

**RESOLUTION APPROVING TERMS OF HOST COMMUNITY AGREEMENT  
IN CONNECTION WITH YELLOW BARN SOLAR PROJECT**

**RESOLUTION 25-**

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The following Resolution was duly presented for consideration by the Town Board:

**WHEREAS**, Yellow Barn Solar, LLC (“Yellow Barn”) has submitted an application to the New York Office of Renewable Energy Siting and Transmission (“ORES”) for a major renewable energy facility siting permit (the “Permit”) pursuant to Article VIII of the Public Service Law to develop, design, construct, operate, maintain and decommission a 160 MW solar energy facility in the Town of Lansing and the Town of Groton (the “Project”); and

**WHEREAS**, ORES approved Yellow Barn’s application and issued the Permit on or about August 21, 2025; and

**WHEREAS**, the Town Supervisor, along with the Supervisor of the Town of Groton and representatives from the Tompkins County Industrial Development Agency, each with the assistance of counsel and while keeping the respective town boards informed, have negotiated terms of a Host Community Agreement (HCA) and Payment In Lieu Of Taxes (the “PILOT”) package with Yellow Barn as required in part by the Permit; and

**WHEREAS**, Yellow Barn has agreed to a total aggregate annual amount of \$960,000 across both Host Community Agreements and the PILOT, with 60% of such amount to be allocated to Host Community Agreements between the Towns of Lansing and Groton, equivalent to \$576,000 annually (the “HCA Amount”), for a total of 20 years, subject to a 2% escalator per year; and

**WHEREAS**, the Towns of Lansing and Groton have proposed that the HCA Amount be allocated among them with 55% allocated to the Town of Groton and 45% being allocated to the Town of Lansing; and

**WHEREAS**, Yellow Barn has agreed to enter into a Host Community Agreement with the Town of Lansing (the “HCA”) that will accelerate payment of its portion of the HCA Amount such that approximately 50% of the net present value of payments to the Town will be paid on or prior to the commercial operation date of the Project, and the remaining 50% will be paid over the subsequent 10 years, subject to a 2% escalator per year; and

**WHEREAS**, Yellow Barn has agreed that the HCA shall allocate a portion of the HCA Amount to payment of additional decommissioning bond premiums in order to increase the amount of the decommissioning bond required under the Permit to an amount requested by the Town, to include an additional 10% contingency amount (for a total of 25%) and exclude any estimated salvage value; and

**WHEREAS**, Yellow Barn has agreed that the HCA shall require it to pay for all costs associated with the Town fulfilling any obligations related to fire and building code inspections as the authority having jurisdiction over the Project; and

**NOW THEREFORE BE IT RESOLVED**, that the foregoing terms and conditions of the HCA, the performance of the Town thereof and thereunder, and the transactions contemplated thereby, be, and hereby are, authorized in all respects;

**AND BE IT FURTHER RESOLVED**, that the Town Supervisor is hereby authorized to execute, deliver, and cause to be performed, the HCA on substantially the same terms as set forth above, in such final form as approved by the Attorney for the Town;

**AND BE IT FURTHER RESOLVED**, that the Town Supervisor's execution of, delivery of and performance under the HCA, and all such further instruments and documents required by, under or in connection with the HCA and these resolutions are hereby in all respects, ratified, approved, adopted and authorized.

This resolution shall take effect immediately upon its adoption.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson \_\_\_\_\_ duly seconded by Councilperson \_\_\_\_\_ and put to a roll call vote with the following results:

Councilperson Judy Drake –

Councilperson Christine Montague –

Supervisor Ruth Groff –

Councilperson Laurie Hemmings –

Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 17, 2025.