

**Minutes of the
County of Clinton
Industrial Development Agency
Monday, October 21, 2024**

The meeting was called to order by Trent Trahan, Chairperson, at 12:41 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
Joey Trombley, Member
John VanNatten, Member

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

OTHERS PRESENT: Rob Timmons – Chair, Clinton County Finance Committee

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, 2023.

Approval of the Minutes of the September 16, 2024 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the September 16, 2024 meeting of the CCIDA. There were none.

On a motion by D. Hoover, and seconded by K. Defayette, it was unanimously carried to approve the minutes of the September 16, 2024 meeting of the CCIDA.

Public Comment

There was no public comment.

Reports

K. Defayette reviewed the September 2024 Treasurer's Report with the Board. There were no questions or concerns.

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

Committee Reports

Finance Committee

2025 Budget

K. Defayette advised the CCIDA Finance Committee recommends posting of the CCIDA 2025 Budget to PARIS and at the Clinton County Government Center after an additional \$10,000 dollars is added for marketing expenses.

Old Business

There was no old business.

New Business

Posting of CCIDA 2025 Budget to PARIS and at the Clinton County Government Center

On a motion by K. Defayette, and seconded by D. Hoover, it was unanimously RESOLVED to approve posting of the 2025 Budget for the CCIDA to PARIS and at the Clinton County Government Center.

Rayrose Holdings, LLC Project

The Public Hearing for the Rayrose Holdings, LLC Project was held on October 11, 2024. M. Ryan reported that Janet McPetridge, the Mayor of the Village of Champlain, attended the Public Hearing. C. Canada advised that the Project has not completed the SEQR process and the approval process cannot go forward until that is complete.

On a motion by J. Trombley, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the Rayrose Holdings, LLC Public Hearing held on October 11, 2024.

UTEP Renewable Energy Language

S. Wagner outlined the language added to the draft CCIDA Uniform Tax Exempt Policy (UTEP) for renewable energy projects. S. Wagner advised the suggested revisions are based on what other IDA's in the state have in place for renewable energy projects, as well as what benefits the CCIDA has provided in the past. The revisions include, for example, a suggested PILOT duration of fifteen years but could go as high as 25 years at the discretion of the Agency. Also suggested is a "base megawatt amount" range (minimum \$5,000 with a high of \$8,000). M. Zurlo asked if the top figure of the megawatt amount could be increased. S. Wagner advised that it could and the amount was up to the discretion of the Agency. S. Wagner stated that an annual PILOT escalator of 2 percent is included in the draft UTEP language.

M. Zurlo suggested that a statement be added to the UTEP requiring the Project to reach out to the affected school districts to discuss a potential Host Community Agreement (HCA), and once any HCA is agreed upon, it is the school district's responsibility to discuss it with the CCIDA.

C. Canada also suggested that a review of the entire UTEP be performed by the CCIDA Governance Committee on an annual basis. It was agreed that a review of the UTEP would be added as an agenda item annually.

C. Canada advised that he and S. Wagner will conduct a thorough review of the entire UTEP and a draft of the revised document will be provided to the CCIDA Governance Committee members for their review prior to the November 13, 2024 meeting. The Governance Committee will review the revised UTEP at the November 13, 2024 meeting and make a recommendation to present the revised UTEP to the CCIDA Board for approval. It is anticipated a Public Hearing Resolution will be presented to the CCIDA Board at the December 2024 or January 2025 meeting.

Clinton County Economic Development Update

M. Zurlo advised the budget process is underway and he is approximately 80 percent through departmental meetings. M. Zurlo advised that spending is up and they are working to keep the tax levy as stable as possible.


M. Ryan advised that the ribbon cutting ceremony for the Clinton Business Innovation Gateway (C-BIG) project was held on October 10, 2024 and was well attended. M. Ryan stated the County is continuing to look at ways of marketing the property.

Management Team Report

AES held an informational meeting in the Town of Clinton for affected individuals and landowners. The town's Siting Board Chairperson, Terry Cayea, expressed a desire to work out an HCA with the Project. M. Ryan attended the meeting and advised T. Cayea that any HCAs should be negotiated in tandem with the PILOT agreements. M. Zurlo indicated that any HCAs negotiated should not negatively affect PILOT agreements.

T. Trahan asked M. Ryan if there was any update on the SterRx (Connecticut Avenue Holdings) Project. M. Ryan advised she did not have an update but indicated the Project owes the CCIDA a quarterly status report. C. Canada advised that he will contact the Project and request a status report.

There being no further business to discuss, on a motion by D. Hoover, and seconded by K. Defayette, the meeting was adjourned at 1:09 p.m.


Trent Trahan, Chairperson