

MINUTES OF THE  
COUNTY OF CLINTON  
INDUSTRIAL DEVELOPMENT AGENCY  
MONDAY, JANUARY 14, 2019

The meeting was called to order by T. Trahan, Chairperson, at 12:00 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  
Kim Murray, Assistant Secretary  
Mark Leta, Member  
John VanNatten, Member

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

ALSO PRESENT: Dave Kreutz, ERS Investments  
Chris Wilson, ERS Investments

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 December 10, 2018 Meeting**

T. Trahan asked if there were any questions regarding the draft minutes of the December 10, 2018 meeting of the County of Clinton Industrial Development Agency (CCIDA). There were none.

On a motion by K. Murray, and seconded by D. Hoover, it was unanimously carried to approve the minutes of the December 10, 2018 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. Zurlo, it was unanimously RESOLVED to approve the Treasurer's Report as presented by K. Defayette.

**Presentation**

R. McFarlin introduced Dave Kreutz and Chris Wilson from ERS Investments, who provided the Board with the preliminary plans for their development of the Pfizer site in Rouses Point, New York. They anticipate

submitting an application to the Agency in the near future.

At this point, all of the guests left the meeting.

R. McFarlin stated contradictory to the statements in the Press Republican articles last week, the CCIDA did not agree to partner with the Village of Rouses Point on obtaining buildings from ERS Investments for the benefit of the Village. R. McFarlin stated she has been in communication with Steve Peters, Village Administrator, and agreed to attend a Village Board meeting to educate the trustees on what the CCIDA can do to work with the Village on economic development projects. She reported she will present to the Village Board on January 22, 2019 at 7:00 p.m. during a regular Board meeting.

**Old Business**

**Schluter Systems**

R. McFarlin reported closing documents for the Thinset Manufacturing Project and Warehouse Expansion Project are awaiting signatures today. She stated the Project benefits are estimated to total \$233,994.45.

**Delaware River Solar – Mooers IV**

R. McFarlin reported she met with the chief executive officers of the taxing jurisdictions: Superintendent Robb Garrand from Northeastern Clinton Central School, Supervisor Jeff Menard of the Town of Mooers and Clinton County Administrator Michael Zurlo. She stated the original PILOT designated \$4,800 for year one and \$19,200 for years 2 through 20 (these figures are to be divided equally between the three jurisdictions.) The proposed PILOT would distribute \$2,400 for year one and \$9,600 for years 2 through 20. Supervisor Menard counteroffered with a request of \$12,000 per year and Delaware River Solar agreed to the counteroffer.

Today the members are being asked to approve three resolutions:

**Authorizing the Executive Director of County of Clinton Industrial Development Agency to Hold a Supplemental Public Hearing**

The following resolution was offered by M. Leta, seconded by J. VanNatten, to wit:

Resolution No. 01-19-01

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A SUPPLEMENTAL PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF NY MOOERS IV, LLC.

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 manufacturing, warehousing, research, commercial and industrial 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, in July, 2017, NY Mooers IV, LLC, a New York limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 11 acre portion of an approximately 207.7 acre parcel of land located on 297 Boas Road (being a portion of Tax Map No. 58.-1-9) in the Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York (the “Land”), (2) the construction on the Land of a 2MW AC community solar photovoltaic facility to include an interconnection line (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (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 solar farm 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 certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, by resolution adopted by the members of the Agency on August 14, 2017 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Executive Director of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on August 24, 2017 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted (1) on August 24, 2017 at Mooers Town Hall in the Town of Mooers, Clinton County, New York and (2) on the Agency’s website on August 31, 2017, (C) caused notice of the Public Hearing to be published on May 19, 2017 in the Press Republican, a newspaper of general circulation available to the residents of Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York, (D) conducted the Public Hearing on September 20, 2017 at 2:00 o’clock p.m., local time at the Mooers Town Hall Meeting Room, 2508 Route 11 in the Town of Mooers, Clinton County, New York, and (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; 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 (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on August 14, 2017 (the “SEQR Resolution”), the Agency (A) concurred in the determination that the Town of Mooers (the “Town”) is the “lead agency” with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Town dated April 17, 2017 (the “Negative Declaration”), in which the Town determined that the Project to be an “unlisted action” and will not have a “significant environmental impact on the

environment” and accordingly, that an environmental impact statement is not required to be prepared with respect to the Project (as such quoted terms are defined in SEQRA); and

WHEREAS, by resolution adopted by the members of the Agency on October 16, 2017 (the “Approving Resolution”), the Agency determined to grant the Financial Assistance and to enter into, among other things, a payment in lieu of tax agreement (the “Proposed PILOT 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

WHEREAS, in December, 2018, the Company presented a supplemental application (the “Supplemental Application”) to the Agency, a copy of which is on file at the office of the Agency, pursuant to which, as a result of the replacement of the net energy metering program with the Value of Distributed Energy Resources program by the New York State Public Service Commission and the expected decrease in revenue to the Company as a result thereof, the Company requested a reduction in the dollar amount of payments to be made by the Company to the Affected Tax Jurisdictions (as defined in the Proposed PILOT Agreement) under the Proposed PILOT Agreement (the “Proposed Modification”); and

WHEREAS, as a result of the Proposed Modification, the aggregate amount payable by the Company to the Affected Tax Jurisdictions under the Proposed PILOT Agreement would be more than \$100,000 less than the aggregate amount originally proposed to be paid by the Company to the Affected Tax Jurisdictions under the Proposed PILOT Agreement; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project as modified by the Supplemental Application;

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

Section 1. The Agency hereby authorizes the Executive Director of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a supplemental public hearing of the Agency to hear all persons interested in the Project as modified by the Proposed Modification (the “Supplemental Public Hearing”); (B) to cause the Supplemental Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Supplemental Public Hearing to be given to the public by publishing a notice or notices of such Supplemental Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Supplemental Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Supplemental Public Hearing; (E) to cause a report of the Supplemental Public Hearing fairly summarizing the views presented at such Supplemental Public Hearing (the “Report”) to be prepared; and (F) to cause a copy of the Report to be made available to the members of the Agency.

Section 2. The Chairman, Vice Chairman and/or Executive Director of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Executive Director of the Agency in connection with the Supplemental Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. 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	YES
John VanNatten	VOTING	YES

The foregoing Resolution was thereupon declared duly adopted.

**Accepting the Determination by the Town of Mooers to Act as Lead Agency and Acknowledging Receipt of the Negative Declaration Issued with Respect Thereto**

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

Resolution No. 01-19-02

RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF MOOERS TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE NY MOOERS IV, LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.

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 manufacturing, warehousing, research, commercial and industrial 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, in July, 2017, NY Mooers IV, LLC, a New York limited liability company (the "Company"), presented an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 11 acre portion of an approximately 207.7 acre parcel of land located on 297 Boas Road (being a portion of Tax Map No. 58.-1-9) in the Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York (the "Land"), (2) the construction on the Land of a 2MW AC community solar photovoltaic facility to include an interconnection line (collectively, the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (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 solar farm 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 certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on August 14, 2017 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Executive Director of the Agency (the “Executive Director”) (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on August 24, 2017 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on August 24, 2017 at the Mooers Town Hall in the Town of Mooers, Clinton County, New York and on the Agency’s website, (C) caused notice of the Public Hearing to be published on August 31, 2017 in the Press Republican, a newspaper of general circulation available to the residents of Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York, (D) conducted the Public Hearing on September 20, 2017 at 2:00 o’clock p.m., local time at the Mooers Town Hall Meeting Room, 2508 Route 11 in the Town of Mooers, Clinton County, New York, and (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; 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 (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on August 14, 2017 (the “Initial SEQR Resolution”), the Agency (A) concurred in the determination that the Town of Mooers (the “Town”) is the “lead agency” with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Town dated April 17, 2017 (the “Negative Declaration”), in which the Town determined that the Project to be an “unlisted action” and will not have a “significant environmental impact on the environment” and accordingly, that an environmental impact statement was not required to be prepared with respect to the Project (as such quoted terms are defined in SEQRA); and

WHEREAS, by resolution adopted by the members of the Agency on October 16, 2017 (the “Approving Resolution”), the Agency determined to grant the Financial Assistance and to enter into, among other things, a payment in lieu of tax agreement (the “Proposed PILOT 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

WHEREAS, in December, 2018, the Company presented a supplemental application (the “Supplemental Application”) to the Agency, a copy of which is on file at the office of the Agency, pursuant to which, as a result of the replacement of the net energy metering program with the Value of Distributed Energy Resources program by the New York State Public Service Commission and the expected decrease in revenue to the Company as a result thereof, the Company requested a reduction in the dollar amount of payments to be made by the Company to the Affected Tax Jurisdictions (as defined in the Proposed PILOT Agreement) under the Proposed PILOT Agreement (the “Proposed Modification”); and

WHEREAS, in connection with the Proposed Modification, the Agency desires to concur in the designation of the Town as “lead agency” with respect to the Project, to acknowledge receipt of a copy of the Negative Declaration and to indicate that the Agency has no information to suggest that the Town was incorrect in determining that the Project will not have a “significant effect on the environment” pursuant to SEQRA;

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

Section 1. (A) In considering the Proposed Modification, the Agency has received copies of, and has reviewed, the Supplemental Application, an environmental assessment form prepared by the Company and the Negative Declaration (collectively, the “Reviewed Documents”) and, based upon said Reviewed Documents, the representations made by the Company to the Agency at this meeting and the findings made by the Agency in the Initial SEQR Resolution, the Agency hereby ratifies and concurs in the designation of the Town as “lead agency” with respect to the Project (as such quoted term is defined in SEQRA).

(B) The Agency hereby determines that the Proposed Modification would not change the previous determination made by the Agency, as set forth in the Initial SEQR Resolution, that the Agency had no information to suggest that the Town was incorrect in determining that the Project will not have a “significant effect on the environment” pursuant to SEQRA (as such quoted phrase is used in SEQRA).

Section 2. 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	YES
John VanNatten	VOTING	YES

The foregoing Resolution was thereupon declared duly adopted.

**Authorizing the Executive Director to Send a Letter to the Chief Executive Officers of the Affected Taxing Entities Informing Them of a Proposed Supplemental Deviation from the Agency’s Uniform Tax Exemption Policy**

The following resolution was offered by M. Zurlo, seconded by J. VanNatten, to wit:

Resolution No. 01-19-03

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAXING ENTITIES INFORMING THEM OF A PROPOSED SUPPLEMENTAL DEVIATION FROM THE AGENCY’S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE NY MOOERS IV, 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 manufacturing, warehousing, research, commercial and industrial 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, in July, 2017, NY Mooers IV, LLC, a New York limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 11 acre portion of an approximately 207.7 acre parcel of land located on 297 Boas Road (being a portion of Tax Map No. 58.-1-9) in the Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York (the “Land”), (2) the construction on the Land of a 2MW AC community solar photovoltaic facility to include an interconnection line (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (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 solar farm 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 certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on August 14, 2017 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Executive Director of the Agency (the “Executive Director”) (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on August 24, 2017 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on August 24, 2017 at the Mooers Town Hall in the Town of Mooers, Clinton County, New York and on the Agency’s website, (C) caused notice of the Public Hearing to be published on August 31, 2017 in the Press Republican, a newspaper of general circulation available to the residents of Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York, (D) conducted the Public Hearing on September 20, 2017 at 2:00 o’clock p.m., local time at the Mooers Town Hall Meeting Room, 2508 Route 11 in the Town of Mooers, Clinton County, New York, and (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; 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 (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on August 14, 2017 (the "SEQR Resolution"), the Agency (A) concurred in the determination that the Town of Mooers (the "Town") is the "lead agency" with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Town dated April 17, 2017 (the "Negative Declaration"), in which the Town determined that the Project to be an "unlisted action" and will not have a "significant environmental impact on the environment" and accordingly, that an environmental impact statement is not required to be prepared with respect to the Project (as such quoted terms are defined in SEQRA); and

WHEREAS, in connection with the Application, the Company made a request to the Agency (the "Initial Request") that the Agency deviate (the "Initial Proposed Deviation") from the Agency's Uniform Tax Exemption Policy (the "Policy") by providing for payment in lieu of taxes being based on the generating capacity of the Project Facility expressed in a dollar per MWAC calculations; and

WHEREAS, the Policy provides that, for a facility similar to the Project Facility, payments in lieu of taxes will normally be determined as follows: the Company would have the benefit of a 50% abatement in real property taxes on the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") in year one of the payment in lieu of tax agreement with a five percent per year increase over the term of the ten year payment in lieu of tax agreement; and

WHEREAS, pursuant to Section 874(4) of the Act and the Policy, prior to taking final action with respect to the Initial Request, the Agency was required to give the chief executive officers of the County and each city, town, village and school district in which the Project is located (collectively, the "Affected Tax Jurisdictions") no fewer than thirty (30) days prior written notice of the Initial Proposed Deviation and the reasons therefore; and

WHEREAS, on August 14, 2017 the members of the Agency adopted a resolution (the "Initial PILOT Deviation Letter") which authorized the Executive Director to notify the Affected Tax Jurisdictions of the Initial Proposed Deviation in connection with the Project, which Initial Proposed Deviation was outlined in the Initial PILOT Deviation Letter; and

WHEREAS, by the Initial PILOT Deviation Letter, the Executive Director notified the chief executive officers of the Affected Tax Jurisdictions of the Initial Proposed Deviation; and

WHEREAS, by resolution adopted by the members of the Agency on October 16, 2017 (the "Initial PILOT Deviation Approval Resolution"), the members of the Agency determined to deviate from the Policy with respect to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on October 16, 2017 (the "Approving Resolution"), the Agency determined to grant the Financial Assistance and to enter into, among other things, a payment in lieu of tax agreement (the "Proposed PILOT 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

WHEREAS, in December, 2018, the Company presented a supplemental application (the "Supplemental Application") to the Agency, a copy of which is on file at the office of the Agency, pursuant to which, as a result of the replacement of the net energy metering program with the Value of Distributed Energy Resources program by the New York State Public Service Commission and the expected decrease in revenue to the Company as a result thereof, the Company requested a reduction in the dollar amount of payments to be made by the Company

to the Affected Tax Jurisdictions (as defined in the Proposed PILOT Agreement) under the Proposed PILOT Agreement (the “Proposed Modification”); and

WHEREAS, in connection with the Supplemental Application, the Company made a request to the Agency (the “Supplemental Request”) that the Agency deviate (the “Supplemental Proposed Deviation”) from the Policy to effect the terms of the Proposed Modification; and

WHEREAS, pursuant to Section 874(4) of the Act and the Policy, prior to taking final action on such Supplemental Request for a deviation from the Policy, the Agency must give the Affected Tax Jurisdictions no fewer than thirty (30) days prior written notice of the proposed deviation from the Policy and the reasons therefore; and

WHEREAS, pursuant to Section 856(15) of the Act, unless otherwise agreed by the Affected Tax Jurisdictions, payments in lieu of taxes must be allocated among the Affected Tax Jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each Affected Tax Jurisdiction had the Project Facility not been tax exempt due to the status of the Agency;

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

Section 1. Having considered the Supplemental Application, the Agency hereby authorizes the Executive Director of the Agency to send a written notice to the chief executive officers of each of the Affected Tax Jurisdictions informing them that the Agency is considering the Supplemental Proposed Deviation with respect to the Project and the reasons therefore (in substantially the form of the draft of said letter attached hereto as Exhibit A), and soliciting any comments that such Affected Tax Jurisdictions may have with respect to said Supplemental Proposed Deviation.

Section 2. 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	YES
John VanNatten	VOTING	YES

The foregoing Resolution was thereupon declared duly adopted.

#### EXHIBIT A

#### PROPOSED FORM OF SUPPLEMENTAL PILOT DEVIATION LETTER

See attached.

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY

137 Margaret Street  
Suite 209  
Plattsburgh, New York 12901  
TEL: (518) 565-4600  
FAX: (518) 565-4616

January \_\_, 2019

Hon. Harry J. McManus, Chairperson  
Clinton County Legislature  
Clinton County Government Center  
137 Margaret Street, Suite 208  
Plattsburgh, New York 12901

Robb Garrand, Superintendent  
Northeastern Clinton Central School District  
103 Route 276  
Champlain, New York 12919

Michael E. Zurlo, County Administrator  
Clinton County Legislature  
Clinton County Government Center  
137 Margaret Street, Suite 208  
Plattsburgh, New York 12901

Stephen Southwick, School Board President  
Northeastern Clinton Central School District  
103 Route 276  
Champlain, New York 12919

Jeff Menard, Supervisor  
Town of Mooers  
2508 Route 11  
Mooers, New York 12958

RE: Proposed Supplemental Deviation from Uniform Tax Exemption Policy by  
County of Clinton Industrial Development Agency  
in connection with its Proposed  
NY Mooers IV, LLC Project

Dear Ladies and Gentlemen:

This letter is delivered to you pursuant to Section 874(4)(c) of the General Municipal Law of the State of New York, as amended (the "General Municipal Law").

In July, 2017, County of Clinton Industrial Development Agency (the "Agency") received an application (the "Application") from NY Mooers IV, LLC (the "Company"), which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project to consist of the following: (A) (1) the acquisition of an interest in an approximately 11 acre portion of an approximately 207.7 acre parcel of land located on 297 Boas Road (being a portion of Tax Map No. 58.-1-9) in the Hamlet of Mooers Forks in the Town of Mooers, Clinton County, New York (the "Land"), (2) the construction on the Land of a 2MW AC community solar photovoltaic facility to include an interconnection line (collectively, the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (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 solar farm 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 certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the

Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency also received applications from NY Mooers I, LLC, NY Mooers II, LLC and NY Mooers III, LLC, which applications requested the Agency to undertake projects (respectively, the "Mooers I Project", the "Mooers II Project" and the "Mooers III Project") similar to the Mooers IV Project.

In connection with the Application, the Company made a request to the Agency (the "Initial PILOT Request") to enter into a payment in lieu of tax agreement (the "Proposed PILOT Agreement") which terms would deviate (the "Initial Proposed Deviation") from the Agency's Uniform Tax Exemption Policy (the "Policy"). Under the Initial PILOT Request, which would have utilized the same payment in lieu of taxes structure approved for the Mooers I, II and III Projects, (i) the Proposed PILOT Agreement would not provide any abatements for any special assessments levied on the Project Facility, (ii) the Company would pay an annual amount of \$9,600/MW or \$19,200 and (iii) any portion of the \$6,400/MW annual payment in lieu of taxes not paid by the Company to each Affected Tax Jurisdiction pursuant to a host community agreement would be payable as a payment in lieu of taxes.

The Policy provides that, for a facility similar to the Project Facility, payments in lieu of taxes will normally be determined as follows: the Company would have the benefit of a 50% abatement in real property taxes on the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") in year one of the payment in lieu of tax agreement with a five percent per year increase over the term of the ten year payment in lieu of tax agreement.

Pursuant to Section 874(4) of the General Municipal Law of the State of New York, as amended (the "General Municipal Law"), prior to taking final action on a request for a deviation from the Policy, the Agency must give the chief executive officers of the County and each city, town, village and school district in which the Project Facility is located (collectively, the "Affected Tax Jurisdictions") written notice of a proposed deviation from the Policy and the reasons therefor no fewer than thirty (30) days prior to the meeting of the Agency at which the members of the Agency shall consider whether to approve such proposed deviation.

On August 14, 2017 the members of the Agency adopted a resolution which authorized the Executive Director to notify the Affected Tax Jurisdictions of the Initial Proposed Deviation in connection with the Project, which Initial Proposed Deviation was outlined in the letter dated August 24, 2017 (the "Initial PILOT Deviation Letter"). Thereafter, the Executive Director notified the chief executive officers of the Affected Tax Jurisdictions of the Initial Proposed Deviation pursuant to the Initial PILOT Deviation Letter. By resolution adopted by the members of the Agency on October 16, 2017 (the "Initial PILOT Deviation Approval Resolution"), the members of the Agency determined to deviate from the Policy with respect to the Project. Subsequently, the Agency and the Company entered into the Initial PILOT Agreement.

In December, 2018, the Company presented a supplemental application (the "Supplemental Application") to the Agency, a copy of which is on file at the office of the Agency, pursuant to which, as a result of the replacement of the net energy metering program with the Value of Distributed Energy Resources program by the New York State Public Service Commission and the expected decrease in revenue to the Company as a result thereof, the Company requested a reduction in the dollar amount of payments to be made by the Company to the Affected Tax Jurisdictions under the Proposed PILOT Agreement (the "Proposed Modification").

In connection with the Supplemental Application, the Company made a request to the Agency (the "Supplemental Request") that the Agency deviate (the "Supplemental Proposed Deviation") from the Policy to effect the terms of the Proposed Modification. Under the Supplemental PILOT Request, (i) the Proposed PILOT Agreement would not provide any abatements for any special assessments levied on the Project Facility, (ii) the Company will pay an annual amount of \$12,000 in lieu of taxes and (iii) any portion of the \$12,000 annual

payment in lieu of taxes not paid by the Company to each Affected Tax Jurisdiction pursuant to a host community agreement would be payable as a payment in lieu of taxes.

The purpose of this letter is to inform you of such Supplemental PILOT Request and that the Agency is considering whether to grant the Supplemental PILOT Request and to approve the Proposed PILOT Agreement conforming to the terms of the Supplemental PILOT Request. The Agency expects to consider whether to approve the terms of the Proposed PILOT Agreement at its meeting scheduled for March \_\_, 2019 at 12:00 p.m., local time at the offices of the Agency located at 137 Margaret Street, Suite 209 in the Town of Plattsburgh, Clinton County, New York (the "Meeting"). This letter is forwarded to you for purposes of complying with Section 874 of the General Municipal Law, which requires a thirty (30) day notice prior to the Agency taking final action with respect to the Proposed PILOT Agreement (if said Proposed PILOT Agreement may deviate from the provisions of the Policy).

The Agency considered the following factors in considering the proposed deviation:

1. **The nature of the Project:** Solar farm.
2. **The present use of the property:** Solar farm.
3. **The economic condition of the area at the time of the request of the Company and the economic multiplying effect that the Project will have on the area:** The Project is located in the Town of Mooers, where agriculture has historically been the primary industry. The Project would continue to facilitate productive use of the Land, advancing the North Country Regional Economic Development Council's Strategic Plan to import dollars by building the region's green energy economy. Since households who sign up for power produced by the array will receive a 10% discount in energy costs, additional dollars will remain in the regional economy, generating resulting multiplier benefits.
4. **The extent to which the Project will create or retain permanent, private sector jobs and the number of jobs to be created or retained and the salary range of such jobs:** No permanent, private sector jobs.
5. **The estimated value of new tax exemptions to be provided:** Sales tax exemption: \$78,000 and mortgage recording tax exemption: \$14,877. Since the Town of Mooers and Northeastern Clinton Central School District did not opt out of Real Property Tax Law Section 487, the tax exemption provided by the Project over the first 15 years would be limited to County of Clinton real property taxes. For Years 16 - 20, the annual exemption would include the Town of Mooers and Northeastern Clinton Central School annual property tax. The projected total property tax exemption, assuming a \$4 million assessment based upon total construction cost, would be \$348,400. It is anticipated that the actual assessed value will be lower, lowering the actual property tax exemption amount.
6. **The economic impact of the Proposed PILOT Agreement on affected tax jurisdictions:** The economic impact of the Proposed PILOT Agreement is positive, since the underlying value of the Land will likely be largely unaffected and additional revenue will be generated through the Proposed PILOT Agreement. Since the Project is only financially feasible with the Proposed PILOT Agreement in place, the additional benefit of significant special district tax revenue will also accrue to the community's fire and emergency medical services districts.
7. **The impact of the Proposed PILOT Agreement on existing and proposed businesses and economic development projects in the vicinity:** It is anticipated that the Project will require the continuing services of local landscape contractors, generating an increase in activity in the local economy.
8. **The amount of private sector investment generated or likely to be generated by the Proposed PILOT Agreement:** \$3,016,589

9. **The effect of the Proposed PILOT Agreement on the environment:** The Town of Mooers is the lead agency with respect to the environmental review.

10. **Project Timing:** Completion anticipated by January 31, 2019.

11. **The extent to which the Proposed PILOT Agreement will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services:** None anticipated.

12. **Anticipated tax revenues/Host Community Benefit Agreements:** \$12,000 per year, not including full special district taxes. (Note: If the Company negotiates Host Community Benefit Agreements (HCBA) with each of the taxing jurisdictions, the amount due under the Proposed PILOT Agreement will be reduced by the amount of the HCBA annual payments.)

13. **The extent to which the Proposed PILOT Agreement will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the Project Facility is located:** (a) compatible development in an underdeveloped area of Clinton County; (b) contributes to achievement of the Agency's goal of increasing alternative energy development in Clinton County; (c) contributes to New York State goal of development of 50% power from alternative sources; (d) Facility would generate the equivalent electrical consumption of 348 homes; and (e) an additional public benefit will be the fees paid to special districts; this represents significant new revenue for these critical public services.

The Agency will consider the Proposed PILOT Agreement (and the proposed deviation from the Policy) at the Meeting. The Agency would welcome any written comments that you might have on this proposed deviation from the Policy. In accordance with Section 874(4)(c) of the General Municipal Law, prior to taking final action at the Meeting, the Agency will review and respond to any written comments received from any Affected Tax Jurisdiction with respect to the proposed deviation. The Agency will also allow any representative of any Affected Tax Jurisdiction present at the Meeting to address the Agency regarding the proposed deviation.

If you have any questions or comments regarding the foregoing, please do not hesitate to contact me at the above telephone number.

Sincerely yours,

Renee McFarlin  
Executive Director

## **Website Monitoring and Maintenance**

R. McFarlin stated website maintenance continues on a month-to-month basis of \$140 per month with the current vendor. She hopes to complete the transition of website maintenance to the Clinton County Information Technology Department in the next six months.

## **New Business**

### **New York State Initial Bond Allocation**

R. McFarlin reported the CCIDA received their New York State Initial Bond Allocation Bond letter indicating an allocation of \$2,834,300. She stated she spoke with a representative of Empire State Development who indicated should the CCIDA have projects seeking in excess of this amount, the CCIDA can submit a request for additional bond allocations.

### **North Country Alliance Membership**

R. McFarlin reported the CCIDA has maintained a membership with the North Country Alliance for the last several years. During the administrative transition in 2018, membership fees were not paid. On a motion by M. Zurlo, and seconded by D. Hoover, it was unanimously carried to approve the payment of the membership fees of \$175 for 2018 and \$500 for 2019. The heightened 2019 fee reflects an opportunity to sponsor applications to their revolving loan fund.

## **Management Team Reports**

### **Project Monitoring**

There was no report.

### **Project Status Update**

### **Vermont Green Line**

R. McFarlin reported the project is on hold because the company wasn't awarded the contract. The company is hoping to have another opportunity to execute this project in the future.

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

R. McFarlin reported she will meet with Jon Labarre to discuss upcoming actions regarding this potential project.

### **Regional Waterfront Grant Program**

R. McFarlin reported Melissa McManus was awarded 2014 Grant funds which will be shared between Clinton and Franklin Counties to create a source of information for those interested in starting a small business. The CCIDA will be awarded \$15,000 to carry out their share of the project, as well as for printing and design costs.

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

R. McFarlin reported she will be presenting to the Kiwanis Club on Thursday, January 17, 2019 to inform the members on what the CCIDA can do and has done in Clinton County.

R. McFarlin stated she spoke with the owner of Days Inn about their expansion. He has requested an application and anticipates submitting an application early this year.

R. McFarlin reported she communicated with the owner of Beekman Towers who will be submitting an application in the coming months for a refinance/capital project.

R. McFarlin stated as part of Plattsburgh's Downtown Revitalization Initiative, the City of Plattsburgh received a proposal from Prime Companies to develop an approximately \$25 million Project on the Durkee Street parking lot. The Vice President of Prime Companies expressed at a recent public forum that they will not pursue this project if they cannot obtain CCIDA benefits.

R. McFarlin reported she will meet with Troy Baraby regarding a proposed expansion at the South Junction Railyard on January 29, 2019.

R. McFarlin stated she inquired with IML containers to check if they decided to establish manufacturing operations in Clinton County, but has not yet received a response.

**Other Business:**

There being no further business to discuss, D. Hoover motioned to adjourn the meeting, seconded by M. Leta at 1:36 p.m.



Trent Trahan, Chairperson