

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PROJECT REVIEW FORM**

<b><u>Company:</u></b> Bluestone Wind, LLC or its designee		<b><u>IDA Meeting Date:</u></b> 12/16/2020	
<b><u>Representative:</u></b> Chris Stanton		<b><u>IDA Public Hearing Date:</u></b> TBD	
<b><u>Type of Business:</u></b> Wind Power Project <b><u>Project Start Date:</u></b> 2020 <b><u>Project End Date:</u></b> TBD		<b><u>Company Address:</u></b> 30 St. Clair Ave. W 12th floor Toronto, Ontario M4V3A1	
<b><u>Employment:</u></b> <b><u>Full-Time Equivalent</u></b> Existing <u>0</u> 1st year <u>4</u> 2nd year <u>0</u> 3rd year <u>0</u> Total = 2	<b><u>Total Yearly Payroll</u></b> 1st Year \$ 344,000.00 2nd Year _____ 3rd Year _____ <b>Total:</b> \$ 344,000.00	<b><u>Own / Lease:</u></b>  Lease	<b><u>SF / Acreage:</u></b>  N/A
<b><u>Construction Jobs:</u></b>  73-150		<b><u>Proposed Project Location:</u></b>  Towns of Windsor and Sanford	
<b><u>Company Contact For Bid Documents &amp; Employment Opportunities:</u></b>  Chris Stanton (512) 557-8843 chris.stanton@northlandpower.com		<b><u>Description:</u></b>  *See Attached	
<b>PROJECT BUDGET</b>		<b>ASSESSMENT</b>	
Land Related Costs	\$ 1,500,000.00	Current Assessment	\$ 0.00
Building Related Costs	\$ 104,418,849.00	Asmt. At Completion (Est.)	\$ 0.00
M & E Costs	\$ 106,896,500.00	<b>EXEMPTION (Est.)</b>	
F F & E Costs		Sales Tax @ 8%	\$ 8,807,628.00
Professional Services/Development Cost	\$ 300,000.00	Mortgage Tax	\$ 1,918,038.00
Total Other Costs		Property Tax Exemption	\$14,577,102.68
Working Capital Costs			
Closing Costs			
Agency Fee	\$ 2,131,153.00	<b>TOTAL EXEMPTIONS:</b>	\$ 25,302,768.68
<b>TOTAL:</b>	\$ 215,246,502.00	<b>TOTAL PILOT PAYMENTS:</b>	\$ 5,622,897.32
<b><u>Project Type</u></b> <b><u>(Check all that apply)</u></b>  <input type="checkbox"/> Manufacturing, Warehousing, Distribution <input type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> Housing Development <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers <input checked="" type="checkbox"/> Energy/Power		<b><u>Project Criteria Met</u></b> <b><u>(Check all that apply)</u></b>  <input checked="" type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input checked="" type="checkbox"/> Other public benefits	
<i>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</i>		<i>*New York State Required Criteria</i>	
<b><u>Pilot Type</u></b> <input type="checkbox"/> Standard _____ year <input type="checkbox"/> <input checked="" type="checkbox"/> Deviated <u>20</u> year			
<b><u>Staff Comments:</u></b>  <div style="height: 100px;"></div>			

**Bluestone Wind, LLC**  
**Application for Financial Assistance to Broome County IDA**

**Exhibit A**  
**Project Data**

1. Project Description

The project covered by this Application (the “Project”) will consist of: (a)(1) the acquisition of an interest in the Company’s fee, leasehold, and easement interests in certain parcels of land located in the Towns of Sanford and Windsor, Broome County, New York (collectively, the “Land”), (2) the acquisition, construction, installation and equipping on or under the Land of: (i) a buried and overhead collection and transmission line system to carry electricity to the point of interconnection, (ii) one or more electrical substations and related switching, (iii) operations, maintenance and storage buildings, (iv) one or more meteorological and communication towers and devices, and (v) a system of gravel access roads, security fencing and gates, parking, landscaping and related improvements to the Land (collectively, the “Improvements”), and (3) the acquisition, installation and equipping therein and thereon of certain equipment, including wind turbine generators with a total combined rated capacity of up to 124<sup>1</sup> megawatts (“MW”), transformers, potential battery storage and related facilities, and furniture, fixtures, machinery and equipment (collectively, the “Equipment”), all of the foregoing for use by the Company as a wind-powered electric generating facility (collectively, the “Project Facility”), and (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 mortgage recording taxes, sales and use taxes, and real property taxes for the Project Facility (but not including special assessments and ad valorem levies) (collectively, the “Financial Assistance”).

2. Photo of the Site

Attached is an April 2019 copy of the facility layout of the Project Facility submitted in connection with the application (“Article 10 Application”) of Bluestone Wind, LLC (the “Company”) for a Certificate of Environmental Compatibility and Public Need (“Certificate”) to the New York State Board on Electric Generation Siting and the Environment (the “Siting Board”) pursuant to Article 10 of the New York Public Service Law (“Article 10”) under Case No. 16-F-0559. The Siting Board granted a Certificate of Environmental Compatibility and Public Need with respect to the Project (the “Article 10 Certificate”) on December 16, 2019.

3. Preliminary plans or sketches.

See response to #2 above. The Article 10 Application contains information regarding the Project Facility and is available for inspection on the Project’s website (<https://www.northlandpower.com/What-We-Do/Development-Projects/Wind/Bluestone-Wind.aspx>) as well as on the New York Department of Public Service’s Document and Matter Management System (<http://documents.dps.ny.gov>).

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<sup>1</sup> Project’s Interconnection Request with NYISO limits capacity to 124.2 MW.



