

**Minutes of the
County of Clinton
Industrial Development Agency
January 13, 2025**

The meeting was called to order by Trent Trahan, Chairperson, at 12:00 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
John VanNatten, Member

MEMBERS ABSENT: Joey Trombley, Member
Mark Leta, Assistant Secretary

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

OTHERS PRESENT: Eric Boule, CEO, Micro Bird, Inc. (via Teleconference)
Garry Douglas, President & CEO, North Country Chamber of Commerce

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 13, 2024.

Presentation: None

Approval of the Minutes of the December 9, 2024 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the December 9, 2024 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 December 9, 2024 CCIDA meeting as presented.

Public Comment

There was no public comment.

Reports

Treasurer's Report:

K. DeFayette reviewed the December 2024 Treasurer's Report. There were no questions or concerns associated with the Treasurer's Report.

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously RESOLVED to approve the December 2024 Treasurer's Report as presented by K. Defayette.

T. Trahan advised that in conversation with J. VanNatten and M. Ryan, it was agreed to request an itemized bill from the Clinton County Treasurer's office regarding PILOT billing, i.e., how many PILOTs are being billed and what the cost is to produce those bills. M. Ryan advised that she will contact J. Odell in the Treasurer's office and request that information and will provide that information to the Board at the February 10, 2025 CCIDA meeting.

Old Business

There was no old business to report.

New Business

Micro Bird, Inc. Public Hearing Minutes

The Public Hearing for the Micro Bird, Inc. Project was held on December 30, 2024. M. Ryan reported that M. Cashman, Supervisor of the Town of Plattsburgh, and G. Douglas, President and CEO of the North Country Chamber of Commerce, were in attendance and expressed their support for the Project.

On a motion by K. Defayette, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the Micro Bird, Inc. Public Hearing held on December 30, 2024.

Micro Bird, Inc. SEQR Resolution

C. Canada advised that typically the CCIDA relies on local planning boards for the SEQR determination and then piggybacks off their determination. In the case of Micro Bird, Inc., the Town of Plattsburgh's Planning Board has not yet made a SEQR determination for the two additional parcels of land being acquired. Micro Bird, Inc. has submitted Part I of the Environmental Assessment Form. C. Canada advised that Part II of the Environmental Assessment Form is typically completed by the Lead Agency; however, in this case, Micro Bird, Inc. has also completed Part II. C. Canada stated that while this is unusual, based on the location of the land and the documentation that has been provided by the Company, counsel feels comfortable having the CCIDA make an uncoordinated review and determination.

M. Zurlo asked why the Town of Plattsburgh had not made this determination. C. Canada advised that he believes the review by the Town is in-process. M. Ryan stated the Company is ready to make a large purchase and unless the CCIDA approves the benefits requested, they will not be able to use the sales tax exemption for this purchase. M. Zurlo asked if the Town of Plattsburgh is opposed to the CCIDA taking this action. C. Canada advised that the Town of Plattsburgh Planning Department has been contacted and they have no objections. T. Trahan asked where the two additional parcels of land are located. M. Ryan advised that one of the parcels is adjacent to the main facility and the other is in the back. M. Ryan advised one parcel is owned by TDC and the other is owned by Medisca. C. Canada advised that once the Approving Resolution is adopted, an interim sales tax exemption can be granted and put in place until the final closing on the Project occurs.

M. Ryan stated there are two sections of Section II of the Environmental Assessment form that have been answered "Yes" and requested the Company provide clarification. M. Ryan asked E. Boule, the CEO of Micro Bird, Inc., for explanation of why the "Impact on Land" section of the Assessment Form was answered "Yes." E. Boule stated the land will only be used for the storage of Ford and GM chassis and a small portion will be transformed into a dirt and gravel parking lot. E. Boule advised the Company has

no intention of installing asphalt. The Company will do some excavation work and then bring in dirt and gravel. E. Boule advised that since some excavation work will be done, there will be some environmental impact.

M. Ryan advised the "Impacts on Surface Water" section of the Assessment Form was also answered "Yes" and asked E. Boule to provide additional clarification. E. Boule advised they are being very conservative in their answers and they are very aware of the wetlands and have no intention of implementing any actions that will negatively affect the environment. E. Boule stated the parking area for the chassis will only involve a very small section of the land being acquired.

The following resolution was offered by J. VanNatten, seconded by D. Hoover, to wit:

Resolution No. 01-25-01

RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF CORPORATION MICRO BIRD, INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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 commercial 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 and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Corporation Micro Bird, Inc., a Canadian Corporation, (the "Applicant"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company (as hereinafter defined), said Project consisting of the following: (A) (1) the acquisition of a leasehold interest in three (3) parcels of land containing an aggregate of approximately 59.14 acres and located at 260 Banker Road and elsewhere on Banker Road (Tax Map Nos.: 205.-4-13; 205.-4-2; and 205.-2-5.2) in the Town of Plattsburgh, Clinton County, New York (the "Land"), together with an existing manufacturing and warehouse facility (the "Existing Facility"), (2) the reconstruction and renovation of the Existing 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 Existing Facility, and the Equipment hereinafter, collectively, referred to as the "Project Facility"), all of the foregoing to be (a) with respect to the Land and the Existing Facility (i) owned by Valiant Real Estate USA Inc., a business corporation organized and existing pursuant to the laws of the State of Delaware (the "Owner"), and (ii) leased to Micro Bird USA LLC, a limited liability company organized and existing pursuant to the laws of the State of Delaware (the "Operating Company," and, collectively with the Applicant and the Owner, the "Company"), (b) with respect to the Equipment, owned by the Operating

Company, and (c) operated by the Operating Company as a manufacturing and warehousing facility for the manufacture and storage of shuttle buses 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 December 9, 2024 (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. Pursuant to Section 859-a of the Act, the Executive Director of the Agency caused a copy of the certified Public Hearing Resolution to be sent via certified mail return, receipt requested on December 20, 2024 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 (collectively, the “Affected Tax Jurisdictions”); 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 December 20, 2024 to the chief executive officers of the Affected Tax Jurisdictions, (B) caused notice of the Public Hearing to be posted on December 20, 2024 on a public bulletin board located at the Town of Plattsburgh Town Hall located at 151 Banker Road in the Town of Plattsburgh, Clinton County, New York and on the Agency’s website, (C) caused notice of the Public Hearing to be published on December 20, 2024 in the Press Republican, a newspaper of general circulation available to the residents of Clinton County, New York, (D) conducted the Public Hearing on December 30, 2024 at 9:30 o’clock a.m., local time at the Town of Plattsburgh Town Hall located at 151 Banker Road in the Town of Plattsburgh, 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”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, Section 617.6(b) of the Regulations provides that (A) for all “Type I actions”, a lead agency must be established, and (B) for any “unlisted action” which involves more than one “involved agency”, a lead agency must be established if the Agency determines that there will be a coordinated review of such “unlisted action” (as such quoted terms are defined in the Regulations); and

WHEREAS, pursuant to the Regulations, the Agency has examined the Application and a full environmental assessment form prepared by the Company with respect to the Project (the “FEAF”), a copy of which is on file at the office of the Agency and is attached hereto as Exhibit A, in order to make an initial determination as to the potential environmental significance of the Project and the number of agencies that may be involved with respect to the Project; and

WHEREAS, the Project does not appear to constitute a “Type I Action” (as said quoted term is defined in the Regulations), and therefore coordinated review and notification is optional with respect to the actions contemplated by the Agency with respect to the Project; and

WHEREAS, the Agency desires to conduct an uncoordinated review of the Project and to determine whether the Project may have a “significant effect on the environment” and therefore require the preparation of an environmental impact statement;

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 FEAF, and based further upon the Agency’s knowledge of the area surrounding the Project Facility and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

A. The Project consists of the following: (A) (1) the acquisition of a leasehold interest in the Land, together with the Existing Facility, (2) the reconstruction and renovation of the Existing Facility, and (3) the acquisition and installation therein and thereon of the Equipment, all of the foregoing to be (a) with respect to the Land and the Existing Facility (i) owned by the Owner, and (ii) leased to the Operating Company, (b) with respect to the Equipment, owned by the Operating Company, and (c) operated by the Operating Company as a manufacturing and warehousing facility for the manufacture and storage of shuttle buses and other directly and indirectly related activities; (B) the granting of 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.

B. The only potential impacts on the environment noted in the FEAF or otherwise known to the Agency, and the Agency’s evaluation of the potential significance of same, are as follows:

1. The Project is not located near, and will not adversely affect, any “Critical Environmental Areas” (as such quoted term is defined in the Regulations);
2. It is not anticipated that the Project will result in the generation of traffic significantly above current traffic levels and, as a result, the Project is not expected to cause any significant adverse impact on transportation;
3. The Project is expected to result in an increased demand for water usage, however, the Project is located within an existing water district which has the capacity to serve the proposed usage and will not require any expansions or line extensions;
4. The Project is expected to generate liquid waste, however, the Project is located within an existing sewer district which has the capacity to serve the proposed usage and will not require any expansions or line extensions;
5. The Project is not anticipated to generate or emit methane or air pollutants;
6. The Project is not anticipated to generate new or additional demands for energy;
7. The Project is expected to disturb approximately 20-30 acres for creating a paved parking area for completed products, however, any additional stormwater runoff will be directed to on-site stormwater management facilities and will not flow to adjacent properties or minimize impervious surfaces;

8. The Project is expected to have outdoor lighting, however, the Project is located in an industrial and manufacturing area and will not remove existing natural barriers that could act as a light barrier or screen;
9. The Project is expected to require the management or disposal of solid waste, but will utilize the existing Clinton County Landfill for disposal;
10. The Project is not expected to involve the commercial generation, treatment, storage, or disposal of hazardous waste;
11. The Project is not located near any archeological or historical sites, and, therefore, it is not anticipated that any archeological or historical resources will be impacted by the Project;
12. The Project is expected to be located near an existing wetland or waterbody, but is not expected to disturb the site and such site is not listed in the most recent compilation of State water quality-impaired waterbodies;
13. It is not anticipated that the Project will have any adverse impact on threatened or endangered species;
14. It is not anticipated that the Project will adversely affect any publicly-owned open space, public recreation and/or critical environmental areas; and
15. It is not anticipated that the Project will have a significant adverse impact upon public health and safety.

C. No other potentially significant impacts on the environment are noted in the FEAF, and none are known to the Agency.

Section 2. Based upon the foregoing investigation of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact therein indicated, the Agency makes the following findings and determinations with respect to the Project:

A. The Project constitutes an “Unlisted Action” (as said quoted term is defined in the Regulations) and therefore, although the Project involves more than one “involved agency” (as such quoted term is defined in SEQRA), coordinated review and notification of other involved agencies is strictly optional. The Agency hereby determines not to undertake a coordinated review of the Project, and therefore will not seek lead agency status with respect to the Project.

B. The Project will result in no major impacts and, therefore, is one which will not cause significant damage to the environment. Therefore, the Agency hereby determines that the Project will not have a significant effect on the environment, and the Agency will not require the preparation of an environmental impact statement with respect to the Project.

C. As a consequence of the foregoing, the Agency has decided to prepare a negative declaration with respect to the Project.

Section 3. The Executive Director of the Agency is hereby directed to prepare a negative declaration with respect to the Project, said negative declaration to be substantially in the form and to the

effect of the negative declaration attached as Exhibit B hereto, and to cause copies of said negative declaration to be (A) filed in the main office of the Agency and (B) distributed to the Company.

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
Keith Defayette	VOTING	Yes
Mark Leta	VOTING	Excused
John VanNatten	VOTING	Yes
Joey Trombley	VOTING	Excused

The foregoing resolution was thereupon declared duly adopted.

[Remainder of the page left blank intentionally]

EXHIBIT A
FULL ENVIRONMENTAL ASSESSMENT FORM

- SEE ATTACHED -
EXHIBIT B

NOTICE OF DETERMINATION
OF NO SIGNIFICANT EFFECT
ON THE ENVIRONMENT

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the statewide regulations under the Act (6 NYCRR Part 617) (the "Regulations"), notice is hereby given that County of Clinton County Industrial Development Agency (the "Agency") has reviewed an application and environmental assessment form from Corporation Micro Bird, Inc., a Canadian Corporation (the "Applicant") in connection with the proposed project described below (the "Project") and that the Agency has determined (A) that the proposed Project is an "Unlisted Action" pursuant to the Regulations, and therefore that coordinated review and notification is optional with respect to said Project; (B) to conduct an uncoordinated review of the Project; (C) that the Project will result in no major impacts and therefore will not have a significant effect on the environment; and (D) therefore that an environmental impact statement is not required to be prepared with respect to the Project. THIS NOTICE IS A NEGATIVE DECLARATION FOR THE PURPOSES OF THE ACT.

1. Lead Agency: The Agency has determined not to follow the coordinated review provisions of the Regulations. Therefore, there is no lead agency for the Project.

2. Person to Contact for Further Information: Molly Ryan, Executive Director, County of Clinton Industrial Development Agency, 137 Margaret Street, Suite 209, Plattsburgh, New York 12901; Telephone: (518) 565-4600.

3. Project Identification: Proposed Micro Bird, Inc. Project.

4. Project Description: The Project consists of the following: (A) (1) the acquisition of a leasehold interest in three (3) parcels of land containing an aggregate of approximately 59.14 acres and located at 260 Banker Road and elsewhere on Banker Road (Tax Map Nos.: 205.-4-13; 205.-4-2; and 205.-2-5.2) in the Town of Plattsburgh, Clinton County, New York (the "Land"), together with an existing manufacturing and warehouse facility (the "Existing Facility"), (2) the reconstruction and renovation of the Existing 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 Existing Facility, and the Equipment hereinafter, collectively, referred to as the "Project Facility"), all of the foregoing to be (a) with respect to the Land and the Existing Facility (i) owned by Valiant Real Estate USA Inc., a business corporation organized and existing pursuant to the laws of the State of Delaware (the "Owner"), and (ii) leased to Micro Bird USA LLC, a limited liability company organized and existing pursuant to the laws of the State of Delaware (the "Operating Company," and, collectively with the Applicant and the Owner, the "Company"), (b) with respect to the Equipment, owned by the Operating Company, and (c) operated by the Operating Company as a manufacturing and warehousing facility for the manufacture and storage of shuttle buses 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 property 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.

5. Project Location: The Project Facility will be located at 260 Banker Road and elsewhere on Banker Road (Tax Map Nos.: 205.-4-13; 205.-4-2; and 205.-2-5.2) in the Town of Plattsburgh, Clinton County, New York.

6. Reasons for Determination of Non-Significance: By resolution adopted by the members of the Agency on January 13, 2025 no significant environmental impacts were identified by the Agency in its review of the environmental assessment form submitted to the Agency with respect to the Project and, based upon the Agency's knowledge of the area surrounding the Project Facility and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, no significant environmental impacts are known to the Agency.

7. Comment Period: All interested parties, groups and persons disagreeing with or otherwise desiring to comment upon the Agency's environmental determination with respect to this Project are invited to submit written comments for consideration by the Agency. All such comments should be sent by mail addressed to Molly Ryan, Executive Director at the address specified in paragraph two hereof.

Dated: January 13, 2025

COUNTY OF CLINTON INDUSTRIAL
DEVELOPMENT AGENCY

BY: _____
Molly Ryan, Executive Director

Micro Bird, Inc. Approving Resolution

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

Resolution No. 01-25-02

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR CORPORATION MICRO BIRD, INC.

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 commercial, manufacturing 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 and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Corporation Micro Bird, Inc., a Canadian Corporation, (the "Applicant"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company (as hereinafter defined), said Project consisting of the following: (A) (1) the acquisition of a leasehold interest in three (3) parcels of land containing an aggregate of approximately 59.14 acres and located at 260 Banker Road and elsewhere on Banker Road (Tax Map Nos.: 205.-4-13; 205.-4-2; and 205.-2-5.2) in the Town of Plattsburgh, Clinton County, New York (the "Land"), together with an existing manufacturing and warehouse facility (the "Existing Facility"), (2) the reconstruction and renovation of the Existing 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 Existing Facility, and the Equipment hereinafter, collectively, referred to as the "Project Facility"), all of the foregoing to be (a) with respect to the Land and the Existing Facility (i) owned by Valiant Real Estate USA Inc., a business corporation organized and existing pursuant to the laws of the State of Delaware (the "Owner"), and (ii) leased to Micro Bird USA LLC, a limited liability company organized and existing pursuant to the laws of the State of Delaware (the "Operating Company," and, collectively with the Applicant and the Owner, the "Company"), (b) with respect to the Equipment, owned by the Operating Company, and (c) operated by the Operating Company as a manufacturing and warehousing facility for the manufacture and storage of shuttle buses 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 December 9, 2024 (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. Pursuant to Section 859-a of the Act, the Executive Director of the Agency caused a copy of the certified Public Hearing Resolution to be sent via certified mail return, receipt requested on December 20, 2024 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 (collectively, the “Affected Tax Jurisdictions”); 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 December 20, 2024 to the chief executive officers of the Affected Tax Jurisdictions, (B) caused notice of the Public Hearing to be posted on December 20, 2024 on a public bulletin board located at the Town of Plattsburgh Town Hall located at 151 Banker Road in the Town of Plattsburgh, Clinton County, New York and on the Agency’s website, (C) caused notice of the Public Hearing to be published on December 20, 2024 in the Press Republican, a newspaper of general circulation available to the residents of Clinton County, New York, (D) conducted the Public Hearing on December 30, 2024 at 9:30 o’clock a.m., local time at the Town of Plattsburgh Town Hall located at 151 Banker Road in the Town of Plattsburgh, 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 January 13, 2025, the Agency determined (A) to conduct an uncoordinated review of the Project, (B) that the Project constitutes an “Unlisted action” which will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project, and (C) as a consequence of the foregoing, to prepare a negative declaration with respect to the Project; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Clinton County, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of County, New York by undertaking the Project in Clinton County, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the “Agency Documents”): (A) a lease to agency (the “Lease to Agency” or the “Underlying Lease”) by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the “Leased Premises”); (B) a license agreement (the “License to Agency” or the “License Agreement”) by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company will grant to the Agency (1) a license

to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (2) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement (as hereinafter defined); (C) a lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (D) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a uniform agency project agreement (the "Uniform Agency Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (F) a recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (G) a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; (H) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (I) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project ("the Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (J) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor") (1) an agency indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor, (2) a recapture agreement (the "Contractor Section 875 GML Recapture Agreement") by and between the Agency and the Contractor, (3) a sales tax exemption letter (the "Contractor Sales Tax Exemption Letter") and (4) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); (K) if the Company intends to request the Agency to appoint (1) the Company, as agent of the Agency and (2) a contractor or contractors, as agent(s) of the Agency prior to closing on the Project and the Lease Agreement, agency and indemnification agreements, interim Section 875 GML recapture agreements, interim sales tax exemption letters and interim thirty-day sales tax reports (collectively, the "Interim Documents"); and (L) various certificates relating to the Project (the "Closing Documents"); and

WHEREAS, as a result of discussions had by the Company with the Town of Plattsburgh (the "Town"), the Beekmantown Central School District (the "District") and Clinton County (the "County"), as the affected jurisdictions (within the meaning of such term in Section 854(16) of the New York State General Municipal Law) (the "Affected Tax Jurisdictions"), the Company and the Affected Tax Jurisdictions desire that the District not receive its allocation of payments pursuant to the Payment in Lieu of Tax Agreement; and

WHEREAS, Section 858(15) of the Act requires the Agency to obtain the written consent of the Affected Tax Jurisdictions when the Agency proposes to allocate and distribute payments in lieu of taxes (each a "PILOT payment") to the Affected Tax Jurisdictions in a manner that is different from the distribution and allocation of real property tax payments that would be in effect if the Agency was not

involved in the Project and the Project Facility was not exempt from real property taxes (as each capitalized term is defined in the Payment in Lieu of Tax Agreement); and

WHEREAS, as a condition to granting the Financial Assistance, the Agency desires that the County, the Town, and the District each adopt resolutions approving the allocation of real property tax payments to the Affected Taxing Jurisdictions under the proposed Payment in Lieu of Tax Agreement;

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

Section 1. All action taken by the Executive Director of the Agency with respect to the Public Hearing with respect to the Project is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Agency Counsel to the Agency with respect to all matters in connection with the Project. Agency Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution. Agency Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

Section 3. 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 constitutes a “project,” as such term is defined in the Act;

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

(D) It is estimated at the present time that the costs of the planning, development, acquisition, construction, reconstruction and installation of the Project Facility (collectively, the “Project Costs”) will be approximately \$37,850,000;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;

(F) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project, and accordingly the Project is not prohibited by the provisions of Section 862(2)(a) of the Act, and accordingly the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act;

(G) The granting of the Financial Assistance by the Agency with respect to the Project will preserve a manufacturing facility located within the County which was previously operated by a large manufacturer which maintained high employment levels. The previous operator determined to leave the area which is expected to result in the loss of many full-time employment positions

within the County. Therefore, the granting of the Financial Assistance 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;

(H) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;

(I) The Project should receive the Financial Assistance in the form of exemptions from sales tax and real property tax based on the description of expected public benefits to occur as a result of this Project, as described on Exhibit A attached hereto; and

(J) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) accept the License Agreement; (B) lease the Project Facility to the Company pursuant to the Lease Agreement; (C) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (D) enter into the Payment in Lieu of Tax Agreement; (E) enter into the Uniform Agency Project Agreement; (F) enter into the Section 875 GML Recapture Agreement; (G) if applicable, secure the Loan by entering into the Mortgage; (H) if applicable, enter into the Interim Documents; and (I) grant the Financial Assistance with respect to the Project; provided, however, that no financial assistance shall be provided to the Project by the Agency unless and until the Affected Tax Jurisdictions shall, pursuant to Section 858(15) of the Act, provided written consent to the proposed allocation and distribution of PILOT payments under the Payment in Lieu of Tax Agreement with respect to the Project.

Section 5. The Agency is hereby authorized (A) to acquire a license in the Licensed Premises pursuant to the License Agreement, (B) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease, (C) to acquire title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency, and (D) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed; provided, however, that no financial assistance shall be provided to the Project by the Agency unless and until the Affected Tax Jurisdictions shall, pursuant to Section 858(15) of the Act, have provided written consent to the proposed allocation and distribution of PILOT payments under the Payment in Lieu of Tax Agreement with respect to the Project.

Section 6. The Agency is hereby authorized to acquire, construct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and installation are hereby ratified, confirmed and approved.

Section 7. The Chairperson, Vice Chairperson or Executive Director of the Agency, with the assistance of Agency Counsel, is authorized to negotiate and approve the form and substance of the Agency Documents.

Section 8. (A) The Chairperson, Vice Chairperson or Executive Director of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, 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 the forms thereof as the Chairperson, Vice Chairperson or Executive Director shall approve, the execution thereof by the Chairperson, Vice Chairperson or Executive Director to constitute conclusive evidence of such approval.

(B) The Chairperson, Vice Chairperson or Executive Director of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 9. 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 Agency 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 Agency Documents binding upon the Agency.

Section 10. 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
Keith Defayette	VOTING	Yes
Mark Leta	VOTING	Excused
John VanNatten	VOTING	Yes
Joey Trombley	VOTING	Excused

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

EXHIBIT A

DESCRIPTION OF THE EXPECTED PUBLIC BENEFITS

In the discussions had between the Project Beneficiary and the Agency with respect to the Project Beneficiary’s request for Financial Assistance from the Agency with respect to the Project, the Project Beneficiary has represented to the Agency that the Project is expected to provide the following benefits to the Agency and/or to the residents of Clinton County, New York (the “Public Benefits”):

Description of Benefit		Applicable to Project (indicate Yes or NO)		Expected Benefit
1.	Retention of existing jobs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Existing Facility is currently operated by a similar manufacturer and maintains many full-time employees. The undertaking of the Project is not expected to retain employees of the Company, but will retain many necessary employment positions in the County.
2.	Creation of new permanent jobs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Approximately 250 full time equivalent jobs at the Project Facility within 5 years of the completion of the Project Facility.
3.	Estimated Value of Tax Exemptions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Sales tax exemption is estimated at \$80,000; Real property tax exemption is estimated at \$1,600,000; and Mortgage recording tax exemption is estimated at \$100,000.
4.	Private sector investment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Estimate \$24,025,000.
5.	Likelihood of project being completed in a timely fashion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Anticipated completion in a timely manner.
6.	Extent of new revenue provided to local taxing jurisdictions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project will provide a revenue source to the affected tax jurisdictions in the form of PILOT payments.
7.	Extent of new revenue provided to local taxing jurisdictions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project will encourage a large section of the workforce to remain in the County by maintaining manufacturing positions in the County. By keeping the workforce in the area, the tax jurisdictions will continue to benefit from the revenue generated by such workforce.
8.	Local labor construction jobs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Company has indicated in the application that it is willing to consider the use of local labor.

9.	Regional wealth creation (% of sales /customers outside of the County)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	N/A
10.	Located in a highly distressed census tract	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	N/A
11.	Alignment with local planning efforts and development efforts	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project is consistent with local planning and development efforts.
12.	Promotes walkable community areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	The Project site is not located in an urban setting with sidewalks.
13.	Elimination or reduction of blight	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If the Project was not undertaken, a large manufacturing facility would be left empty when the current operator terminated production and left. By completing the Project, the Company will ensure that the existing facility does not remain vacant and fall into blight or disrepair.
14.	Proximity/support of regional tourism attractions/facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	N/A
15.	Local or County official support	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project has received strong support from the County, Town, and New York State. The New York State Empire State Development has agreed to provide incentives to contribute to the completion of the Project. The Project represents a much needed manufacturer and employer in the County and is highly supported.
16.	Building or site has historic designation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	There is no historic designation.
17.	Provides brownfield remediation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No brownfields present.
18.	Provides onsite child daycare facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	It is not anticipated that the Project will provide onsite child daycare facilities.

Resolution Appointing EBO User New York State Department of Transportation Grant – South Junction Enterprises, LLC

S. Wagner stated that approximately two years ago South Junction Enterprises, LLC was awarded grant funding from the New York State Department of Transportation (NYSDOT). In connection with the grant agreement, South Junction Enterprises, LLC is required to comply with certain equal opportunity hiring and reporting requirements. The NYSDOT utilizes equitable business opportunities (EBO) software to facilitate the reporting requirements associated with the grant funding. In order for the Company to comply with the reporting requirements, the NYSDOT requires appointment of an authorized user of the EBO software. Resolution #01-25-03 appoints the CCIDA Executive Director as the authorized user of the EBO account allowing her to enter into the NYSDOT’s EBO portal the information provided to her by South Junction Enterprises, LLC.

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

Resolution No. 01-25-03

RESOLUTION APPOINTING THE EXECUTIVE DIRECTOR OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY AS THE AUTHORIZED USER OF A CERTAIN EQUITABLE BUSINESS OPPORTUNITIES (EBO) ACCOUNT IN CONNECTION WITH GRANT FUNDING FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION RELATING TO THE SOUTH JUNCTION ENTERPRISES, 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 commercial, manufacturing 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, South Junction Enterprises, LLC (the “Company”) is undertaking a project (the “Project”) consisting of (i) the construction of third rail siding for transloading spanning approximately 1,750 feet of railroad track to accommodate additional railcars, (ii) the construction of a storage silo and pit system, (iii) the construction of an additional storage garage and (iv) the undertaking of paving and asphalt improvements to the upper transload roadway at the Company’s existing bulk transfer facility located on South Junction Road in the City of Plattsburgh, Clinton County, New York to expand rail capacity in order to meet increased demand for rail shipments in Clinton County and surrounding regions; and

WHEREAS, in connection with the Project, the Company wished to submit an application (the “Application”) to the New York State Department of Transportation (“NYSDOT”) for grant funding related to the Project as set forth in the Application, a copy of which is attached hereto as Exhibit A;

WHEREAS, by resolution adopted by the members of the Clinton Grant Facilitation Corporation (the "Corporation") on April 19, 2021, the members of the Corporation authorized the Application to be submitted to the NYSDOT (the "Submission Resolution"); and

WHEREAS, the Application was submitted by the Corporation on behalf of the Agency, and the Agency has been awarded a grant in the amount of \$1,406,070.89 from the NYSDOT for the Project (the "Grant"); and

WHEREAS, by resolution adopted by the members of the Agency on October 13, 2022 (the "Agency Grant Resolution"), the Agency authorized, among other things, the acceptance of the Grant and, in connection therewith, the execution and delivery by the Agency of a grant agreement by and between the Agency and the NYSDOT (the "Grant Agreement") and certain other related documents, which execution and delivery by the Agency was conditioned upon the execution and delivery by the Company of a certain grant and indemnification agreement by and between the Agency and the Company (the "Indemnification Agreement") pursuant to which the Company, among other things, agreed to comply with the Agency's obligations under the Grant Agreement; and

WHEREAS, in connection with the Grant Agreement, the Company is required to comply with certain equal opportunity hiring and reporting requirements; and

WHEREAS, the NYSDOT operates equitable business opportunities software (the "EBO Software") to facilitate the reporting requirements in connection with the Grant; and

WHEREAS, in order for the Company to comply with the reporting requirements, the NYSDOT requires the appointment by the Agency of an authorized user of the EBO Software (the "EBO User"); and

WHEREAS, under Section 858 of the Act, the Agency has the power to make certain appointments and approve certain administrative matters; and

WHEREAS, pursuant to the Act and the authorization contained in the Agency Grant Resolution, the Agency desires to appoint the Executive Director of the Agency as the EBO User in connection with the Grant; and

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

Section 1. The Agency hereby takes the following actions: Approves and confirms the appointment of Molly Ryan, Executive Director of the Agency as the EBO User in connection with the Grant.

Section 2. The Agency hereby authorizes the Chairperson, Vice Chairperson, and/or Executive Director to take all steps necessary to carry out the purpose of this resolution.

Section 3. The officers, employees and agents of the Agency continue to be 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 Grant 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 Grant Documents and related documents binding upon the Agency.

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
Mark Leta	VOTING	Excused
Keith Defayette	VOTING	Yes
John VanNatten	VOTING	Yes
Joey Trombley	VOTING	Excused

The foregoing resolution was thereupon declared duly adopted.

Owl Labs Video Conferencing System

On a motion by J. VanNatten, and seconded by D. Hoover, it was unanimously carried to approve the purchase of the Owl III video conferencing system to provide better quality CCIDA meeting recordings.

February 2025 CCIDA Strategic Planning Session

M. Ryan advised that she would like to hold the February 2025 CCIDA Board meeting off-site at the Butcher Block restaurant. M. Ryan stated she has spoken to Patrick Kelly, the Executive Director of the St. Lawrence County IDA, and asked if he would be available to speak at the meeting. M. Ryan stated the St. Lawrence County IDA has done some interesting projects which she feels the CCIDA Board will find interesting. Last year, Patrick Kelly was named Economic Developer of the Year by the New York State Development Council. M. Ryan indicated the agenda for the February meeting would consist of having Patrick Kelly speak to the Board at 11:00 a.m., next have the Board discuss and establish goals for the upcoming year, followed by the regular CCIDA Board meeting. M. Ryan advised she will poll board members to determine the best date for the February meeting. M. Ryan also indicated she would like to meet with each board member individually sometime prior to the board meeting to discuss their ideas regarding CCIDA goals and objectives, and asked that they let her know when they would be available to meet.

Business Facilities Publication Advertisement

M. Ryan provided for the Board's review two concept advertisements developed by the Boire Benner Group. The advertisement will appear in Business Facilities publication, as well as in their on-line e-newsletters. The half-page advertisement was previously agreed to by the Board and the cost will be \$3,500. The agreed upon modifications to the advertisement will be communicated to Boire Benner. Once finalized, the advertisement will be provided to Business Facilities for publication.

Housing Feasibility Study Update

M. Ryan provided an update on the housing study being conducted by Camoin. The consultants have narrowed the search down to nine potential sites, and will ultimately whittle the list down to five final sites for consideration. Some of the areas identified are the former Miramar property in Champlain, as well as a ten-acre parcel across the road from Clinton Community College. M. Ryan advised that Camoin is coordinating with CPL, the consultants conducting the feasibility study of the Clinton Community College property. M. Ryan has asked that they also explore several potential sites in Rouses Point and Mooers. M. Zurlo asked if the consultants had found any sites in the southern portion of the county. M. Ryan advised that they had identified a large parcel in Peru on the Bear Swamp Road. M. Ryan will ask Camoin to look into whether there might also be potential sites in Keeseville and/or Ausable.

Strictly Business Advertisement

M. Ryan advised that she had received a request from the publication *Strictly Business* for an advertisement. The cost of the advertisement is a monthly charge of \$750 for a full-page ad and \$500 for a half page. After discussion, the Board determined that they did not wish to pursue this advertising opportunity.

Clinton County Update

M. Zurlo advised that Paul Lamoy has been appointed the Area 8 Interim County Legislator replacing Wendell Hughes who vacated his seat to assume his new role of Plattsburgh City Mayor. Legislator Lamoy's term will expire December 31, 2025.

M. Zurlo advised that Chairman Mark Henry will be participating in the North Country Chamber of Commerce event featuring addresses and presentations on the State of the County, City of Plattsburgh and Town of

Plattsburgh being held at the Butcher Block restaurant on February 4, 2025. M. Ryan advised that the CCIDA is a sponsor of this event and she has four tickets available if any CCIDA Board members would like to attend.

Management Team Report

M. Ryan advised that the Vortex USA, Inc. Project is still working to complete their SEQR application and the Project will be on the February CCIDA meeting agenda.

M. Ryan advised that Eli Schwartzberg has contacted her and requested an extension of the Vilas Home, LLC Project sales tax exemption. C. Canada stated this is not a request to increase the sales tax exemption amount but is a request to extend the exemption, which expired on December 31, 2024. This request will be included in the February 2025 CCIDA meeting agenda once E. Schwartzberg provides the CCIDA a formal request for the extension.

M. Ryan stated that she has been contacted by Schluter Systems regarding a power issue. Schluter Systems is requesting a guarantee from NYSEG of 20 megawatts of power. C.J. Madonna advised that Schluter is working with NYSEG and the governor's office to resolve the issue. M. Ryan advised that she has provided a letter of support for NYSEG's expansion of the Kent Falls Sub-Station.

There being no further business to discuss, on a motion by D. Hoover and seconded by K. Defayette, the meeting adjourned at 12:47 p.m.



Trent Trahan, Chairperson