

**Minutes of the
County of Clinton
Industrial Development Agency
Wednesday, January 21, 2026**

The meeting was called to order by Trent Trahan, Chairperson, at 12:03 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
Mark Leta, Assistant Secretary
Christine Peters, Esq., Member
John VanNatten, Member

EXCUSED: Michael Zurlo, Secretary
Joey Trombley, Treasurer and Chief Financial Officer

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

OTHERS PRESENT: Michael Murnane, Connecticut Avenue Holdings, LLC
Elizabeth Callahan, Connecticut Avenue Holdings, LLC

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 11, 2025.

Approval of the Minutes of the December 8, 2025 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the December 8, 2025 meeting of the CCIDA. There were none.

On a motion by M. Leta, and seconded by D. Hoover, it was unanimously carried to approve the minutes of the December 8, 2025 meeting of the CCIDA.

Presentation: None

Public Comment

Connecticut Avenue Holdings, LLC

M. Ryan introduced Michael Murnane and Elizabeth Callahan from Connecticut Avenue Holdings (CAH). M. Murnane stated that initially the tenant at the Project location seemed willing to sub-lease the building to a new tenant. However, after a few months, the current tenant became unreasonable in their requests of the Company. CAH's counsel subsequently issued a letter of default to the tenant because of their noncompliance with the lease terms. One more negotiating session occurred following which the tenant sued CAH. M. Murnane advised that they are unable to terminate the lease until the active litigation has been resolved. M. Murnane stated they are not giving up on a resolution and are open to further negotiations with the tenant. M. Murnane stated their goal is to bring a new tenant into the space and they are continuing to work towards that goal. M. Murnane further indicated that CAH wants to fulfil all their obligations to the CCIDA.

S. Wagner stated that she will follow-up with CAH's counsel, Dean Schneller, Esq., regarding the status of the litigation. S. Wagner also indicated she will send a letter to CAH thanking them for attending the meeting and providing the Board with an update, and request that they continue to provide the CCIDA with quarterly reports. The Board agreed to continue monitoring the CAH Project.

Reports

M. Leta reviewed the December 2025 Treasurer's Report with the Board. There were no questions or concerns.

On a motion by C. Peters, and seconded by J. VanNatten, it was unanimously RESOLVED to approve the December 2025 Treasurer's Report as presented by M. Leta.

Committee Reports

Audit Committee

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously carried to accept the Audit Committee's recommendation to ratify and confirm the initiation of the 2025 Audit.

Old Business

There was no old business.

New Business

Project LEO – BESS Holdings, LLC

M. Ryan stated that at the request of the Company, the Public Hearing Resolution will be presented and voted on at the CCIDA's February 2026 board meeting.

SixB Holdings, LLC Project Update

M. Ryan advised that SixB Holdings, LLC has provided additional details regarding how the Project will be phased. M. Ryan stated the Project is significantly smaller than previously indicated. M. Ryan stated the Public Hearing Resolution for the Project was approved by the Board at the November 2025 meeting, and the Public Hearing will be scheduled prior to the February 2026 CCIDA meeting.

Hoffman Eells Group – Accounting Services Proposal

M. Ryan advised that a proposal has been received from Hoffman Eells Group for accounting services. The cost for accounting services as proposed is \$300 per month, which is \$100 more than what the CCIDA is currently paying Corell Accounting Service. Hoffman Eells uses updated software which will allow CCIDA staff to login and access/input monthly accounting data. T. Trahan highlighted that the Hoffman Eells proposal states they will not audit or review the financial statements provided to them by the CCIDA. M. Ryan confirmed that the Hoffman Eells scope of services will be the same as what the CCIDA is currently receiving from Corell Accounting.

On a motion D. Hoover, and seconded by M. Leta, it was unanimously carried to switch to The Hoffman Eells accounting firm. T. Trahan asked when the transition to the new accounting firm would occur and M. Ryan advised that it would begin within the next several weeks.

NYS EDC Membership Dues

On a motion by J. VanNatten, and seconded by C. Peters, it was unanimously carried to approve payment of the 2026 New York State Economic Development Council Membership Dues in the amount of \$1,000.

Site Selector Conference Attendance

M. Ryan discussed the Site Selectors Guild 2026 Spring Conference to be held in Atlanta, Georgia in March 2026. M. Ryan explained that while the conference is quite expensive, it offers great access to top-tier site selection professionals. M. Ryan advised that it is too late this year to obtain the early registration discount, but wanted to bring the conference to the Board's attention for possible future attendance.

J. VanNatten suggested that, going forward, it would be a good idea to develop a budget plan detailing what contributions, conferences, etc., would be most beneficial for the CCIDA in their efforts to support workforce development and to market available properties. M. Ryan stated that she anticipates Golden Shovel's marketing plan will be a big help in promoting the area and help identify what expenditures will result in the best return on investment. M. Ryan also advised the CCIDA's new website will showcase what properties are available and provide details regarding those properties. M. Ryan stated she will work on a proposed budget as suggested.

M. Leta suggested having a book/brochure prepared detailing available properties that can be given to site selectors when M. Ryan attends conferences. M. Ryan will work with Golden Shovel to develop a strategy going forward.

Workforce Development Program Funding Application

M. Ryan stated that on advice of counsel, she would like to enter into executive session for further discussion on this topic.

On a motion by M. Leta, and seconded by J. VanNatten, it was unanimously carried to enter executive session at 12:34 p.m.

On a motion by J. VanNatten, and seconded by C. Peters, it was unanimously carried to exit executive session at 1:18 p.m. M. Ryan advised there was no action taken during executive session.

Clinton County Economic Development Update

C. Peters provided the following update:

- The sale of the Clinton County Nursing Home has been finalized.
- The water project in Schuylers Falls will break ground this spring. Currently one half of homeowners have signed up, and Project Engineers are meeting with the remaining homeowners to get them signed up. It is advantageous for homeowners to sign-up now as grant money will cover connection costs; otherwise, homeowners will have to pay out-of-pocket to connect.
- CCIDA has posted for the Economic Development Coordinator position which will be shared between the CCIDA and the County. M. Ryan advised that a larger office space will be required to accommodate the additional person. M. Ryan advised one potential option would be leasing the office space currently used by Congresswoman Elise Stefanik and her staff on the first floor.
- A court improvement project is underway on the third floor to maximize the current space.

Management Team Report

M. Ryan advised CPL will be presenting their revised proposal for the Bluff Point property to the Finance Committee of the Legislature on February 11, 2026. M. Ryan stated the proposal has been scaled down considerably and follows the general direction previously expressed by the Legislature.

M. Ryan advised that the Town of Plattsburgh and the Peru School District passed a resolution approving the terms and conditions of the Host Community Agreement with Vortex, LLC. The Project should now be cleared to close.

There being no further business to discuss, on a motion by D. Hoover, and seconded by J. VanNatten, the meeting was adjourned at 1:24 p.m.



Trent Trahan, Chairperson