

**Minutes of the
County of Clinton
Industrial Development Agency
August 16, 2021**

The meeting was called to order by Trent Trahan, Chairperson, at 12:03 p.m., at the offices of the County of Clinton Industrial Development Agency (CCIDA), 137 Margaret Street, Suite 208, Plattsburgh, New York 12901.

MEMBERS PRESENT: Trent Trahan, Chairperson
 David Hoover, Vice Chairperson
 Michael Zurlo, Secretary
 Keith Defayette, Treasurer and Chief Financial Officer
 Kim Murray, Assistant Secretary
 John VanNatten, Member

ABSENT: Mark Leta, Member

STAFF PRESENT: Christopher Canada, Esq., Agency Counsel
 Toni Moffat, Executive Assistant
 Dorothy Brunell, Administrative Assistant

T. Trahan stated there was a quorum present.

T. Trahan waived the reading of the notice of the meeting published in the *Press Republican* on December 18, 2020.

Presentations:

There were no presentations.

Approval of the Minutes of the July 12, 2021 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the July 12, 2021 meeting. There were none.

On a motion by D. Hoover, and seconded by M. Zurlo, it was unanimously carried to approve the minutes of the July 12, 2021 meeting.

Public Comment

There was no public comment.

Treasurer's Report

K. Defayette reviewed the Treasurer's Report for July 2021. On a motion by J. VanNatten, and seconded by K. Murray, it was unanimously RESOLVED to approve the Treasurer's Report for July 2021 as presented by K. Defayette.

Old Business

Northstar, LLC Project Update

In response to an inquiry received from Northstar, LLC, M. Zurlo advised that he had contacted Jeff Janiszewski of New York State Economic Development seeking confirmation that Northstar, LLC had satisfied the State's job creation requirements in the purchase agreement for their facility in Chazy, New York. J. Janiszewski advised that all New York State Economic Development requirements have been met. M. Zurlo met with the owners of Northstar, LLC, Stephen Podd and Victor Podd, and advised them of this determination.

Trustworthy, LLC

C. Canada advised that the First Amendment to the Trustworthy, LLC PILOT Agreement has been prepared which includes language detailing that the PILOT Agreement only applies to the Project expansion and improvements, and not on the base assessed value of the property. Resolution #08-21-01 authorizes the execution of the First Amendment to the PILOT Agreement. C. Canada advised Hodgson Russ has worked with the County Treasurer's Office regarding tax amounts that are due and these amounts have been communicated to Trustworthy's company counsel. M. Zurlo asked C. Canada if the County has to communicate anything to the Town of Plattsburgh regarding this agreement. C. Canada advised that it was his understanding that the Treasurer's Office would communicate with the Town of Plattsburgh regarding the assessments, and advised that he would confirm that this is the case.

**RESOLUTION AUTHORIZING AMENDMENT TO
PILOT AGREEMENT TRUSTWORTHY, LLC PROJECT**

The following resolution was offered by K. Murray, seconded by K. Defayette, to wit:

Resolution No. 08-21-01

RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN FIRST AMENDMENT TO PAYMENT IN LIEU OF TAX AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE TRUSTWORTHY LLC PROJECT.

WHEREAS, County of Clinton Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 225 of the 1971 Laws of New York, as amended, constituting Section 895-f of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of distribution facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on November 18, 2019 (the “Closing”), the Agency granted certain “financial assistance” within the meaning of the Act (the “Financial Assistance”) in connection with a project (the “Project”) undertaken by the Agency for the benefit of Trustworthy LLC (the “Company”) consisting of the following: (A) (1) the acquisition of an interest in an approximately 3.8 acre parcel of land located at 8 Everleth Drive in the Town of Plattsburgh, Clinton County, New York (tax map number 206.4-4-8) (the “Land”), together with an approximately 48,500 square foot building located thereon (the “Existing Facility”), (2) the renovation of the Existing Facility and the construction of an approximately 2,320 square foot addition to the Existing Facility (the “Addition”) (the Addition and the Existing Facility hereinafter collectively referred to as the “Facility”) and (3) the acquisition and installation therein and thereon of related furniture, fixtures and equipment (collectively, the “Equipment”) (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to constitute a hotel and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from sales and use taxes, real property transfer taxes, mortgage recording taxes and real estate taxes (collectively, the “Financial Assistance”); and (C) the lease of the Project Facility to the Company pursuant to the terms of a lease agreement dated as of November 1, 2019 (the “Lease Agreement”) by and between the Company and the Agency, pursuant to which the Company agreed (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (D) the Agency leased the Project Facility to the Company for a lease term ending on the earlier to occur of (1) December 31, 2030 or (2) the date on which the Lease Agreement is terminated pursuant to the optional termination provisions thereof. The Lease Agreement grants to the Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, pursuant to the Closing, (A) the Agency acquired an interest in the Land, pursuant to a license to Agency dated as of November 1, 2019 (the “License to Agency”) from the Company, to the Agency and a certain lease dated as of November 1, 2019 (the “Underlying Lease”) between the Agency and the Company, (B) the Company and the Agency executed and delivered (1) a certain payment in lieu of tax agreement dated as of November 1, 2019 (the “Original Payment in Lieu of Tax Agreement”) by and between the Agency and the Company, pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility, and (C) the Agency filed with the assessor and mailed to the chief executive officer of each “affected tax jurisdiction” (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (the “Real Property Tax Exemption Form”) relating to the Project Facility and the Original Payment in Lieu of Tax Agreement; and

WHEREAS, the Agency was made aware of the need for certain modifications to be made to the Original Payment in Lieu of Tax Agreement (collectively, the “Modifications”) in order to properly reflect the originally intended abatement from real property taxes to be provided therein; and

WHEREAS, the Agency and the Company desire to amend the Original Payment in Lieu of Tax Agreement pursuant to an amendment to payment in lieu of tax agreement (the “First Amendment to Payment in Lieu of Tax Agreement”) by and between the Agency and the Company to provide for the implementation of the Modifications; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency

must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the approval of the Modifications; and

WHEREAS, pursuant to SEQRA, the Agency has examined the Modifications in order to make a determination as to whether the Modifications are subject to SEQRA, and it appears that the Modifications constitute a Type II action under SEQRA;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Modifications, the Agency hereby determines that the Modifications constitute a "Type II action" pursuant to 6 NYCRR 617.5(26), and therefor that, pursuant to 6 NYCRR 617.6(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Modifications.

Section 2. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constituted a "project," as such term is defined in the Act, and the consideration and approval by the Agency of the Modifications constitutes a "project" under the Act;

(C) The Project site is located entirely within the boundaries of the County of Clinton, New York;

(D) The approval of the Modifications by the Agency will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Clinton County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;

(E) As the Modifications will not result in the Agency providing benefits in excess of \$100,000, there is no requirement for the Agency to hold a public hearing pursuant to Section 859-a of the Act with respect to the Modifications; and

(F) It is desirable and in the public interest for the Agency to enter into the First Amendment to Payment in Lieu of Tax Agreement and any documents or forms in connection therewith (collectively, the "Amended Documents").

Section 3. The Agency hereby approves the Modifications.

Section 4. Subject to (A) execution and delivery of the Amended Documents by the Company and the Agency, (B) compliance with the terms and conditions in the Basic Documents (as defined in the Lease Agreement) and (C) payment by the Company of all fees and expenses of the Agency in connection with the delivery of the Amended Documents, including the fees of the Agency and Agency Counsel, if any, the Agency hereby (a) consents to the Amended Documents and (b) determines to enter into the Amended Documents.

Section 5. The form and substance of the Amended Documents (in substantially the forms presented to this meeting) are hereby approved.

Section 6. Subject to the satisfaction of the conditions described in Section 4 hereof, the Chairperson (or Vice Chairperson) of the Agency is hereby authorized to execute and deliver the Amended Documents to the Company, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairperson (or Vice Chairperson) shall approve, the execution thereof by the Chairperson (or Vice Chairperson) to constitute conclusive evidence of such approval.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Amended Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Amended Documents binding upon the Agency.

Section 8. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Trent Trahan	VOTING	YES
David Hoover	VOTING	YES
Michael E. Zurlo	VOTING	YES
Kim Murray	VOTING	YES
Keith Defayette	VOTING	YES
Mark Leta	VOTING	EXCUSED
John VanNatten	VOTING	YES

The foregoing resolution was thereupon declared duly adopted.

ABO/OSC Update

M. Zurlo stated that the Authorities Business Office (ABO) and the Office of the State Controller (OSC) have reviewed our PARIS statements and have raised a number of questions. Hodgson Russ has been working with the TDC and our auditing firm to prepare responses to their questions. C. Canada advised that he has prepared responses to the majority of the questions, however, there are still several that he is continuing to work on. C. Canada is hoping to finalize responses by the end of next week. M. Zurlo advised that Board members would be provided with a copy of our initial response letter.

CHPE Update

M. Zurlo recapped for the Board that Champlain Hudson Power Express (CHPE) is a hydropower project running from the northern border all the way to New York City, involving many counties and numerous Industrial Development Agencies (IDA's) benefiting the Project. Former IDA Executive Director, R. McFarlin, was involved in initial negotiations with CHPE. CHPE prepared a PILOT agreement, which the Board reviewed. Based on that review, an additional benefit was requested, which CHPE subsequently declined. M. Zurlo then requested that CCIDA be given a "most favored county" clause

meaning that if another county with exactly the same fact pattern, i.e., all in-lake, received more of a benefit, that Clinton County would receive that same benefit. J. Bagnato replied that he had discussed this request internally and they would not be able to offer this clause to us. M. Zurlo advised that we do not want to be the first in line and we are still negotiating. CHPE needs everyone on-board in order for this project to move forward. T. Trahan asked if we are getting any feedback from the Plattsburgh City School District. M. Zurlo advised that we had not. M. Zurlo stated that we had specifically inquired why they were not included and were advised that they did not meet the fact pattern criteria for this Project. To date, no Public Hearing has been held on this Project.

New Business

New York State Department of Economic Development Allocation Adjustment Report

M. Zurlo advised that we had received a letter from the New York State Department of Economic Development regarding our bond volume cap. The Beekman Towers (Green National) Project was seeking bonds for their rehabilitation project. M. Zurlo confirmed that this project is potentially going to be sold and, therefore, in his opinion, there is no urgency to hold that bond volume cap allocation. The letter states that if we do not have a viable project for which the allocation will be used, the State will recapture any allocations previously made and redistribute to other projects. M. Zurlo advised that he would contact Troy Green, Green National CEO, to confirm.

There being no further business to discuss, on a motion by D. Hoover, and seconded by J. VanNatten, the meeting was adjourned at 12:20 p.m.



Trent Trahan, Chairperson