

i.on renewables, LLC  
c/o Daniel Prokopy



June 24, 2022

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Ms. Lisa Mulligan, CEO  
Brookhaven Industrial Development Agency  
One Independence Hill  
Farmingville, NY 11738

Town of Brookhaven IDA

RE: Applicant: BLSF, LLC (*stands for "Brookhaven Landfill Solar Farm"*)  
Application: Brookhaven Town Industrial Development Agency  
Premises: 350 Horseblock Road, Yaphank, NY 11719

Dear Ms. Mulligan,

On June 27, 2022, BLSF, LLC, a limited liability company wholly-owned by i.on renewables, LLC, entered into a thirty (30) year agreement (the "Lease") with the Town of Brookhaven to lease approximately thirty (30) acres of capped land at the Brookhaven Landfill, located at 350 Horseblock Road, Yaphank, NY 11719 (the "Premises") to develop and construct a photovoltaic solar array (the "System" or the "Project").

BLSF, LLC has received two awards totaling six (6) MW-ac capacity from PSEG Long Island under the "Solar Communities Feed-In-Tariff Program", whereby PSEG LI will purchase energy produced by the System. The proposed Project as currently designed will consist of approximately 16,000 solar modules with a capacity of 540 Watts, totaling 8,640,000 MW-dc. A site plan that shows the proposed location of the solar facility has been attached to this application.

Energy produced by the system will feed into the local utility grid and provide zero-carbon energy to residents and businesses in Long Island, helping to make Long Island both energy independent and reduce local carbon emissions. The System is anticipated to produce 12,360,000 kWh in its first year of operation, which is equivalent to the energy consumption of roughly 5,000 homes. The output from the Project will be credited to eligible low- and moderate-income customers, who as a byproduct of the System's operation will receive a discount on their electric bill each month. Over the term of the 30-year Lease, the System is anticipated to produce 344 GWh of power, which should offset roughly 15,000 metric tons of CO2 pollution. In addition, construction of the Project will also help the local economy by providing prevailing wage construction jobs to the community. Specifically, the System is anticipated to require at least

30,000 man-hours to complete, providing significant benefit to local employers and employees alike.

As of now, construction of the Project is anticipated to begin at the end of 2022 or the beginning of 2023 and should take approximately three to four months to complete. Commercial operation with PSEG LI is anticipated to occur in Spring 2023.

Based on the environmental and economic benefits that the Project is anticipated to create, BLSF, LLC is hereby applying for a \$0-PILOT Agreement for property-, mortgage- and sales tax exemption for the term of the Lease, which is (thirty) 30 years.

While we are excited to pursue construction of this project to create both environmental and economic benefits for the residents of Brookhaven and Long Island, the solar market is currently facing significant challenges, driven primarily by increased equipment costs due to rising inflation and constrained supply chains as a result of the Covid 19 Pandemic. Specifically, the price of solar modules and steel has increased tremendously since development work initiated for this Project. As such, the support from the IDA Brookhaven is necessary to help this project come to fruition.

If you should have any further questions, please do not hesitate to contact me. We look forward to working with the town of Brookhaven to construct the Project.

Thank you.

Sincerely,



Daniel Prokopy  
Owner of BLSF, LLC

Attached:

- IDA Application for BLSF, LLC
- List of applicable Tax Map Numbers
- Check for Application Fee
- Site Plan
- SEQRA Negative Declaration