

STATE OF NEW YORK - COUNTY OF ORANGE

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In the Matter of

ORIGINALCPV VALLEY, LLC
(Public Hearing)

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Monday - 2:05 p.m.
August 12, 2013
Thrall Library
11-19 Depot Street
Middletown, New York

B E F O R E:

ROBERT ARMISTEAD, Chairman of the I.D.A.

PRESENT:

KEVIN DOWD, ESQ.
Representing the I.D.A.JAMES O'DONNELL,
Consultant to the I.D.A.

STEVE REMILLARD, CPV

COVENANT REPORTING
Certified Shorthand Reporting
26 Fleetwood Drive
Newburgh, New York 12550
(845) 564-7477

1 -Public Hearing-

2 CHAIRMAN ARMISTEAD: Good
3 afternoon, everyone.

4 This is a public hearing for CVP.
5 I'm Robert Armistead, Chairman of the Orange
6 County I.D.A. To my left is Kevin Dowd, Orange
7 County I.D.A. attorney. To his left is James
8 O'Donnell, acting executive director and
9 consultant for this project, and we have
10 representatives from CPV here.

11 Okay. Will you, Kevin, read the
12 notice?

13 MR. DOWD: Notice is hereby given
14 that public hearings pursuant to Article 18-A
15 of the New York General Municipal Law will be
16 held by the Orange County Industrial
17 Development Agency on August 12th, 2013, at the
18 following times and locations: One, ten a.m.
19 local time in the meeting room at the Wawayanda
20 Town Hall, 80 Ridgebury Hill Road, Slate Hill,
21 New York, 10973, and two, two p.m. local time
22 in a conference room at the Middletown Thrall
23 Library, 11-19 Depot Street, Middletown, New
24 York, 10940, in connection with the following
25 matter.

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CPV Valley, LLC, a Delaware limited liability company, for itself or on behalf of an entity formed or to be formed, has submitted an application to the Agency requesting the Agency's assistance with respect to a certain project consisting of (A)(1), the acquisition by the Agency of fee title to, or a leasehold interest in, an approximately 122-acre parcel of vacant land located on Route 6, Tax Map I.D. numbers 4-1-38.33, 4-1-38.32 and 4-1-40.22 in the Town of Wawayanda, Orange County, New York.

Two, the construction on the fee parcel of an approximately 80,000 square foot combustion turbine building, an approximately 40,000 square foot steam turbine building, an approximately 7,000 square foot water treatment building, and an approximately 300 square foot fire water pump building to be used by the company to house a nominally rated 630 megawatt combined cycle electrical generating facility and associated interconnection facilities.

Three, the acquisition in and around the fee parcel improvements of certain

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items of power generation and related equipment to include two combustion turbine generators, one steam turbine generator, two heat recovery steam generators and three generator step-up transformers. Certain plant equipment to include an air cooled condenser, water treatment and process water pumps and tanks, certain power transmission equipment to include an electric switchyard and transmission cable and pole structures, certain water supply and discharge equipment to include system piping and pumps, water treatment equipment and water discharge equipment, certain fuel supply system equipment to include system piping, pumps, compressors and meters, and other tangible personal property.

B, the acquisition by the Agency of a leasehold interest in easements covering, in the aggregate, approximately 1.0 acres of vacant land located along Route 17M, Tax Map I.D. numbers 5-5-18.1 and 64-1-1.1 in the Town of Wawayanda and City of Middletown, New York, and the construction on portions of the easement parcel of an interconnection

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substation consisting of a gas insulated switchgear building and associated improvements and equipment, and C, the Agency's acquisition of leasehold interests in various easements in the Town of Wawayanda and the City of Middletown for water and sewer line improvements related to the Electric Generating Plant, the Utility Line Easements and Improvements, and collectively with the fee parcel, the fee parcel improvements, the equipment, the easement parcel and the GIS building, the facility.

The Agency will acquire a leasehold interest in the facility and lease the facility back to the company. The company will operate the facility during the term of the lease. At the end of the lease term, the Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the company in the form of sales and use tax exemptions, a mortgage recording tax exemption and a real property tax abatement, all consistent with the policies of the Agency unless procedures for deviation are

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2 complied with.

3 A representative of the Agency
4 will be at the above stated times and places to
5 present a copy of the Company's project
6 application and hear and accept written and
7 oral comments from all persons with views in
8 favor of or opposed to or otherwise relevant to
9 the proposed financial assistance.

10 Dated August 1st, 2013, by the
11 Orange County Industrial Development Agency.

12 CHAIRMAN ARMISTEAD: Thank you,
13 Kevin. Okay. If anybody has any comments, if
14 they would stand and give their name for the
15 record. Any comments?

16 (No response.)

17 CHAIRMAN ARMISTEAD: Seeing that
18 there's no comments, we can conclude this
19 meeting.

20 MR. HURST: I do have one comment,
21 if I may?

22 CHAIRMAN ARMISTEAD: State your
23 name. I know you did this morning.

24 MR. HURST: My name is Randolph
25 Hurst. Again, I'm from Slate Hill, New York

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and I've been involved with a number of the residents who approached me to advocate on their behalf in opposition to this project. Many of the people are at work today. Many of them work in New York City and others are away on holiday or on vacation. Or they just weren't informed about this meeting or they didn't get to see the notice, the one notice in the paper.

The people are feeling disenfranchised. They feel it's unfortunate that you couldn't have a hearing during the evening when more people would be able to attend. I'm speaking specifically of some of the people that I've spoken with, Debra lane -- Debra lane, L-A-I-N, Mark Lain, William Lain, and Ramilla (phonetic) Malik and her family, I don't know her husband's name. Asha, A-S-H-A, Canolos, C-A-N-O-L-O-S; and Debra Slattery who is ill today, couldn't be here. And Lucera, L-U-C-E-R-A, I think her name is Brainer, B-R-A-I-N-E-R, that's close. And there are many others that live on Kirbytown Road, Jacobs Road in the Town of Wawayanda that have all

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2 been in touch with me and I'm retired so I was
3 able to be here today and knew about this
4 hearing.

5 These folks all feel that they
6 have not had a voice but they would like to
7 convey through me their objection to the I.D.A.
8 providing financial support for this project.

9 CHAIRMAN ARMISTEAD: Thank you.

10 MR. HURST: Thank you.

11 CHAIRMAN EWASUTYN: Anything else?

12 MR. REMILLARD: No.

13 CHAIRMAN ARMISTEAD: Okay. I'll
14 call this meeting to conclusion. Thank you.
15 Thank you for attending.

16 MR. HURST: Yes. Thank you for
17 being here.

18 (Time noted: 2:12 p.m.)

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C E R T I F I C A T I O N

I, Charlene Koehler, a Certified
Shorthand Reporter and Notary Public do hereby
CERTIFY that I recorded stenographically the
proceedings herein, at the time and place noted
in the heading hereof, and that the foregoing is
an accurate and complete transcript of same, to
the best of my knowledge and belief.


Charlene Koehler

Dated: August 21, 2013