

**Minutes of the
County of Clinton
Industrial Development Agency
December 11, 2023**

The meeting was called to order by Trent Trahan, Chairperson, at 12:12 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
Keith Defayette, Treasurer and Chief Financial Officer
Michael Zurlo, Secretary
Mark Leta, Assistant Secretary
John VanNatten, Member
Joey Trombley, Member

STAFF PRESENT: Christopher Canada, Esq., Agency Counsel (via Teleconference)
Shannon Wagner, Esq., Agency Counsel (via Teleconference)
Molly Ryan, Executive Director
Dorothy Brunell, Administrative Assistant

OTHERS PRESENT: Matt Effler, Catalyze-Pombrio Solar Farms 1 & 2 Microgrid, LLC
Marie Agan, Local Representative, Bull Run Energy, LLC

T. Trahan stated there was a quorum present.

Presentation: None

Approval of the Minutes of the November 13, 2023

T. Trahan asked if there were any questions regarding the draft minutes of the November 13, 2023 meeting of the County of Clinton Industrial Development Agency (CCIDA). There were none.

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the November 13, 2023 CCIDA meeting as presented.

Public Comment

There was no public comment.

Reports

Treasurer's Report:

K. DeFayette reviewed the November 2023 Treasurer's Report. There were no questions or concerns.

On a motion by J. Trombley, and seconded by M. Leta, it was unanimously RESOLVED to approve the November 2023 Treasurer's Report as presented by K. Defayette.

Committee Reports

Audit Committee

K. DeFayette advised that the Audit Committee met and it is the Committee's recommendation that the Audit for 2023 be initiated.

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously carried to accept the Committee recommendation and approve to initiate the 2023 CCIDA audit.

Governance Committee

M. Zurlo noted the Governance Committee met and reviewed the 2023 annual reports and recommends Full Board approval of the:

- 2023 CCIDA Missions and Operations Statement
- 2023 CCIDA Operations and Accomplishments
- 2023 CCIDA Performance Measures Report
- 2023 CCIDA Procurement Report
- 2023 CCIDA Real Property Report
- 2023 CCIDA Investment Report

On a motion by M. Leta, and seconded by J. Trombley, it was unanimously carried to accept the recommendation of the Committee and approve the 2023 annual reports as presented and authorize the posting of same to PARIS.

Old Business

There was no old business to report.

New Business

Catalyze-Pombrio Solar Farms 1 & 2 Microgrid, LLC Projects

C. Canada advised that Hodgson Russ still has not received the Conflict Disclosure Waiver from Catalyze; therefore, no resolutions pertaining to the Catalyze – Pombrio Solar Farms 1 & 2 Microgrid, LLC Projects can be entertained at this meeting. Matt Effler, Vice President of Project Development for Catalyze-Pombrio Solar Farms 1 & 2 Microgrid, LLC, advised that the required documents will be provided before the January 2024 CCIDA meeting.

Preparation and Processing of 2023 PILOT Agreements Invoice

An invoice in the amount of \$4,000 from Clinton County for services related to the preparation and processing of 2023 PILOT agreements was presented to the Board for authorization of payment. M. Zurlo advised the Board that Jeremy Odell of the Clinton County Treasurer's Office does an excellent job handling the preparation and processing of the PILOT agreement invoices for CCIDA Projects. M. Zurlo stated that he has recommended M. Ryan and J. Odell meet quarterly to review the status of PILOT agreement payments.

On a motion by K. Defayette, and seconded by D. Hoover, it was unanimously carried to approve payment of the Clinton County invoice for services related to the preparation and processing of the 2023 PILOT agreements.

New York State Economic Development Council Invoice

An invoice in the amount of \$850 from the New York State Economic Development Council for annual membership dues was presented to the Board for authorization of payment.

On a motion by M. Leta, and seconded by J. VanNatten, it was unanimously carried to approve payment of the invoice from the New York State Economic Development Council for annual membership dues.

2024 Meeting Dates

The 2024 Meeting Dates of the CCIDA were reviewed and approved.

The Quebec-NY Corridor Newsletter

M. Ryan outlined a sponsorship opportunity for the CCIDA to advertise in the North Country Chamber of Commerce's publication "The Quebec-NY Corridor Newsletter." The sponsorship is \$500 per year, and the CCIDA's logo would be featured in the newsletter each month. The Quebec-NY Corridor Newsletter is a monthly publication with a distribution of over 1,300 and covers cross-border related interests for both the United States and Canada.

After discussion, the Board agreed that the CCIDA would not pursue this sponsorship opportunity.

North Country Chamber of Commerce - State of County, City, Town Sponsorship

M. Ryan advised that the North Country Chamber of Commerce will be hosting the annual "State of the County, City and Town" Forum on Friday, February 2nd at 7:30 a.m. at the Butcher Block's Adirondack Room. The cost of this sponsorship is \$900. This is a \$150 increase from last year. M. Ryan was told the increase in cost is due to inflation.

On a motion by M. Zurlo, and seconded by J. VanNatten, it was unanimously carried to approve sponsorship of the North Country Chamber of Commerce "State of the County, City and Town" Forum in the amount of \$900.

Clinton County Update

M. Zurlo provided a brief Clinton County update:

- A resolution will be brought before the Legislature at the December 13th meeting to adopt the 2024 budget. The budget reflects a decrease in the tax levy and will result in no cuts in county services. Sales tax revenue is projected to once again be strong in 2024.
- Beta Technologies will receive a \$20 million dollar New York State grant via Clinton County from Empire State Development's Regional Economic and Community Assistance Program.
- Breeze Airways has announced that they will now offer flights to Orlando, Florida and Tampa, Florida from Plattsburgh International Airport.

Management Team Report

Vilas Home Liability Insurance

M. Ryan stated that she has contacted the Northern Insuring Agency for their advice regarding E. Schwartzberg's request to reduce the CCIDA's requirement for liability insurance. M. Ryan will advise the Board of Northern Insuring's recommendation.

Beekman Towers Preservation, LLC

C. Canada advised that in July 2023 a volume cap increase was requested from New York State to cover the issuance of bonds for the Beekman Towers Preservation Project. C. Canada has learned that this increase will not be available in 2023; however, he anticipates that funding will be available for the volume cap increase in the First Quarter of 2024.

Invenergy/Bull Run Energy, LLC

M. Ryan advised that the CCIDA anticipates the PILOT Deviation Letter will be sent to the affected Taxing Jurisdictions in January 2024, the Public Hearings will be conducted in January-February 2024, and the remainder of the resolutions for this Project will be considered in February-March 2024.

There being no further business to discuss, on a motion by M. Leta and seconded by J. VanNatten, the meeting adjourned at 12:42 p.m.



Trent Trahan, Chairperson