



## **2023 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:
  - ERS – Rouses Point, LLC
  - Great Chazy Solar, LLC
- 2) Pending Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
  - Bull Run Energy, LLC
  - Catalyze – Pombrio Solar Farms Microgrid 1 & 2 LLC
- 3) Approved Issuance of Bond Financing
  - Beekman Towers Preservation, LLC



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

- 1) ERS-Rouses Point, LLC Project – Final closing documents have 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) Beekman Towers- Approved Issuance of Bond Financing and negotiated PILOT terms. Its remediation, rehabilitation and development is necessary to enhance a key housing development in Clinton County.
- 3) Vilas Home- Approved a modification of insurance terms to make it more affordable for the developer to complete the renovations and additions to this historical facility. This facility meets a key need in housing elderly wishing to age in place while providing them all the comforts of home and access to basic medical care.
- 4) AES/Noble Windfarms- The CCIDA is continuing to work with AES to repower the Noble Windfarms located in the towns of Ellenburg, Clinton, and Altona. The repowering will allow the towers to be more efficient and will bring much needed revenue to the school districts and municipalities given the new NYSERDA form for appraisal of the current windfarm.
- 5) 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. Ground breaking began in July of 2023 and project is set for completion in September 2024. 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) Great Chazy Solar closed in 2023, and applications have been received for the Bull Run Energy Project and Pombrio Solar Mars Microgrid 1& 2 LLC, which is of significant importance to New York State energy consumption goals, as well as comporting 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) 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. Clinton County received a New York State Empire State Development Grant in the amount of \$20 million to further their expansion. The CCIDA will be critical in addressing these relocations and expansions to ensure their operations continue to flourish within Clinton County, as well as offering incentives to their ancillary support companies.
- 3) 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.
- 4) Housing- The housing shortage has created an extreme strain on businesses and our region's overall economy. The CCIDA continues to work with Prime Plattsburgh to support their proposed housing project in the City of Plattsburgh. CCIDA also approved a Bond and PILOT application to support renovations of Beekman Towers, and low income housing facility in dire need of repair as well as a modification of insurance requirements to make the renovations and expansion of the Vilas Home more affordable for the developer to assist in completion. Lastly, the CCIDA has partnered with the Lake Champlain Lake George Regional Planning Board to conduct a feasibility study to determine ideal locations that could be converted into housing.

**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. Schuler Systems- Schluter is a major employer and currently has two facilities in the Town of Plattsburgh that are the beneficiaries of CCIDA benefits. Schluter is looking to build another facility and the CCIDA continues to have conversations with them to see how to support their rapidly expanding business.
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
- Champlain Valley Educational Services
- North Country Workforce Development Board
- Adirondack Foundation
- 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.
- CRM Database has been launched and continues to be updated and utilized.
- Contract renewed with MRB for utilization of CBA tool and consulting for strategic planning.