

**Minutes of the
County of Clinton
Industrial Development Agency
Monday, December 8, 2025**

The meeting was called to order by Trent Trahan, Chairperson, at 12:05 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
Michael Zurlo, Secretary
Christine Peters, Esq., Member
John VanNatten, Member

EXCUSED: David Hoover, Vice Chairperson
Joey Trombley, Treasurer and Chief Financial Officer
Mark Leta, Member

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

OTHERS PRESENT: David Denison, Vice President, Kroll, LLC (via Teleconference)
Berk Gursoy, Vice President, BGTF NY BESS Holdings, LLC (via Teleconference)
Darren Varley, Golden Shovel Agency (via Teleconference)

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.

Approval of the Minutes of the November 17, 2025 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the November 17, 2025 meeting of the CCIDA. There were none.

On a motion by M. Zurlo, and seconded by C. Peters, it was unanimously carried to approve the minutes of the November 17, 2025 meeting of the CCIDA.

Public Comment

There was no public comment.

Presentation: David Denison, Kroll, LLC

M. Ryan introduced David Denison of Kroll, LLC, and asked him to provide the Board with information regarding the application received from BESS Holdings, LLC. D. Denison explained that BGTF NY BESS Holdings, LLC is owned by BGTF which is comprised of a group of investment funds. D. Denison further explained that Brookfield Renewable Partners is the largest limited partner of BGTF. D. Denison stated Brookfield Renewable Partners is a global leader in renewable energy generation and storage development, and is headquartered in New York City. D. Denison explained that Brookfield holds a diverse portfolio of hydropower, wind, solar and storage assets across 34 states, totaling approximately 9,000 megawatts of generating capacity. D. Denison introduced Berk Gursoy, the Vice President of Project Development with BGTF NY BESS Holdings, LLC. D. Denison stated that the Project before the CCIDA is called Project Leo

which is a battery energy storage facility located in the Town of Dannemora. D. Denison stated the Project has leased 16.4 acres and the battery storage facility, consisting of 50 battery storage containers, will be located on five acres. D. Denison stated the estimated total capital investment of the Project is approximately \$127,000,000, consisting of battery storage modules, monitoring systems, land improvements, etc.

D. Denison stated the Dannemora Project would be the largest battery storage facility in New York State, to date, and explained how battery storage works. D. Denison stated the Dannemora site was selected because of its direct access to the New York State Electric and Gas (NYSEG) Lyon Mountain Substation, and is strategically located along Route 374. D. Denison stated the Adirondack Park Agency (APA) has verified the site conditions and no fatal flaws have been identified.

D. Denison stated the property tax exemption through the CCIDA would make the Project viable, and the Project is asking for a Category 3, 15-year PILOT, of \$5,000 per megawatt. The Project is also requesting 100 percent sales and use tax exemption on eligible items, as well as a mortgage recording tax exemption. D. Denison advised that the Project was introduced at a public Dannemora Town Hall meeting and received favorable municipal feedback. Additionally, the Town of Dannemora has executed a long-term ground lease for the Project site and has issued a letter of support demonstrating the Town's support. M. Zurlo asked if the Project has had any discussions with the school district regarding a potential Host Community Agreement (HCA). D. Denison advised that the Project has not spoken with the school district, to date. M. Zurlo recommended the Project reach out to the school district and business manager to explain the Project. D. Denison advised the CCIDA is the Project's first stop for guidance and the Project plans on talking with all other stock holders to ensure everyone is comfortable with the Project.

M. Zurlo stated that the "Deviation" box was checked on the Application. D. Denison stated the "Type III" box should be checked and the application will be amended accordingly. M. Zurlo asked what the status of the Project would be absent an IDA tax benefit. D. Denison advised the financial viability without the reduction of property taxes is nil and the Project would not be built.

B. Gursoy stated that the Energy Safety Response Group (ESRG) has conducted a fire safety study, and the Project is working with local fire departments for training and the development of response plans. B. Gursoy indicated the facility would be monitored 24/7 at Brookfield's operations center located in Queensbury, New York. B. Gursoy stated internal fire mitigation and avoidance mechanisms will be located in the battery storage containers. M. Zurlo asked if there is a required distance between the containers. B. Gursoy stated that there is and that it is taken into account in the Project design. C. Canada asked if the Project understands that there is a CCIDA Project Administration Fee of .75 percent which is based on the total Project cost, and not on just the benefits being offered by the CCIDA. D. Denison advised he will make sure the fee is built into the Project finances.

M. Zurlo asked what concerns there are with this type of Project. B. Gursoy advised that the main concern would be fire, and stated that fire risks have been addressed both with the design of the battery storage containers as well as with the ongoing education of the local fire departments using the safety consultant ESRG.

D. Denison advised the community benefits associated with the Project include long-term property tax revenue and tax base growth. Additionally, an estimated \$5.7 - \$8.7 million dollars of construction materials and labor costs will be sourced locally. D. Denison also highlighted that county services and the local infrastructure, including public roads, will be improved. D. Denison advised that the assessed value of the Project was determined based on other similar Projects and ultimately will be determined by local assessors.

M. Ryan advised that no action will be taken on the Project at this CCIDA meeting and a Resolution for a Public Hearing would be presented at the January 20, 2026 CCIDA meeting for consideration by the Board.

Golden Shovel Agency – New Website Update

M. Ryan introduced Darren Varley, the Vice President of Creative Development for the Golden Shovel Agency. D. Varley explained that the marketing strategy process laid the foundation for the development and design of the new website and creation of the content. D. Varley stated the video banner was approved last week, and the site has been built and populated. D. Varley advised that they are looking at a soft launch of the website in mid-January 2026. The new website will feature a news section and a “quality of life” section on the homepage. M. Zurlo asked D. Varley if the Plattsburgh label could be made larger on the map of the region included on the website. M. Ryan advised that she has been working with Boire Benner Group to coordinate their portion of the marketing work. D. Varley advised that Golden Shovel will also be working with the Boire Benner Group to coordinate efforts.

D. Varley explained that Golden Shovel’s gatekeeper service will provide on-going support of the website and a representative will meet with M. Ryan on a monthly basis to review the website and discuss updates. D. Varley stated the CCIDA will have access to the entire Golden Shovel Team, which will include a strategist, copywriter, etc. Additionally, M. Ryan will be trained on how to make changes to the website using Golden Shovel’s proprietary “Economic Gateway System” which was tailor-made for economic development sites like the CCIDA’s. D. Varley stated Golden Shovel will conduct annual website audits ensuring best practices, running broken link scans, etc.

Initiation of 2025 Audit

On a motion by J. VanNatten, and seconded by T. Trahan, it was recommended to initiate the 2025 Audit. Motion carried. It was agreed that the CCIDA Audit Committee will meet and formally approve the initiation of the 2025 Audit at the January 2026 meeting.

Reports

C. Peters reviewed the November 2025 Treasurer’s Report with the Board. There were no questions or concerns.

On a motion by M. Zurlo, and seconded by J. VanNattan, it was unanimously RESOLVED to approve the November 2025 Treasurer’s Report as presented by C. Peters.

Old Business

There was no old business.

New Business

2026 Meeting Schedule

On a motion by J. VanNatten, and seconded by C. Peter, the 2026 meeting schedule was approved. Motion carried.

NamTrans Newsletter

M. Ryan advised that the CCIDA’s sponsorship of the NamTrans Newsletter expires at the end of the year, and asked the Board if they would like to renew the current Silver Sponsorship at a cost of \$750. M. Ryan indicated that, in her opinion, this sponsorship is a good investment based on the broad distribution of the newsletter throughout the transportation and aerospace manufacturing community.

On a motion by C. Peters, and seconded by J. VanNatten, it was unanimously carried to renew the NamTrans Silver Sponsorship for 2026 at a cost of \$750.

Workforce Development Program Sponsorship

M. Ryan proposed to the Board the creation of a program in which the CCIDA can support workforce development through partnerships with educational institutions such as the Institute of Advanced Manufacturing (IAM) at Clinton Community College, Plattsburgh State, CV Tech, etc., whereby the CCIDA would pay a portion of the cost of workforce training programs which will positively impact employment. For example, Monahan Medical would work with the IAM to establish the costs of a workforce training program for their employees and submit the request to the CCIDA via an application form for consideration and approval by the CCIDA Board. The CCIDA Board would approve each request on an individual basis. C. Canada advised that a program sponsored by the CCIDA could not be in the form of a loan or a grant, and there would need to be an application completed by the company applying for the funding outlining the proposed training program. M. Ryan advised that the newly approved Economic Development Coordinator position would be responsible for monitoring the program. M. Ryan advised she will be working with Agency Counsel to develop a training request application for the CCIDA Board's review and approval at the January 2026 CCIDA meeting.

Clinton County Economic Development Update

C. Peters provided the following update:

- A Public Hearing was held on the 2026 Budget, and the budget will be adopted at the December 10, 2025 meeting of the Legislature. The tax levy is down for the fifth year in a row.
- The sale of the Clinton County Nursing Home should be finalized by the end of the week.
- A resolution was passed at the Schuyler Falls Board Meeting to form a water district moving the project forward. This is a \$5 million, grant-funded project which will be good for the community.

Management Team Report

Connecticut Avenue Holdings, LLC

M. Ryan asked S. Wagner to provide an update on the Connecticut Avenue Holding Project. S. Wagner advised that she had a conversation with the Project's counsel, Dean Schneller, Esq., who advised that the Company is currently in litigation with their tenant. D. Schneller provided S. Wagner with the Company's most recent quarterly report as well as copies of recent PILOT bills as requested in order to get an idea of what they have been paying. S. Wagner stated that there is still the possibility of sending the Project a demand/default letter, however, it appears that based on the information received from the Company, they are doing their due diligence to do what is best for the community and fulfill their commitments to the CCIDA. S. Wagner advised that the most recent letter received from the Company detailed efforts currently being taken to fulfill the Project's obligations to the CCIDA. It was decided that CCIDA Counsel would create a record of conversations that have taken place with Company counsel. Additionally, the Board decided not to move forward with a demand/default letter at this time and requested that CCIDA Counsel advise the Company that they will be required to provide an update by March 31, 2026 outlining the results of actions they have taken to bring in a new tenant. Quarterly Reporting by the Company will also be required. S. Wagoner also stated that she will look up the record of litigation to verify claims by the Company.

SixB Holdings, LLC

M. Ryan advised that she and CCIDA Counsel had a call with SixB Holdings, LLC and their counsel to discuss what information is required by the CCIDA in order for the process to move forward. The Company advised that the Project plans to proceed on a phased approach and the first phase of the Project will be residential. S. Wagoner advised that the Company is going to provide the CCIDA with the number of residential units that will be created, as well as provide an updated CCIDA application. This information is required before a public hearing on the Project can be held.

AES Projects

M. Ryan asked S. Wagoner to provide an update on the AES Projects. S. Wagoner stated that the Company has requested a contractual agreement with the CCIDA before the end of the year which outlines the benefits that have been approved by CCIDA, as well as the PILOT terms. S. Wagoner advised this agreement has been drafted and the document also outlines the partial payment of the CCIDA administrative fee in the amount of 25 percent. This portion of the fee will be non-refundable regardless of whether the Project moves forward. The agreement states that once the Company receives Article 7 approvals, the Project will move forward. C. Canada advised that the agreement will be finalized and signed prior to the end of the year.

There being no further business to discuss, on a motion by M. Zurlo, and seconded by C. Peters, the meeting was adjourned at 1:21 p.m.



Trent Trahan, Chairperson