

NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, the Niagara County Industrial Development Agency (the “Agency”), will hold public hearings on the following dates, times, and places:

- (i) June 11, 2026 at 4:00 p.m. at the Town of Pendleton Town Hall, 6570 Campbell Blvd., Lockport, New York, and
- (ii) June 9, 2026 at 5:00 p.m. at the Town of Cambria Town Hall, 4160 Upper Mountain Road, Sanborn, New York,

each in connection with the following matter:

BEAR RIDGE SOLAR, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the “Company”), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the “Project”) consisting of: (A) the acquisition by the Agency of a leasehold interest in all or a portion of certain parcels of real property comprised of approximately 1058 acres of vacant land in the Towns of Cambria and Pendleton, Niagara County, New York and all other lands in the County of Niagara where, by license or easement or other agreement, the Company or its assignees are making improvements that benefit the Project (the “Land” and being more particularly identified in Exhibit A attached hereto); (B) the planning, design, construction and operation of a 100 MW solar electrical generation system, including construction of a 3,200+/- SF O&M building, panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the “Improvements”); and (C) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land and the Improvements, the “Facility”); and (D) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the New York General Municipal Law), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

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 Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits consistent with the policies of the Agency.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: May 26, 2026

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Andrea Klyczek
Executive Director

SCHEDULE A

SBL No.	Property Address
121.00-2-75.1	Comstock Rd., Cambria, NY 14094
121.00-2-47.1	Lockport Rd., Cambria, NY 14094
121.00-2-22.1	5073 Saunders Settlement Rd., Cambria, NY 14094
107.00-2-38.2	Upper Mountain Rd., Cambria, NY 14094
107.00-2-37.22	Upper Mountain Rd., Cambria, NY 14094
121.00-1-6.111	Saunders Settlement Rd., Cambria, NY 14094
121.00-2-40	5854 Campbell Blvd., Cambria, NY 14094
121.00-2-75.2	5832 Comstock Rd., Cambria, NY 14094
121.00-2-58.2	5058 Saunders Settlement Rd., Cambria, NY 14094
121.00-2-57	Saunders Settlement Rd., Cambria, NY 14094
136.00-1-4.2	Lockport Rd., Pendleton, NY 14094