

**Minutes of the
County of Clinton
Industrial Development Agency
August 14, 2023**

The meeting was called to order by Trent Trahan, Chairperson, at 12:19 p.m. at the County of Clinton Industrial Development Agency (CCIDA) office located at 137 Margaret Street, Suite 208, Plattsburgh, New York.

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

MEMBERS ABSENT: Mark Leta, Assistant Secretary

STAFF PRESENT: Molly Ryan, Executive Director
Christopher Canada, Esq., Agency Counsel
Shannon Wagner, Esq., Agency Counsel
Toni Moffat, Executive Assistant

OTHERS PRESENT: Ryan Hicks McCann, Project Developer, Invenergy, LLC
Marie Agan, Representative, Bull Run Wind Energy, LLC

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 22, 2022.

Reading and Consideration of the Draft Minutes of the Meeting of the County of Clinton Industrial Development Agency (CCIDA) of July 10, 2023.

T. Trahan asked if there were any questions regarding the draft minutes of the July 10, 2023 meeting of the CCIDA. There were none.

On a motion by D. Hoover, and seconded by J. Trombley, it was unanimously carried to approve the minutes of the July 10, 2023 CCIDA meeting as presented.

Presentation: Ryan Hicks McCann, Project Developer, Bull Run Energy, LLC (affiliate of Invenergy, LLC)

Ryan Hicks McCann is the Project Developer for the Bull Run Wind Energy, LLC Project. He advised that Invenergy is the world's leading privately held clean energy company. Invenergy has 20 years of experience as a utility scale developer. Invenergy invests \$400 million dollars annually in the communities in which their projects are located. They offset 53 million tons of carbon each year through their clean energy projects. Invenergy develops their projects on privately held land.

R. Hicks McCann outlined New York State's Climate Leadership and Community Protection Act (CLCPA). The CLCPA, established in July 2019, mandates that a minimum of 70% of the statewide electric generation be produced by renewable energy systems by 2030, and that the statewide electrical demand system results in zero emissions by 2040. R. Hicks McCann indicated that achieving these goals will require sweeping reform. In

October 2020, New York State's Public Service Commission modified its Clean Energy Standard to develop the required renewable energy program to align with the CLCPA mandates.

The Bull Run Wind Project is Invenergy's largest wind project to-date, and will produce 449 MW of wind energy, which is enough energy to power more than 124,000 American homes. This represents 22% of the total 2,050 MW of wind energy produced throughout New York State. Bull Run will consist of 104 turbine sites, each producing more than 4 MW's of energy. The turbines will be approximately 660 feet high. The turbines will be located in the four host communities of Clinton, Ellenburg, Altona and Mooers. There are currently more than 30,000 acres of land under contract. It is anticipated that the State 94C permit will be approved by the first quarter of 2025. R. Hicks McCann advised that this is a very rigorous permitting process. Major construction is anticipated to be underway by the second quarter of 2026. The Project is targeted to be operational by the fourth quarter of 2027.

R. Hicks McCann advised that the Project will create up to 200 jobs during the two-year construction period. Once completed, the Project will support up to 16 full-time operations and maintenance staff. The Project will also result in more than \$2.2 million in annual host community payments, and more than \$2.4 million in annual payments to land owners for land contracts.

M. Zurlo asked how far along the negotiations for the host community agreements were. R. Hicks McCann advised that the Host Community Agreements have been fully executed for all four communities. M. Zurlo asked how this impacts the Company's ability to negotiate a PILOT agreement. R. Hicks McCann advised that this limits the Company's ability to negotiate a PILOT agreement.

M. Zurlo asked if there had been any conversations regarding road maintenance agreements. R. Hicks McCann advised that these conversations were ongoing. M. Ryan asked where the labor for the 200 construction jobs would be sourced. R. Hicks McCann advised these workers would primarily come from within New York State, and they would tap into the local trade unions as much as possible.

R. Hicks McCann advised that Invenergy's planned solar project will be a totally separate project from the wind project being discussed today.

J. Trombley asked what the height of the current turbines was. Marie Agan, who is the local representative for the Bull Run Wind Project, advised that the current wind turbines are 440 feet in height. R. Hicks McCann advised that the new wind turbine Project will not impact the operation of the windfarms that are currently in place.

M. Zurlo asked how many school districts are included in the Project area. R. Hicks McCann advised that there are two: Northern Adirondack School District and Northeastern Clinton Central School District.

Public Comment

There was no public comment.

Reports

Treasurer's Report:

K. Defayette reviewed the July 2023 Treasurer's Report. There were no questions or concerns.

On a motion by J. VanNatten, and seconded by D. Hoover, it was unanimously RESOLVED to approve the July 2023 Treasurer's Report as presented by K. Defayette.

Old Business

There was no old business.

New Business

There was no new business.

Management Team Report

Executive Director's Report

M. Ryan provided a brief overview of her Executive Director's Report.

Beekman Towers Preservation, LLC

Conversations are continuing with the taxing entities. The Project has not decided whether they will pursue a PILOT agreement or bond financing only. It is hoped that an agreement can be reached that will be satisfactory to both the Project and the taxing entities.

Solar Power Network, LLC

Solar Power Network has indicated that they will be pursuing three of their solar projects at this time. However, we have not yet received the application fee for any of these projects.

SterRx

M. Ryan advised that the PILOT agreement currently in place for the Connecticut Avenue Holding property specifies creation of 35 jobs. The building was built-to-suit for SterRx in 2021. M. Ryan will contact the owners of the property and determine their plans for the property once SterRx ends operations at the site. Based on that information, the CCIDA will consider what, if any, action will be required with regard to the PILOT benefits.

There being no further business to discuss, on a motion by M. Zurlo, and seconded by J. VanNatten, the meeting adjourned at 1:05 p.m.



Trent Trahan, Chairperson