT					
Independent Contractors					
*See Project Supplement					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					

First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors <i>*See Project Supplement</i>					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the North Country Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION *See Project Supplement				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges				
Estimated Number of Employees Residing in the North Country Economic Development Region¹				

C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:
See Project Supplement.

* FTE: Any combination of (2) two or more part-time jobs that when combined together, constitute the equivalent of a job of at least 35 hours per week.

¹ The North Country Economic Development Region consists of the following counties: Clinton, Essex, Franklin, Hamilton, Jefferson, Lewis, and St. Lawrence.

Section E: Representations and Certification by Applicant

GENE MARTIN (name of authorized representative of the Applicant submitting application) deposes and says that he/she is President KCO (Title of TPI) (hereinafter referred to as the "Applicant"), the corporation/partnership/limited liability company named in this Application; that he/she has read the foregoing Application and knows the content thereof, that the same is true to his/her knowledge.

Deponent further says that the reason this verification is made by the deponent and not by the Applicant is because the said Applicant is a legal entity - corporation/partnership/limited liability company - as opposed to an actual person. The grounds of the deponent's belief relative to all matters in said Application which are not upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of the Application as well as acquired by the deponent in the course of his/her duties, as an officer and from the books and papers of the Applicant.

On behalf of said Applicant, deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the County of Clinton Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and financial assistance is carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects that application (or if in cases of bonds the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested), then, and in that event, upon presentation of invoice, the Applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application, up to that date and time, including fees of Agency counsel. A non-refundable filing fee of \$1,500 is required with this application, of which, \$750 will be applied to the project closing costs (Make check payable to: County of Clinton IDA). Upon successful closing of the transaction and/or sale of the required bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to .75% of the total benefited transaction*. The cost incurred by the Agency and paid by the Applicant, including the Agency's counsel and the administrative fee, may be considered as a cost of the project and included as part of the resultant transaction. The Applicant should also be aware that the Applicant is responsible for all fees and legal costs incurred by the Agency for re-conveyance of titles at the end of the project. The Agency reserves the right to visit the project site on an annual basis during the benefit period.

*Administrative fee amount and payment timing TBD.
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:

Relocation or Abandonment. 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.

Compliance with Article 18-A of the New York General Municipal Law. The applicant confirms and hereby acknowledges that as of the date of this application, the applicant is in substantial compliance with all provisions of

Article 18-A of the New York General Municipal Law, including, but not not limited to, the provision of Section 859-a and Section 862(1) thereof.

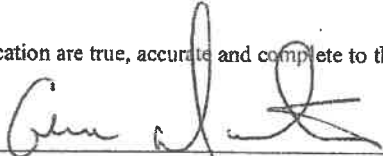
Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

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 an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. 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:

Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at <http://www.clintoncountyida.com/>.

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



(CEO/President of Company)

NOTARY

Sworn to before me this 9th day of October, 2020



(seal)

MATTHEW S. MOSES
Notary Public in the State of New York
Qualified in Onondaga Co. No. 02MO6020566
My Commission Expires March 2, 2023

Note to Applicant:

The 2013 New York State Budget, enacted on March 28, 2013, established new recordkeeping, reporting, and recapture requirements for industrial development agency projects that receive New York State ("NYS") sales tax exemptions, including projects granted assistance by County of Clinton Industrial Development Agency ("CCIDA").

These new NYS sales tax recording and reporting requirements for industrial development agency projects include the following requirements:

1. CCIDA must keep records of the amount of sales tax benefits provided to each project and make those records available to NYS upon request.
2. CCIDA must report to NYS, within 30 days after providing financial assistance to a particular project, the amount of sales tax benefits expected to be provided to such project.
3. CCIDA must post on the internet and make available without charge copies of its resolutions and project agreements.

The legislation now requires that CCIDA to recapture NYS sales tax benefits where:

1. The project is not entitled to receive those benefits;
2. The exemptions exceed the amount authorized by CCIDA, or are claimed for unauthorized property or services; or
3. The project operator failed to use property or services in the manner required by its agreements with CCIDA.

What this means for CCIDA Projects:

1. Companies requesting a sales tax exemption from CCIDA must include in their application the value of the savings they anticipate receiving. Note that the new regulations require that CCIDA must recapture any benefit that exceeds the amount listed in a company's application. Accordingly, please ensure that you provide a realistic estimate of the sales tax exemptions which you are requesting.
2. Projects subject to recapture must remit payment within 20 days of a request from CCIDA.
3. All project agreements and resolutions will now be publicly available on CCIDA's website.
4. CCIDA's policy has always been to allow project operators to request certain information be redacted if the project can demonstrate that its release would result in substantial harm to the project's competitive position.

**Note: Per the CCIDA UTEP, all Project receiving sales tax benefits are required to submit their ST-340s or risk losing said benefit.*

PART II: COST BENEFIT ANALYSIS

Please answer all questions either by filling in blanks or by attachment

SECTION F - FINANCING STRUCTURE:

1. Tax-Exempt Financing Requested [Check all that Apply]

- Straight Lease Transaction
- Tax-Exempt Bonds
- Sales Tax Exemption Until completion date
- Mortgage Tax Abatement
- Real Property Tax Abatement/PILOT
- Other – Explain:

2. Based on the CCIDA's UTEP PILOT Scoring Criteria (see attachment C); indicate the methodology used by the applicant to determine the Type of real property tax abatement the project is eligible for (if applicable):

Type I [] Type II [] Type III [] Deviation [X] (check one)

Describe:

SECTION G - PROJECT QUESTIONNAIRE:

1. Name of Project Beneficiary ("Company"):	CHPE LLC
2. Municipality Project is Located	See Project Supplement
3. School District Project is Located	See Project Supplement
4. Estimated Amount of Project Benefits Sought:	See Project Supplement

A. Amount of Bonds Sought:	\$ <u>0</u>
B. Value of Sales Tax Exemption Sought	\$ TBD _____
C. Value of Real Property Tax Exemption Sought	\$TBD _____
D. Value of Mortgage Recording Tax Exemption Sought (Clinton County MRT = 1%; as of 9/1/13)	\$ <u>TBD</u> _____

SECTION H - PROJECTED PROJECT INVESTMENT:

See Project Supplement

A. Land-Related Costs	
1. Land acquisition	\$ _____
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	\$ _____
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	\$ _____
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	\$ _____
3. Computers	\$ _____
4. Other furniture-related costs (describe)	\$ _____

E. Working Capital Costs	
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	\$ _____
2. Accounting/legal	\$ _____
3. Other service-related costs (describe)	\$ _____
G. Other Costs	
1. Mortgage Amount not included in above costs	\$ _____
2. _____	\$ _____

H. Summary of Expenditures	
1. Total Land Related Costs	\$ _____
2. Total Building Related Costs	\$ _____
3. Total Machinery and Equipment Costs	\$ _____
4. Total Furniture and Fixture Costs	\$ _____
5. Total Working Capital Costs	\$ _____
6. Total Professional Service Costs	\$ _____
7. Total Other Costs	\$ _____
TOTAL PROJECT COSTS	\$ See Project Supplement _____

SECTION I - PROJECTED CONSTRUCTION EMPLOYMENT IMPACT:

See Project Supplement.

1. 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		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

2. Please provide estimates of total annual wages and benefits of total construction jobs at the Project: See Project Supplement.

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ _____	\$ _____
Year 1	\$ _____	\$ _____
Year 2	\$ _____	\$ _____
Year 3	\$ _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

SECTION J - PROJECTED PERMANENT EMPLOYMENT IMPACT:

See Project Supplement.

1. Please provide estimates of total existing permanent jobs (FTE) to be preserved or retained as a result of the Project: FTE: Any combination of (2) two or more part-time jobs that when combined together, constitute the equivalent of a job of at least 35 hours per week.

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

2. Please provide estimates of total new permanent jobs (FTE) to be created at the Project: See Project Supplement.

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

3. Please provide estimates of total annual wages and benefits of total permanent construction jobs at the Project: See Project Supplement.

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ _____	\$ _____
Year 1	\$ _____	\$ _____
Year 2	\$ _____	\$ _____
Year 3	\$ _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

4. Provide estimates for the Creation of New Job Skills relating to permanent jobs. List the projected new job skills for the new permanent jobs to be created as a result of the undertaking of the project by the applicant. See Project Supplement.

New Job Skills	Number of Positions Created	Wage Rate

**Should you need additional space, please attach a separate sheet.*

SECTION K - PROJECTED OPERATING IMPACT:

See Project Supplement.

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

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

2. Please provide estimates for impacts of other economic benefits expected to be produced as a result of the Project not mentioned in this application:

See Project Supplement.

CBA QUESTIONNAIRE CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire.

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

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.

Date Signed: October 9, 2020

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

Name: Todd J. Singer

Title: VP / CFO

Phone Number: (917) 887-3141

Signature: 

APPLICATION ATTACHMENT A:

Acknowledgements and Yearly Filings

As a condition to issuing financial assistance to the applicant the County of Clinton Industrial Development Agency is required by the New York State Comptroller's office to obtain the following supplementary information yearly for the duration of the transaction:

1. Outstanding balance at beginning and end of year and principal payments made during year.
2. The current interest rate for bonds (for adjustable rate bonds the rate at the end of the year is needed).
3. Current year tax exemptions for county, local (towns) and school taxes.
4. PILOT (*Payment in lieu of taxes*) payments made each year to county, local and school taxing authorities.
5. Documentation and affidavits regarding the use of local construction workers in the construction phase of the Project. See Use of Local Labor Policy and Attachment D of this application.
6. Once project is authorized, report the number of full-time, part-time and seasonal workers employed in terms of FTE (as defined in this application).
7. Submit NY-45 Form (with employee identification blacked-out) showing 4Q monthly data regarding salary and employment levels. Also include an average salary.

In addition to the above, in reporting the first year the CCIDA need:

1. An amortization schedule showing the planned principal reduction each year for the life of the issue.
2. The amount exempted for:
 - (a) sales tax
 - (b) mortgage recording tax
3. Each year of construction – Sale tax and documents (ST-60, ST-340, ST-123, etc.).

This information is required by January 31st of each succeeding year and shall be submitted in writing to the County of Clinton Industrial Development Agency, 137 Margaret Street, Suite 209, Plattsburgh, NY 12901. (Fax: 518-565-4616)

We have reviewed, understand and will comply with the above, as required by the New York State Comptroller's Office.

Name: Todd J. Singer Title: EVP / CFO
Date: 10/9/20

APPLICATION ATTACHMENT B

County of Clinton IDA Fee Schedule:

Adopted: 5/13/13

Revised 3/21/16

Revised 2/13/17

Type	Cost	Description
<i>Application Fee</i>	\$1500	The Agency will charge a nonrefundable administrative application fee for finance transactions equal to \$1500 upon submission of an application by a project. \$750 is a non-refundable administrative fee. The remaining \$750 will be applied to the project's closing costs.
<i>Fee Issuances for Bonds, Refinancing or Straight Lease Transactions</i>	.75 of 1%	The Agency will charge said fee on the total benefited project costs. Such fee shall be payable upon the successful conclusion of the sale of obligations (bonds) or upon the execution and delivery of the documents providing financial assistance (straight lease not involving bonds). Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Modification/Amendment Transactions Fees</i>	\$500	The Agency will charge a nonrefundable modification/amendment transaction fee per instance (post-closing) equal to \$500 upon the submission of a letter to the Agency explaining in detail the requested action to modify or amend existing documents previously executed by the Agency. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Reconveyance of a Straight Lease Fees Not Involving New Financial Assistance</i>	\$500	The Agency will charge a nonrefundable reconveyance administrative fee for straight lease transactions. The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Special Meeting Fee</i>	\$500	The Agency will charge a nonrefundable administrative fee for a special meeting of the IDA held at the project's request.
<i>IDA Legal Fees</i>	Varies	The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.

*The Agency Board reserves the right to determine and impose other administrative fees on Agency projects in consideration for financial assistance being granted by the Agency and/or the costs incurred by the Agency. The Agency may provide for a different application fee and/or a different administrative fee for a particular project by resolution duly adopted by the Agency Board.

APPLICATION ATTACHMENT C

CCIDA UTEP PILOT Scoring Criteria

Variable/ Threshold	Permanent Payroll Level in Terms of # of Jobs Created	% of Average County Wage	# of Potential Spin-off Jobs	Local Business Impact and/or Community Investment	Educational Benefits	Value of Real Property	Totals:
				Reviewing appropriate level yearly	Reviewing appropriate levels/year		
Level 1 (1 point)	Less than 100 jobs within 5 years	At least 75% for <u>new</u> jobs	Less than 100 verifiable Spin off jobs	Need for local industry/services is low e.g. insurance, banking, trucking Belong to Chamber	Low level such as school visits/ school-to-work	\$500k-\$1.5x10 ⁶	
Level 2 (2 pts)	100 - 300 jobs	At least 100% for <u>new</u> jobs	100-300 verifiable Spin off jobs	Use local industrial suppliers & services/raw materials/parts Or Reuse abandoned facility	Limited Support/ Learn to Earn Internships underwrite facilities or programs	\$1.5 - 5.0 x 10 ⁶	
Level 3 (3 pts)	300+ jobs within 5 years	At least 150% for <u>new</u> jobs	300+ verifiable Spin off jobs	Demonstrate synergy with local services, suppliers and manufacturers Or Reclaim brownfield/adaptive re-use of facilities.	Major support to schools and colleges Scholarships (NMSQT); internships; sponsorships underwrite faculty \$10,000	\$5.0 x 10 ⁶ +	
Totals:							

Scoring

- 6 points or less - Category 1 benefits
- 7-11 points - Category 2 benefits
- 12 points or more - Category 3 benefits

**APPLICATION ATTACHMENT D
CONSTRUCTION EMPLOYMENT AGREEMENT**

Recognizing the mission of County of Clinton Industrial Development Agency (the "Agency") to promote construction employment opportunities for residents of Clinton County, New York and in consideration of the extension of financial assistance by the Agency for the project which is the subject of this application (the "Project"), CHPE LLC (the "Company") understands that it is the Agency's policy that benefiting private entities should employ New York State residents and agrees to provide the information requested below as a way to provide local construction opportunities. The Company also agrees to provide an estimate of the number, type and duration of construction jobs to be created through Agency assistance, whether employment is gained directly through the Company, its general contractor, or individual vendors.

Upon completion of the Project, the Company shall, if requested by the Agency, submit to the Agency a Construction Completion Report in which is identified names and business addresses of the prime contractor, sub-contractors and vendors engaged in the construction of the Project.

Relevant Company Information:

Company: CHPE LLC
Company representative for Contract Bids and Awards: _____

Mailing Address: 600 Broadway, Albany, NY 12207

Phone: (518) 465-0710 Fax: _____
Email: josh.bagnato@transmissiondevelopers.com

General Contractor, if determined:

Contractor: _____
Representative: _____

Mailing Address: _____

Phone: _____ Fax: _____
Email: _____

Construction start date is estimated to be March 2021 _____ with occupancy to be taken on
June 2025 (estimated)?

Construction Phase or Process	Duration of Construction Phase	# to be employed
		TBD

Construction Phase or Process	Duration of Construction Phase	# to be employed

10/9/20
Dated

CHPE LLC
Name of Applicant

Signed [Signature]
Printed Name and Position VP/CEO

Transmission Developers Inc., or its designee (the "Company")
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Part I

Section B: Background

Item B(3): Project Description (Page 4)

The project covered by this Application (the "Project") will consist of: (a)(1) the acquisition of an interest in the Company's interim permit and easement issued or to be issued by the New York State Office of General Services ("OGS") in relation to submerged State-owned land located in the Village of Rouses Point, Town of Champlain, Town of Chazy, Town of Beekmantown, Town of Plattsburgh, Town of Peru, and Town of Ausable, Clinton County, New York (collectively, the "Land"), (2) the acquisition of two five-inch diameter high-voltage direct current ("HVDC") transmission cables (the "Equipment"), and (3) the construction, installation and equipping on or under the Land of a fully-buried, up to 1,250-megawatt ("MW") HVDC electric transmission line and related infrastructure (the "Improvements", and together with the Land and Equipment, the "Project Facility"), all of the foregoing for use by the Company as a portion of an electric transmission line from the U.S.-Canada border to New York City, (b) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including exemptions from sales and use taxes, mortgage recording taxes, and real property taxes for the Project Facility (but not including special district taxes) (collectively, the "Financial Assistance"); and (c) the lease of the Project Facility by the Agency back to the Company; all as contemplated by and in furtherance of the purposes of the General Municipal Law.

The Project is the Clinton County portion of a fully-buried, HVDC electric transmission line from the U.S.-Canada border to New York City (the "Transmission System") that will be up to 1,250-MW. The Transmission System will play a key role in New York's energy transformation, lowering greenhouse gas emissions, creating jobs, and generating billions of dollars in new investment in New York's economy while delivering low-cost renewable energy to New York State.

Item B(7): Scope of Project (Page 7)

The project is permitted under Public Service Law Article VII and as such is a Type II action under SEQR requiring no further review.

Item B(8f): Municipality Project is located in (Page 8): Village of Rouses Point, Champlain, Chazy, Beekmantown, Town of Plattsburgh, Peru, and Ausable

Item B(8g): School District Project is located in (Page 8): Northeastern Clinton CSD, Beekmantown CSD, Chazy Union Free CSD, and Peru CSD

Item B(8h): Is there an existing or proposed lease for this project? (Page 8):

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The project will be installed in an Interim Permit and Easement ("OGS Easement") that has not yet been signed by the New York State Office of General Services ("OGS"). OGS is supportive of the Transmission System and has indicated that the OGS Easement will be signed at the appropriate time.

Section C: Project Costs

Item C(10): Project Costs (Page 9)

The Company does not have estimated costs for the portion of the Transmission System to be located within each county. However, based on estimated costs of the Transmission System, the cost of acquiring the Land and Equipment and of constructing, installing, and equipping the Improvements can be estimated to be \$135.7mm based on average costs per mile.

Item C(11): Financing Sources (Page 9)

The Project will be financed through a combination of Private Sector Financing and Applicant Equity. Amounts and terms of each source of financing have not yet been determined.

Item C(11)(b): Expenditures Already Made (Page 10)

The Company has pursued development of the Transmission System for over 10 years and has spent millions of dollars on design, environmental review, and permitting efforts.

Item C(11)(g): Total Amount to be Borrowed (Page 10)

Private Sector Financing will be sought for the entire Transmission System and not on a county-by-county basis. Accordingly, the total amount to be borrowed to finance the Project has not yet been determined. For purposes of this Application, the Company estimates that the portion of the total borrowing to be allocated to the Clinton County portion of the Transmission System is up to 100% of the \$135.7MM in capital costs, for which mortgage recording tax exemption is sought.

Section D: Employment Information

Item D(12)(A-C): Project Costs (Pages 11-13)

As a submerged and buried transmission line with no moving parts, the Project will not require day-to-day operations and maintenance efforts. Accordingly, the Project will not create

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permanent employment at the Project site. However, the Transmission System is anticipated to induce the creation of more than 800 long-term jobs in New York State once operational. Those induced jobs are anticipated to generate approximately \$5.6 billion in wages during the first 30 years of operation on a statewide basis.¹

Part II

Section G: Project Questionnaire (Page 17-18)

1. Municipality Project is located in (Page 17): Village of Rouses Point, Champlain, Chazy, Beekmantown, Town of Plattsburgh, Peru, and Ausable
2. School District Project is located in (Page 17): Northeastern Clinton CSD, Beekmantown CSD, Chazy Union Free CSD, and Peru CSD

A.	Amounts of Bonds Sought:	\$0
B.	Value of Sales Tax Exemption Sought:	TBD
C.	Value of Real Property Tax Exemption Sought:	TBD ²
D.	Value of Mortgage Recording Tax Exemption Sought:	TBD

Section H: Projected Project Investment (Pages 18-21)

The Company does not have a detailed breakdown of the estimated cost of acquiring and constructing the Project Facility.

Section I: Projected Construction Employment Impact (Page 21-22).

Construction of the Transmission System is currently expected to take place in 2021 to 2025. However, in Clinton County, the construction time will be of a more limited nature. In the first season³, on-water construction (route preparation) will occur over the course of about 35 days. In the second season, on-water construction (cable installation) will occur over the course of about 65 days. Project operation is anticipated to commence in 2025.

¹ See “Analysis of Economic, Environmental, and Reliability Impacts to the State of New York,” PA Consulting, a copy of which is available for review at https://chpexpress.com/wp-content/uploads/2020/03/PA_Analysis_Report_on_Champlain_Hudson_Power_Express_Benefits.pdf

² See Exhibit 2 for PILOT payment terms.

³ Per CHPE’s Article VII permit as issued by the NY State Public Service Commission, the construction season window for this portion of Lake Champlain is May 1st through August 31st.

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The Transmission System is anticipated to create more than 1,100 direct full-time jobs in New York State over the 4-year construction period, with total wages of approximately \$0.6 billion during that period.⁴ Using economic multipliers, those jobs are expected to create approximately 1,100 secondary jobs (indirect and induced) as well as \$1.5 billion in new economic output during construction focused on materials providers, trucking, hospitality, food service, transportation, fuel and clothing, among other sectors.⁵ The Company does not have a breakdown of those employment figures by county.

Section J: Projected Permanent Employment Impact (Page 22-24).

See response to Section D above.

⁴ See “Analysis of Economic, Environmental, and Reliability Impacts to the State of New York,” PA Consulting, a copy of which is available for review at https://chpexpress.com/wp-content/uploads/2020/03/PA_Analysis_Report_on_Champlain_Hudson_Power_Express_Benefits.pdf

⁵ Id.

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Exhibit 1
Project Map

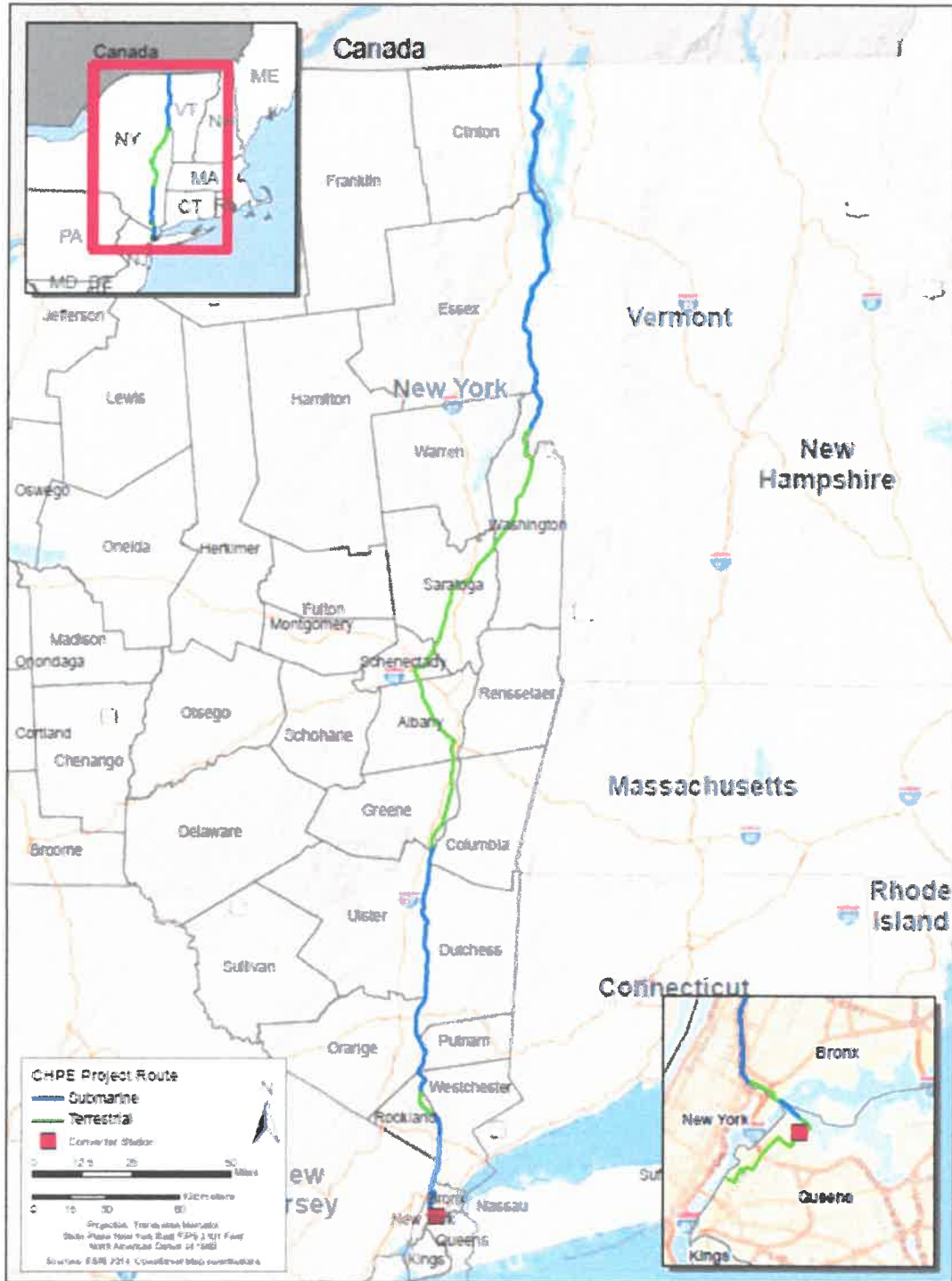


Exhibit 2
Champlain Hudson Power Express (“CHPE”) Clinton County IDA Transaction

I. Project Description

- CHPE is a ~335-mile, fully-buried, 1,000-megawatt high-voltage direct current (HVDC) electric transmission line that will transport renewable energy from the U.S.-Canada border to Astoria, New York. See attached Exhibit A for project map.
- Project has all major permits and is seeking to close on its project financing in Q4 2020, with construction to begin in early 2021.
- All improvements within Clinton County will be buried underwater within Lake Champlain. ~35 miles of CHPE will be constructed in Clinton County. The capital spend for this portion of the project is currently estimated to be ~\$135.7 million.
- CHPE construction is currently expected to take place from 2021 to 2025; however, in Clinton County, the construction time will be of a more limited nature. In the first season¹, on-water construction (route preparation) will occur over the course of ~35 days. In the second season, on-water construction (cable installation) will occur over the course of ~65 days. Project operation is anticipated to commence in 2025.
- Project has a 60+ year useful life.

II. Project Challenges

- The value proposition of CHPE to its customers is largely based on a guaranteed, predictable, renewable energy price over a 30-year period. Consequently, CHPE’s annual operating costs, including its tax responsibilities, must be predictable over the 30-year term of its financing in order for the project to be viable and financeable. CHPE is a merchant transmission line, and consequently, cannot rely on captive ratepayers to absorb its costs.
- Need for broad-based cost certainty, including:
 - Operating expenses: Property taxes will be significant and would be uncertain, and long-term certainty is required for project viability and financing.
 - High and increasing cable costs.
 - High and unpredictable installation costs due to tight labor markets, rising wages, and cost risks associated with submarine installation.
 - Financing costs: Project difficult to finance with uncertain operating expenses; risk of rising interest rates and future financial market uncertainty.

¹ Per CHPE’s Article VII permit as issued by the NY State Public Service Commission, the construction season window for this portion of Lake Champlain is May 1st through August 31st.

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- Because of the high number of tax jurisdictions along the route (including in Clinton County), if PILOTs are not utilized, uniformity of treatment and long-term certainty associated with the tax obligations of the project cannot be achieved.
 - Clinton County: 12 tax jurisdictions (one county, six towns, one village, four school districts)²
 - Entire route: More than 150 tax jurisdictions (15 counties, 5 cities, 60 towns, 11 villages, and 60 school districts)
- Execution of market-competitive commercial agreements to purchase CHPE transmission capacity on a long-term basis.

III. Key Project Benefits

- Approximately \$135.7 million³ of new capital investment in the County.
- Substantial and sustained increase in revenue for involved tax jurisdictions – PILOT proposal represents ~\$64 million in new revenue for involved Clinton County tax jurisdictions during the first 30 years of operation.
- Requires no municipal or school district services since cable will be buried underwater in Lake Champlain.
- Project improvements are “invisible” due to installation within Lake Champlain off the shores of Clinton County and therefore minimally invasive, natural views are preserved, and a minimal, short-term impact on the environment and community. No construction on land within Clinton County.
- Significant CCIDA administrative fee payable at 100% of amount due by CCIDA policy (i.e., no discount requested).
- Special district taxes paid in addition to PILOT payments.
- Significant job creation and spending on a project-wide basis, including:
 - More than 1,100 direct full-time jobs in New York State over the 4-year construction period.
 - Induces more than 800 long-term jobs in New York state once operational.

² Towns of Champlain, Chazy, Beekmantown, Plattsburgh, Peru, Ausable; Village of Rouses Point; School districts: Northeastern Clinton CSD, Beekmantown CSD, Chazy Union Free SD, and Peru CSD. Involved tax jurisdictions subject to change based on final construction plans.

³ Figure to be revised as capital cost estimates are further refined.

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- \$0.6 billion in wages during the approximately 4-year construction period and \$5.6 billion in wages during the first 30 years of operations on a statewide basis. Majority of workforce to be sourced with union labor.
- \$1.5 billion in higher economic output during the approximately 4-year construction period and \$14.8 billion during the first 30 years of operations on a statewide basis
- Forecast to reduce wholesale energy costs outside New York City by \$5.1 billion during the first 30 years of operations due to lower-cost hydropower generation displacing less-efficient, and costlier fossil fuel generation.
- Displaces fossil-fuel electric generating resources, creating an estimated \$10.6 billion in CO₂ reduction benefits in New York state, while creating environmentally sustainable energy infrastructure.
- Provides a solution to New York’s green energy goals, including New York’s goal of 70% clean energy by 2030, as well as the state’s mandate to reduce CO₂ emissions 40% by 2030 and 80% by 2050.
- Hardened infrastructure will make New York’s aging energy grid safer, more secure, and more reliable. CHPE will provide energy supply that is geographically separated from New York City, maximizing the grid’s resilience to natural disasters. CHPE also provides blackstart capability to quickly help restore the grid after power outages.
- Project has significant community, labor, and environmental support in New York state.

IV. Financial Assistance Proposal

A. PILOT.

- PILOT payments during project’s first 30 years of commercial operations.
- Without regard for depreciation, PILOT payments would be fixed at the time of PILOT execution based on estimated construction cost, applicable tax rates, and subject to proposed uniform abatement schedule. See Exhibit B for proposed PILOT payments.
- PILOT payments first paid following achievement of commercial operation and adjusted to reflect inflation over term.
- PILOT payments to be split among affected tax jurisdictions in accordance with the General Municipal Law.

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- Estimated CCIDA fee of ~\$1.0 million paid at closing.⁴
- Similar terms offered to all IDAs along project route as part of cost standardization to help provide uniformity of treatment across all affected tax jurisdictions in NY State (i.e., creates an efficient, streamlined process which enables TDI to reach agreements benefitting the multitude of tax jurisdictions).

B. Sales Tax Exemption.

C. Mortgage Recording Tax Exemption.

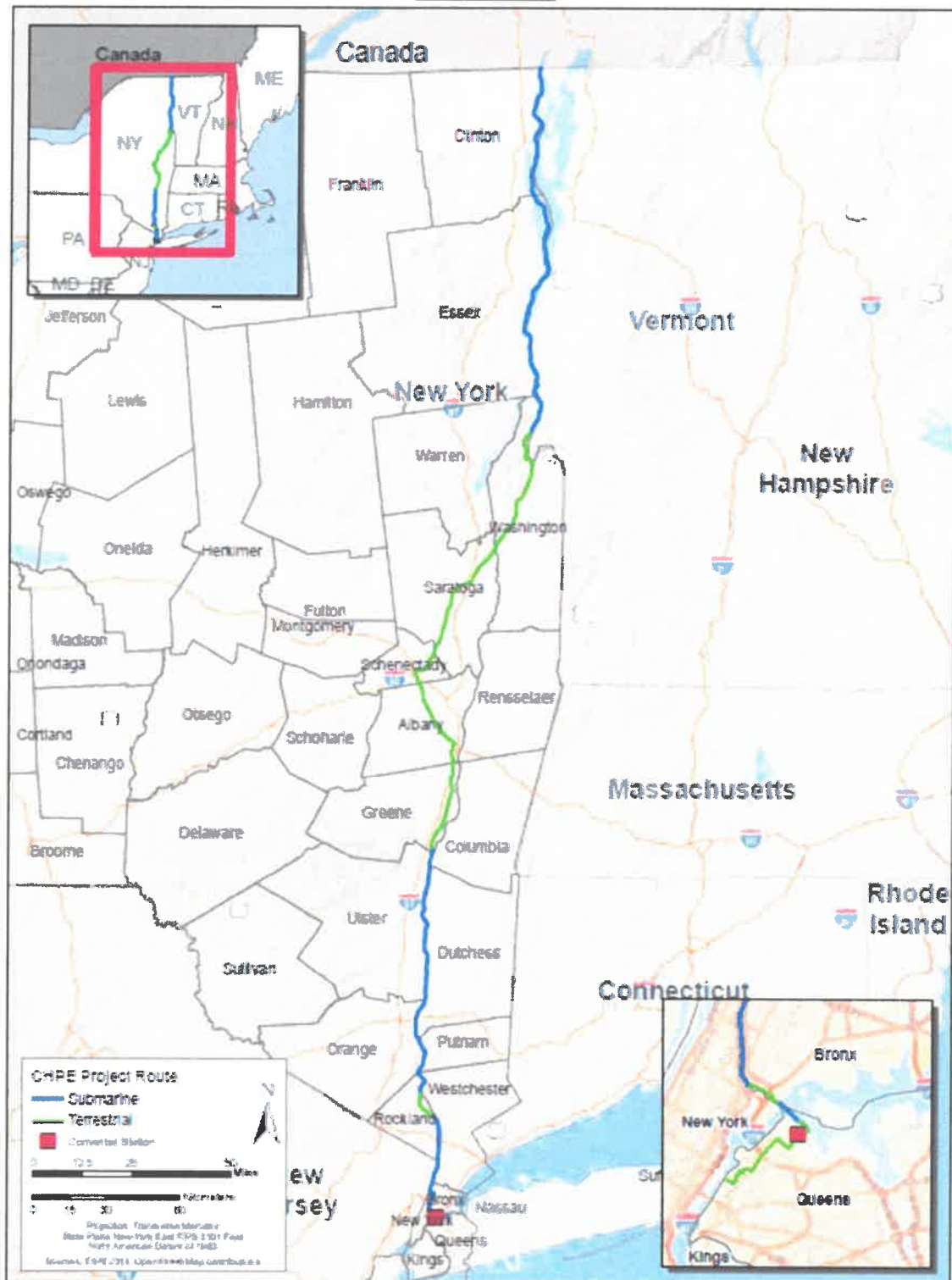
V. Proposal Justification

- Project provides long-term and predictable CCIDA and tax jurisdiction benefits for the region from an "invisible" project with no use of public infrastructure.
- Length of PILOT is consistent with i) the length of CHPE's commercial contracts, ii) the expected debt amortization profile during the project's operation and iii) the 60-plus year operating life of the project.
- Facilitates the project's viability and financing, which helps achieve NY State environmental mandates and goals.
- PILOT would be used to create standardization of tax treatment across all IDAs (i.e., IDAs would be treated the same as one another which creates a fair outcome)
- Helps provide uniformity of treatment across all affected tax jurisdictions in NY State (i.e., creates an efficient, streamlined process which enables TDI to reach agreements benefitting the multitude of tax jurisdictions). The only anticipated variability will be to account for the higher construction impacts in counties where the cable will be installed underground.
- Facilitates securing market-competitive commercial commitments for transmission capacity.

⁴ Figure to be revised as capital cost estimates are further refined. ~\$1.0 million fee based on current estimated capital costs in Clinton County of ~\$135.7 million and Clinton County IDA fees of 0.75%.

Transmission Developers Inc., or its designee (the "Company")
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Exhibit A Project Map



Transmission Developers Inc., or its designee (the “*Company*”)
 Project Supplement to Application for Financial Assistance to
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Exhibit B
PILOT Schedule

(\$ actuals, unless noted otherwise)

	Assumptions		
	Submarine	Underground	Total
Length in Clinton County (miles)	34.6	0.0	34.6
Est. Avg Cost per Mile ⁽¹⁾			\$3,920,000
Est. Cost for Portion of Line in Clinton County			\$135,739,353
Avg. Applicable Combined Tax Rate in Clinton County ⁽²⁾			2.74%
Potential Initial Year Tax			\$3,719,033
Tax Payment Escalation ⁽³⁾			1.45%

(1) Current TDI estimate. Figure to be updated.

(2) Based on recent full value property tax rates for all involved tax jurisdictions. Figure to be updated as tax jurisdiction-level mileage is refined and will be a weighted average

(3) Avg escalation in NY State for FY2016 through FY 2020 (per NY State Comptroller).

PILOT Abatement Schedule

PILOT Agreement Year ⁽⁴⁾	Potential Annual Taxes Otherwise Due ⁽⁵⁾	Abatement	PILOT Payment
Construction Years	\$0		\$0
1	\$3,719,033	75%	\$929,758
2	\$3,772,959	75%	\$943,240
3	\$3,827,667	75%	\$956,917
4	\$3,883,168	75%	\$970,792
5	\$3,939,474	75%	\$984,869
6	\$3,996,597	70%	\$1,198,979
7	\$4,054,547	70%	\$1,216,364
8	\$4,113,338	70%	\$1,234,002
9	\$4,172,982	70%	\$1,251,895
10	\$4,233,490	70%	\$1,270,047
11	\$4,294,876	65%	\$1,503,206
12	\$4,357,151	65%	\$1,525,003
13	\$4,420,330	65%	\$1,547,115
14	\$4,484,425	65%	\$1,569,549
15	\$4,549,449	65%	\$1,592,307
16	\$4,615,416	60%	\$1,846,166
17	\$4,682,339	60%	\$1,872,936
18	\$4,750,233	60%	\$1,900,093
19	\$4,819,112	60%	\$1,927,645
20	\$4,888,989	60%	\$1,955,596
21	\$4,959,879	50%	\$2,479,940
22	\$5,031,797	50%	\$2,515,899
23	\$5,104,759	50%	\$2,552,379
24	\$5,178,778	40%	\$3,107,267
25	\$5,253,870	40%	\$3,152,322
26	\$5,330,051	40%	\$3,198,031
27	\$5,407,337	30%	\$3,785,136
28	\$5,485,743	20%	\$4,388,594
29	\$5,565,286	10%	\$5,008,758
30	\$5,645,983	5%	\$5,363,684

Total PILOT Payments - 30 Year Term **\$63,748,487**

(4) 1st PILOT payment would be due in the 1st year of commercial operation for the Project (i.e., 2025). Construction currently estimated to take ~4 yrs. During this time, no tax would be due.

(5) Does not account for any form of depreciation initially or over time, non-taxable elements of the project, or arguments regarding the taxability of project assets.