



2022 Performance Measures Report

CCIDA GOAL #1 - SEEK PROJECTS THAT ENHANCE THE COUNTY'S ECONOMIC POSITION.

- 1) Approved Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - Champlain Hudson Power Express
 - TDC NNY, Inc.
 - NY Mooers VI, LLC
 - NY Plattsburgh II, LLC
 - Northway Solar, LLC
 - Solar Power Network, LLC
- 2) Pending Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - Great Chazy Solar, LLC
 - ERS-Rouses Point, LLC
 - TDC NNY, Inc.
- 3) Terminated or Pending Terminations of Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - M&M Properties



GOAL #2: SUPPORT REDEVELOPMENT OF KEY FACILITIES AND SITES.

- 1) ERS-Rouses Point, LLC Project – Final Approving Resolution was adopted in 2021; however, closing documents have not been executed and recorded. The Project site is the former Pfizer facility in Rouses Point, and stood as the primary economic generator for that part of Clinton County for several years. Its remediation, rehabilitation and development is key to the revitalization of northern Clinton County.
- 2) The North Star facility, another former Pfizer site, continues to operate. In 2022, they continued to seek additional new tenants, which helps increase our job opportunities and ensure maintenance of the complex to ensure it does not become a white elephant and fall into disrepair.
- 3) Clinton County Business Innovation Gateway- the County continues to pursue the development of infrastructure at the former airport location. TDC NNY, Inc., has already indicated their interest to purchase and develop property on this site and the County is seeking other companies to purchase and develop the land. The 466 acres is zoned for industrial/commercial, mixed-use and housing. The CCIDA will seek to support development at this location and utilize their financial toolbox to incentivize potential developers both from within the County and throughout the World.



GOAL #3: SUPPORT GROWTH OF LINKED ECONOMIC SECTORS, INDUSTRY CLUSTERS, AND NEW TYPES OF JOB OPPORTUNITIES TO THE REGION.

- 1) The Delaware River Solar Mooers VI and Plattsburgh II Projects closed in 2022, as well as Northway Solar, LLC and Solar Power Network, LLC. Solar development is of significant importance to New York State energy consumption goals, as well as comports with Clinton County's green energy goals. Additionally, AES is seeking to repower the Noble windfarms which will also help address energy goals and create temporary construction jobs. Further, these types of projects offer the benefit of creating value in the form of leases or purchases to property owners, as well as new revenue in the form of PILOTs to their taxing jurisdictions.
- 2) Champlain-Hudson Power Express, LLC - CHPE will bring 1,250 MW of clean, renewable hydropower from Quebec, Canada to Astoria, Queens. The Project is a historic opportunity for New York and our neighbors to the north to further strengthen our cross-border relationship. CHPE involves a \$3.5 billion private investment that will create 1,400 direct family-sustaining jobs and another 3,200 secondary jobs. It will generate \$1.4 billion in new tax revenue for 73 municipalities and 59 school districts in its first 25 years. As a result of the agreement between CHPE and the County of Clinton Industrial Development Agency, our towns and school districts will receive \$78 million.
- 3) BETA Technologies - BETA is an ever-expanding electric cargo airline company which has established their testing facility, paint facility, and showroom at the Plattsburgh International Airport Industrial Park. As their company grows, their ancillary companies are looking to be closer to the end product. The CCIDA will be critical in addressing these relocations and expansions to ensure their operations continue to flourish within Clinton County.
- 4) NamTrans - Clinton County is home to an ever-expanding transportation manufacturing cluster. As more contracts are awarded to address metropolitan needs, both expansion of the manufacturing companies and their ancillary support companies will be critical. CCIDA will continue to work the North Country Chamber of Commerce to support the ever-growing needs of this sector.

GOAL #4: SUPPORT GROWTH AND RETENTION OF PROJECTS THAT SERVE UNMET NEEDS OR MARKETS IN THE COUNTY.

1. Housing is a critical need throughout Clinton County. The CCIDA continues to seek and work with developers that can address the needs of housing throughout different sectors.
2. Hudson Headwaters - Hudson Headwaters has addressed a critical need for primary care availability to enhance population health throughout the North Country. This need continues to grow exponentially and the CCIDA will continue to work with them to expand services to address the growing health needs of our region.
3. TDC NNY, Inc. - TDC continues to operate at full leasing capacity and continues to be approached by existing or new companies regarding expansion/construction. CCIDA will continue to foster this relationship to help address this need.



GOAL #5: COLLABORATE WITH PARTNERS TO STRENGTHEN THE COUNTY’S ECONOMIC BASE.

1) Partners include:

- Clinton County
- North Country Chamber of Commerce
- TDC NNY, Inc.
- Clinton Community College
- North Country Community College
- SUNY Plattsburgh
- North Country Workforce Development Board
- Adirondack Foundation
- Small Business Development Center
- Adirondack Economic Development Corporation
- CITEC
- North Country Alliance
- Adirondack North Country Association and their Center for Businesses in Transition
- North Country Regional Economic Development Council
- New York State Economic Development Council
- All taxing jurisdictions within Clinton County
- Local elected officials
- State elected officials
- Federal elected officials

GOAL #6: STRENGTHEN THE CCIDA’S ADMINISTRATION, MONITORING, AND OPERATIONS.

All required administrative, operational, and monitoring functions of the CCIDA were performed as efficiently and timely as possible.

- Contract with Clinton County has been renewed.
- Contract signed with Sikich, LLP for a CRM database.
- Contract executed with MRB for utilization of CBA tool and consulting for strategic planning.