

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
**548 Broadway**  
**Monticello, New York 12701**  
**845-428-7575**  
**APPLICATION FOR FINANCIAL ASSISTANCE**

I. APPLICANT INFORMATION:

Company Name: Rockland Solar CS, LLC

Address: 330 Bay Street, Suite 600, Toronto, Ontario M5H 2S8 Canada

Phone No.: (310) 422-1438

Telefax No.: N/A

Email Address: ravi@nexusrenewables.ca

Fed Id. No.: ██████████

Contact Person: Ravi Thuraisingham, President Rockland Solar CS, LLC

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): NRI U.S. InvestCo, LLC (100% ownership)

Directors/Managers: NRI U.S. InvestCo, LLC (Sole Member)

Officers: Ravi Thuraisingham (President), David Pryor (Secretary and Treasurer)

*Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)*

See organizational chart attached.

Form of Entity:

Corporation (Sub-s)

Date of incorporation: \_\_\_\_\_

State of incorporation: \_\_\_\_\_

Partnership

General \_\_\_\_\_ or Limited \_\_\_\_\_

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_  
Date of formation: \_\_\_\_\_  
Jurisdiction formation: \_\_\_\_\_

Limited Liability Company/Partnership (number of members 1)

Date of organization: April 6, 2023  
State of organization: DE

Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes  No  N/A  (If so, please append Certificate of Authority.)

APPLICANT'S COUNSEL

Name: Daniel Spitzer - Hodgson Russ LLP

Address: 140 Pearl Street, Suite 100, Buffalo, NY, 14202

Phone No.: (716) 848-1420

Telefax No.: (716) 819-4650

Email Address: dspitzer@hodgsonruss.com

II. REQUESTED FINANCIAL ASSISTANCE

	<u>Estimated Value</u>
Real Property Tax Abatement (estimated)	\$ <u>TBD</u>
Mortgage Tax Exemption	\$ <u>66,930</u> (not to exceed)
Sales and Use Tax Exemption	\$ <u>320,000</u> (not to exceed)
Issuance by the Agency of Tax Exempt Bonds	\$ <u>N/A</u>

I. PROJECT INFORMATION

A.) Project Location:

Project Address: 219 Amber Lake Rd, Livingston Manor, NY 12758  
Tax Map Number(s): 16.-1-29  
Located in the Village of: \_\_\_\_\_  
Located in Town of Rockland  
Located in the School District of Rockland Central  
Located in Hamlet of Livingston Manor

(i) Are Utilities on Site?

Water/Sewer No                      Electric Yes  
Gas No                                  Storm Sewer No

(ii) Present legal owner of the site: Justine Carol DeCinque; DeCinque Family Trust  
dated March 16, 2020

If other than Applicant, by what means will the site be acquired for this Project:  
Amended and Restated Solar And Energy Storage Lease Agreement, executed November 20,2025

(iii) Zoning of Project Site: Current: Rural Conservation Proposed: \_\_\_\_\_  
(RC) zoning district.

(iv) Are any variances needed: Variance was granted for this project as the AHJ had a cap of 2MW and  
as such a variance was granted for 4.6MWAC Solar PV project

(v) Principal Use of Project upon completion: \_\_\_\_\_  
Solar power generating energy and powering the grid to provide energy benefits to the local community and State.

B.) Will the Project result in the removal of a plant or facility of the Applicant or a  
proposed Project occupant from one area of the State of New York to another  
area of the State of New York? No; If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C.) Will the Project result in the abandonment of one or more Plants or facilities of  
the Applicant or a proposed Project occupant located in the State of New York?  
No; If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D.) If the answer to either question B or C above is yes, you are required to indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant in its industry? Yes \_\_\_\_\_; No \_\_\_\_\_. If yes, please explain:

N/A

2. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes \_\_\_\_\_; No \_\_\_\_\_. If yes, please explain:

N/A

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? NO; If yes, please contact the Agency for additional information.

F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.

Please refer to Additional Sheet entitled APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART F

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	<u>\$ 320,000 (not to exceed)</u>
Estimated Mortgage Tax Exemption	<u>\$ 66,930 (not to exceed)</u>
Estimated Property Tax Abatement	<u>\$ TBD</u>
Estimated Interest Savings IRB Issue	<u>\$ N/A</u>

Benefits= Economic Development

Jobs created	<u>\$ 0</u>
Jobs retained	<u>\$ 2-4 jobs created - these are contracted positions, not full time</u>
Private funds invested	<u>\$ 11.155 million</u>
Other Benefits	<u>\$ Please refer to Additional Sheet entitled APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART G</u>

Estimate how many construction/permanent jobs will be created or retained as a result of this Project:

Construction:	<u>30 (development and construction phase)</u>
Permanent:	<u>0</u>
Retained (at current facility):	<u>2-4 (contracted work during operation, not full-time)</u>

Project Costs (Estimates)	
Land and Existing Buildings	\$ <u>Lease</u>
Soft Costs (5%)	\$ <u>479,000</u>
Other	\$ <u>10,676,000</u>
Total	\$ <u>11,155,000</u>

In addition to the above estimated capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources and an estimate of both the amount to be invested by the Applicant and the amount to be borrowed to finance the Project.

The project is to be financed 100% by the private sector. This consists of: \$4.46M (40%) from a private tax equity investor, \$3.35M (30%) from the Applicant / owner, and \$3.35M (30%) from a private debt lender.

In addition to the job figures provided above, please indicate the following:

- 1) The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

2-4, based on contracted maintenance and monitoring work during operational phase

- 2) The projected timeframe for the creation of new jobs.

Construction jobs expected to commence in Q4/2025; full-time equivalent jobs expected to commence following project completion which is expected by Q4/2026-Q1/2027

- 3) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

Average hourly wages for Solar array maintenance/technicians is expected to be ~\$30.00/hr

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The

labor market area defined by the agency (Mid-Hudson Economic Development Region)

The number of jobs to be filled locally is estimated to be anywhere from 2-30, depending in the phase of the project. The population of Livingstone Manor-Roscoe area (within the Mid-Hudson EDA) is approximately 1,500 residents per recent Census data.

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H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency Please refer to additional sheet entitled:

APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART H

#### IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

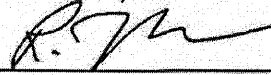
- E) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.
- F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I.) 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 limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

(APPLICANT) Rockland Solar CS, LLC


  
By: Ravi Thuraisingham, President

Date: 11/29/2025

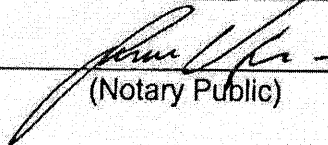
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.:

Ravi Thuraisingham, being first duly sworn, deposes and says:

1. That I am the President of Rockland Solar CS, LLC (collectively, the, "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
By: Ravi Thuraisingham

Subscribed and affirmed to me under penalties of perjury  
this 29 day of NOVEMBER, 2025.

  
(Notary Public)



JAVIER UGAS  
Notary Public  
State of Florida  
Comm# HH232646  
Expires 2/22/2026

**THIS APPLICATION SHALL BE SUBMITTED WITH (I) TWO CHECKS: ONE COVERING A \$250.00 APPLICATION FEE AND THE SECOND COVERING A \$5,000.00 UP-FRONT ESCROW DEPOSIT; AND (II) APPLICANT'S FORMATION DOCUMENTS (IE: IF A CORPORATION: ITS CERTIFICATE OF INCORPORATION AND BYLAWS; IF A LIMITED LIABILITY COMPANY: ITS ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT; IF A LIMITED PARTNERSHIP: ITS CERTIFICATE OF LIMITED PARTNERSHIP AND LIMITED PARTNERSHIP AGREEMENT; OR IF A PARTNERSHIP: ITS PARTNERSHIP AGREEMENT TO:**

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
Executive Director  
548 BROADWAY  
MONTICELLO, NEW YORK 12701**

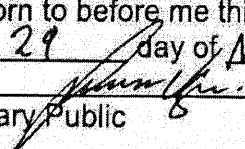
**HOLD HARMLESS AGREEMENT**

Applicant hereby releases the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof ("Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(APPLICANT) Rockland Solar CS, LLC

  
By: Ravi Thuraisingham, President

Date: 11/29/2025

Sworn to before me this  
29 day of November, 2025  
  
Notary Public



JAVIER UGAS  
Notary Public  
State of Florida  
Comm# HH232646  
Expires 2/22/2026

## **APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART F**

F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.

**The Project is an approximate 4.6MWac ground-mount solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. The electricity generated by the array will be sold to NYSEG customers that enroll in the Applicant's Community Solar Program. The Project is a new build and will be comprised of (a) racking to mount the solar modules (such racking generally to be pile driven into the ground); (b) solar modules; (c) inverters and transformers to site on a concrete inverter pad; and (d) other electrical wiring and system components.**

**The property upon which the Project is to be constructed is identified by SBL #16.-1-29 and is under long-term lease with Ms. Justine Carol DeCinque and the DeCinque Family Trust dated March 16, 2020. The lease duration is 25-years, with three additional 5-year extension periods for a total project operating life of up to 40 years. The project is expected to commence construction in Q4 2025 with completion in mid-late 2027. An Interconnection Agreement with NYSEG has been executed.**

**The Project shall be remotely monitored and there are no daily on-site personnel required. Regularly scheduled maintenance will occur at least semi-annually and will consist of (a) cleaning panels (no chemicals); (b) equipment servicing / replacement; and (c) project site maintenance (mowing; no herbicides or chemical agent that destroys or inhibits the growth of plants, grasses, weeds, shrubs, or trees).**

**The Applicant and Town will enter into a Decommissioning Plan/Agreement that sets forth the details regarding the decommissioning steps and financial surety for removal of the solar facility.**

## APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART G

### G.) COSTS AND BENEFITS OF THE PROJECT

#### Other Benefits

- **Reduced energy cost to community solar subscribers**
- **Tax revenue to new combined Rockland Central School District**
- **Local job creation during the construction phase (construction jobs) and operational phase (landscaping, maintenance, etc.)**
- **Contribution towards achieving renewable energy generation goals in NY State**

## **APPLICATION FOR FINANCIAL ASSISTANCE, SECTION III, PART H**

H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency.

**The Project would not be undertaken in its current form without the Agency's Financial Assistance.**

**This solar photovoltaic project is located within the NYSEG utility zone, which historically has had lower electricity rates than other utilities (i.e., Central Hudson, Orange & Rockland, etc.) as generally the NYSEG zone includes more economically challenged areas. Consequently, in order for the Applicant to offer electricity at a discount to customers enrolled in the Applicant's Community Solar Program, the revenue generated by the Project would be lower than comparable projects in other utility areas, resulting in returns below the generally expected market rates on solar projects. This would cause both the financing parties and investors to seek investment elsewhere.**

**For this reason, the financial assistance provided by the Agency in the form of tax relief towards the Project will provide financing parties and investors certainty in PILOT payments that will alleviate some the concerns and risk on a Project with returns that are below the market average.**