

MINUTES OF THE  
COUNTY OF CLINTON  
INDUSTRIAL DEVELOPMENT AGENCY  
MONDAY, FEBRUARY 11, 2019

The meeting was called to order by T. Trahan, Chairperson, at 12:01 p.m., at the office of the County of Clinton Industrial Development Agency, 137 Margaret Street, Suite 208, Plattsburgh, New York 12901.

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

EXCUSED: Kim Murray, Assistant Secretary

STAFF PRESENT: Renee McFarlin, Executive Director  
George Cregg, Esq., Agency Counsel  
Christopher Canada, Esq., Agency Counsel  
Toni Moffat, Executive Assistant

T. Trahan stated that there was a *quorum* present.

T. Trahan waived the reading of the notice of the meeting published in the *Press Republican* on December 22, 2018.

**Approval of the Minutes of the January 14, 2019 Meeting**

T. Trahan asked if there were any questions regarding the draft minutes of the January 14, 2019 meeting of the County of Clinton Industrial Development Agency (CCIDA). There were none.

On a motion by M. Zurlo, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the January 14, 2019 meeting of the CCIDA.

**Public Comment**

There was no public comment.

**Treasurer's Report**

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

On a motion by J. VanNatten, seconded by M. Leta, it was unanimously RESOLVED to approve the Treasurer's Report as presented by K. Defayette.

## **Old Business**

### **Schluter Systems**

R. McFarlin reported closing documents for the Thinset Manufacturing Project and Warehouse Expansion Project have been executed. She stated the checks and signature pages were released from escrow and the check will arrive via FedEx on Tuesday, February 12, 2019.

### **Delaware River Solar – Mooers IV**

R. McFarlin reported the previously-approved Delaware River Solar – Mooers IV PILOT will close prior to March 1, 2019. She stated she has been in continued conversations with Superintendent Robb Garrand from Northeastern Clinton Central School and Town Supervisor Jeff Menard about the proposed PILOT deviation.

R. McFarlin also stated she will attend the Town of Mooers regular meeting scheduled for Tuesday, February 12<sup>th</sup> to discuss the Mooers IV PILOT deviation with the Town Board. Additionally she noted the Public Hearing for the proposed PILOT deviation will be held on Tuesday, March 12<sup>th</sup> at 7:00 p.m. at the Mooers Town Hall. She anticipates the public will attend to share any concerns and objections they may have on the project.

### **Prime Companies (Durkee Street Development) Update**

R. McFarlin stated she has maintained communications with Prime Companies, the City of Plattsburgh officials and the Community Development Office. It is anticipated that a Letter of Intent will be presented at the City of Plattsburgh Council meeting on Thursday, February 21, 2019. A Development Agreement is anticipated to be signed by April 1, 2019.

R. McFarlin informed the Board that she recommended Prime Companies submit an application to the County of Clinton Industrial Development Agency (CCIDA) for Board review at the March 25<sup>th</sup> meeting.

### **ERS Investments Update**

R. McFarlin stated she has continued communication with ERS Investments and the taxing jurisdictions involved. It is ERS Investments intent to submit a CCIDA application in the next couple of months.

## **New Business**

### **South Junction Railyard**

R. McFarlin stated she met with representatives from the North-Country Chamber of Commerce, Clinton Community College, Canadian Pacific, the owners of South Junction Railyard, Trevor Cole and Steve Fiske (a rail consultant.) The owners of the South Junction Railyard would like to increase their transfer capacity with a proposed \$2 million Project. This Project would be funded primarily through New York State Department of Transportation (NYDOT) Grants. However, South Junction Railyard doesn't qualify as an applicant so they would like the CCIDA to apply for the Grant on their behalf. In order to apply for the Grant, the CCIDA needs to form a Grant Facilitation Corporation.

On a motion by J. VanNatten, and seconded by D. Hoover, the Board unanimously approved Hodgson Russ LLP to establish a Grant Facilitation Corporation as a receiving and administering entity for grants relating to economic development purposes in Clinton County.

## **Vilas Home**

R. McFarlin distributed to the Board members a draft application from Eli Schwartzberg for CCIDA benefits. Mr. Schwartzberg would like a mortgage recording tax exemption and the opportunity to engage in a PILOT. The Board will review the draft application and will discuss further when a complete application has been submitted.

The Board agreed that R. McFarlin should begin preliminary discussions with involved taxing jurisdictions about a possible PILOT for this project.

## **Governor Cuomo's State of the State: Legislative Update**

R. McFarlin reported Governor Andrew Cuomo, in his State of the State, addressed prevailing wage requirements attached to any project with a public benefit, including those engaged by IDAs. R. McFarlin stated conversations about this issue are ongoing, and she will be meeting with Assemblyman Billy Jones and his chief of staff next week to educate them on what the CCIDA does for economic development in Clinton County.

## **Marketing and Outreach Strategy**

R. McFarlin stated she spoke at a Village of Rouses Point meeting and will be attending the Mooers Town meeting on Tuesday, February 12<sup>th</sup>. Additionally, she is hoping to set up meetings with the City of Plattsburgh Councilors and would like to facilitate a large community forum inviting local bank representatives, community members and attorneys in her continued marketing and outreach efforts.

## **Boire Benner Logo Redesign**

R. McFarlin met with Aaron Benner who provided a proposal of \$2,800 for the logo redesign of the CCIDA and the Clinton County Capital Resource Corporation (CCCRC).

On a motion by T. Trahan, and seconded by J. VanNatten, it was unanimously approved to accept the Boire Benner proposal for the CCIDA and CCCRC logo redesign and engage their services.

## **Management Team Reports**

### **Project Monitoring**

There was no report.

### **Project Status Update**

#### **Invenergy/Bull Run Solar Farm**

R. McFarlin reported Invenergy/Bull Run Solar Farm was hoping to receive the New York State Energy Research and Development Authority (NYSERDA) contracts for 2019; however, that was not the case. They are hoping to acquire the NYSERDA contracts for 2020 and will begin the permitting process then. R. McFarlin has recommended to J. Labarre that he update the taxing jurisdictions accordingly.

### **Executive Director's Report:**

R. McFarlin reported she performed a site visit at the FedEx location and everything looked good.

R. McFarlin stated the CCIDA has received some of the 2018 audit responses back and is continuing to work with the accountant on this matter.

**Other Business:**

There being no further business to discuss, D. Hoover motioned to adjourn the meeting, seconded by J. VanNatten at 1:14 p.m.

A handwritten signature in black ink, appearing to read 'Trent Trahan', written in a cursive style.

Trent Trahan, Chairperson