

**Minutes of the
Clinton County Capital Resource Corporation
Monday, October 21, 2024**

The meeting was called to order by Trent Trahan, Chairperson, at 12:15 p.m. at the Clinton County Capital Resource Corporation (CCCRC) offices located at 137 Margaret Street, Suite 208, Plattsburgh, New York.

MEMBERS PRESENT: Trent Trahan, Chairperson
Keith Defayette, Treasurer and Chief Financial Officer
Michael Zurlo, Secretary
Mark Leta, Assistant Secretary
David Hoover, Member
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 PRESENTS: Rob Timmons – Chair, Clinton County Finance Committee
Debra Lambek, Esq., CIDC Plattsburgh, Inc
Dr. Eric Bell, Assistant Superintendent, CVES
Thomas McNichols – Strand Center for the Arts - Board President
Jim Carroll – Strand Center for the Arts - Board Secretary

T. Trahan stated that 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 Clinton County Capital Resource Corporation (CCCRC). There were none.

On a motion by J. VanNatten, and seconded by M. Leta, it was unanimously carried to approve the minutes of the September 16, 2024 meeting of the CCCRC.

Public Comment

There was no public comment.

Treasurer's Report

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

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

Committee Reports

Finance Committee:

K. Defayette reported the Finance Committee for the CCCRC met earlier and recommends the Board approve to post the Proposed 2025 Budget to PARIS and at the Clinton County Government Center.

Old Business

Strand Theatre Loan Adjustment

M. Ryan advised the Board that she had discussed the Strand's request for a one-year forbearance on their loan repayment with the Clinton County Economic Development Committee. As a result of that discussion, Rob Timmons, Clinton County Finance Committee Chairperson, is in attendance at this meeting to hear the Strand Board President, Thomas McNichols, and the Board Secretary, Jim Carroll, explain to the CCCRC Board Members, as well as R. Timmons, what actions the Strand is taking in order to ensure the loan repayments will get back on schedule after the requested one-year delay. M. Ryan stated that Clinton County had loaned \$100,000 to the CCCRC who, in turn, provided the Strand Theatre an interest-free loan in that amount to be repaid in five annual payments of \$20,000 per year. To date, the Strand has made three of the five payments, totaling \$60,000.

M. Ryan introduced T. McNichols and J. Carroll to the CCCRC Board.

T. Trahan asked R. Timmons if he had any questions for T. McNichols and J. Carroll. R. Timmons advised that he had two questions; first, why is the Strand unable to make this year's loan payment, and second, what are they doing to ensure that after being excused from this year's payment they will be able to make a payment next year.

T. McNichols explained that there has been a policy in place where all funds that come in are sequestered and subsequently allocated to cover expenses. However, the Director of Operations, unbeknownst to the Board, was spending those funds on non-priority expenses. Therefore, when it came time to make the loan payment, for example, there were insufficient funds to cover the expense as the money had been spent on other things. M. Zurlo asked if all the expenditures were for legitimate expenses. T. McNichols advised that all expenses paid have been reviewed and all were deemed legitimate and nothing nefarious had occurred. J. Carroll added that the Operations Director also failed to submit financial reports to the Board in a timely manner and, therefore, the Board was unaware that the monies coming into the organization via ticket sales, etc., were not being allocated to the correct "buckets." This resulted in those accounts not having enough funds in them to pay the associated expenses.

M. Zurlo asked what safeguards are now in place to ensure the required revenues are available to ensure the required cash flow is available to pay normal expenses. T. McNichols advised that they are working on their 2025 budget which will be passed by year-end. This budget includes cuts from the 2024 budget. T. McNichols advised the 2024 budget was based on an exceptional 2023. The Strand had an excellent 2023, as well as having received COVID-related funding from the

Federal Government. Unfortunately, the Strand will fall well short of 2024 budget projections for income.

T. McNichols also advised that they have been waiting 16 months for reimbursement of \$50,000 in grant funding from the State. The grant is based on reimbursements and the previous administrator failed to follow-through on grant requirements and did not submit the required paperwork. The State has granted the Strand several extensions and they have now submitted all the required paperwork so that reimbursement can occur. When/if the \$50,000 dollars is received, the financial situation of the organization will change.

M. Zurlo asked if the Strand is confident that after being granted the requested one-year delay, they will be able to repay the remainder of the loan balance. T. McNichols replied yes, they would.

J. Trombley asked if the 2024 budget was too aggressive and ended up being too optimistic. T. McNichols advised that parts of the 2024 budget have been on track; for instance, ticket sale revenue is on track but some educational programs and membership estimates are not. M. Zurlo asked if the public entertainment revenue piece is where they need it to be and advised that the original intent of the \$100,000 loan from the County/CCCRC was to enhance program offerings to the public. T. McNichols advised ticket sales are strong and they now have two years of solid, post-COVID data to look at to develop a 2025 budget that is based on those figures and one they are confident they can maintain. T. McNichols also stated they are cutting expenses, including cutting some employee hours. However, there are some educational programs and associated costs that cannot be cut because they are tied to government funding they received for building renovations and those programs must remain in-place.

T. Trahan asked R. Timmons if he was satisfied with the program explanation provided by Messrs. McNichols and Carroll. R. Timmons stated that he is satisfied that the steps being taken will ensure the future repayment of the loan and he is willing to allow the loan repayment extension on behalf of the Finance Committee of the Clinton County Legislature.

On a motion by M. Zurlo, and seconded by M. Leta, it was unanimously agreed that the CCCRC would authorize a one-year loan payment deferral, with the remaining balance of \$40,000 to be remitted in two \$20,000 annual payments. The next annual loan payment is due August 2025.

New Business

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

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

CIDC Plattsburgh, LLC Bond Project

C. Canada stated the resolution before the Board involves a bond transaction to finance a BOCES facility in the Town of Plattsburgh. The resolution authorizes the holding of a public hearing. M. Zurlo asked if the bond amount is \$68,250,000. C. Canada advised that for the purposes of the public hearing, the bond amount will be rounded up to \$75,000,000 in case costs change so another public hearing will not be required. C. Canada confirmed that these bonds are not associated with the Agency's volume cap. C. Canada advised the Project is scheduled to close December, 2024. C.

Canada also advised that once the public hearing has been held and the report issued, the Clinton County Legislature will need to adopt a formal resolution authorizing the issuance of the tax exempt bonds as required by the Federal Tax Code.

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

Resolution No. 10-24-01

RESOLUTION TAKING PRELIMINARY OFFICIAL ACTION TOWARD THE ISSUANCE BY CLINTON COUNTY CAPITAL RESOURCE CORPORATION OF LEASE REVENUE BONDS IN AN AMOUNT SUFFICIENT TO FINANCE A CERTAIN PROJECT FOR CIDC PLATTSBURGH, LLC (THE "BORROWER") AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PRELIMINARY AGREEMENT WITH THE BORROWER WITH RESPECT TO SUCH FINANCING.

WHEREAS, pursuant to the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the "Enabling Act") and Revenue Ruling 57-187 and Private Letter Ruling 200936012, (A) the County Legislature (the "County Legislature") of Clinton County, New York (the "County") adopted a resolution on November 10, 2010 (the "Sponsor Resolution") (1) authorizing the incorporation of Clinton County Capital Resource Corporation (the "Issuer") as a public instrumentality of the County and (2) appointing the initial members of the board of directors of the Issuer, who serve at the pleasure of the County, and (B) in December, 2010, a certificate of incorporation was filed with the New York Secretary of State's Office (the "Certificate of Incorporation") creating the Issuer; and;

WHEREAS, the Issuer is authorized and empowered by the provisions of the Enabling Act to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Issuer will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Issuer is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; and otherwise to carry out its corporate purposes in the territory in which the operations of the Issuer are principally to be conducted; and

WHEREAS, in August, 2024, CIDC Plattsburgh, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Borrower"), presented an application (the "Application") to the Issuer, which Application requested that the Issuer consider undertaking a project (the "Initial Project") for the benefit of the Borrower, said Initial Project to consist of the following: (A) (i) the construction of an approximately 154,000 square foot building, an approximately 11,373 square foot ancillary building and associated parking (collectively, the "Initial Facility") on an approximately 17.1 acre parcel of land located at Rugar Street and Industrial Boulevard in the Town of Plattsburgh, Clinton County, New York (the "Initial Land") and (ii) the acquisition of and installation thereon and therein of machinery and equipment (the "Initial Equipment") (the Initial Facility, the Initial Land and the Initial Equipment being hereinafter collectively referred to as the "Initial Project Facility"), all of the foregoing to be owned by the Borrower and leased to Clinton-Essex-Warren-Washington BOCES d/b/a Champlain Valley Educational Services ("BOCES") for use as an administrative/educational facility and any other directly and indirectly related activities; (B) the financing of all or a portion of the costs of the foregoing by the issuance of tax-exempt and/or taxable revenue bonds of the Issuer in one or more issues

or series in an aggregate principal amount sufficient to pay a portion of the cost of undertaking the Initial Project, together with necessary incidental costs in connection therewith, then estimated to be \$68,250,000 and in any event not to exceed \$75,000,000 (the "Obligations"); (C) the paying a portion of the costs incidental to the issuance of the Obligations, including issuance costs of the Obligations, any reserve funds as may be necessary to secure the Obligations and capitalized interest during the construction period; (D) the granting of certain other financial assistance with respect to the foregoing, including exemption from certain mortgage recording taxes; and (E) the making of a loan (the "Loan") of the proceeds of the Obligations to the Borrower or such other person as may be designated by the Borrower and agreed upon by the Issuer; and

WHEREAS, pursuant to the Certificate of Incorporation, prior to the Issuer providing the financial assistance, the Issuer, among other things, must hold a public hearing in accordance with the guidelines set forth in Section 859-a of the General Municipal Law with respect to the Initial Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended, and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act"), the Issuer has not yet made a determination as to the potential environmental significance of the Initial Project and therefore has not yet determined whether an environmental impact statement is required to be prepared with respect to the Initial Project; and

WHEREAS, with respect to any portion of the Obligations intended to be issued as federally tax-exempt obligations, interest on such portion of the Obligations will not be excludable from gross income for federal income tax purposes unless (A) pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and the regulations of the United States Treasury Department thereunder (the "Treasury Regulations"), the issuance of such portion of the Obligations is approved by the County Legislature after the Issuer has held a public hearing on the nature and location of the Initial Project Facility and the issuance of the Obligations as required by Section 147(f) of the Code; and (B) pursuant to Section 145(a) of the Code, all property which is to be provided by the net proceeds of such portion of the Obligations is to be owned by a Section 501(c)(3) organization or a governmental unit and at least ninety-five percent (95%) of the net proceeds of the Obligations are used with respect to (1) governmental units and/or (2) the activities of Section 501(c)(3) organizations which do not constitute "unrelated trades or businesses" (as defined in Section 513(a) of the Code) with respect to such Section 501(c)(3) organizations; and

WHEREAS, the Issuer desires to assist the Borrower and provide for compliance with the provisions of Section 147(f) of the Code with respect to the Initial Project; and

WHEREAS, although the resolution authorizing the issuance of the Obligations and the undertaking of the Initial Project has not yet been drafted for approval by the Issuer, a preliminary agreement (the "Preliminary Agreement") relative to the proposed issuance of the Obligations and the undertaking of the Initial Project by the Issuer (which Preliminary Agreement is attached hereto as Exhibit A) has been presented for approval by the Issuer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CLINTON COUNTY CAPITAL RESOURCE CORPORATION, AS FOLLOWS:

Section 1. The Issuer has reviewed the Application and, based upon the representations made by the Borrower to the Issuer in the Application and at this meeting, the Issuer hereby makes the following findings and determinations with respect to the Initial Project

(A) The issuance of the Obligations by the Issuer with respect to the Initial Project will relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities for the inhabitants of Clinton County, New York and thereby serve the public purposes of the Enabling Act; and

(B) It is desirable and in the public interest to issue the Obligations in a principal amount sufficient to pay the cost of undertaking the Initial Project, together with necessary incidental expenses in connection therewith (collectively, the "Initial Project Costs"), which Initial Project Costs are presently estimated to be an amount not to exceed \$75,000,000;

provided, however, that the foregoing determinations shall not entitle or permit the Borrower to commence the undertaking of the Initial Project, nor commit the Issuer to issue any Obligations with respect to the Initial Project, unless and until the Issuer shall decide to proceed with the Initial Project following a determination by the Issuer that all requirements of the SEQR Act that relate to the Initial Project and to the issuance of the Obligations have been fulfilled.

Section 2. If, following full compliance with the SEQR Act and the requirements of the Enabling Act, including the public hearing requirements set forth in Section 859-a of the General Municipal Law, the Issuer adopts a future resolution (the "Future Resolution") determining to proceed with the Initial Project and the Borrower complies with all conditions set forth in this resolution, the Preliminary Agreement and the Future Resolution, the Issuer will (A) authorize the issuance of the Obligations in such principal amount and with such maturities, interest rate or rates, redemption terms and other terms and provisions as shall be determined in accordance with the provisions of a further resolution of the Issuer; (B) make a loan to the Borrower of the proceeds of the Obligations (the "Loan") for the purpose of assisting in financing the Initial Project; (C) enter into a loan agreement (hereinafter, the "Loan Agreement") between the Issuer and the Borrower whereby the Borrower will be obligated, among other things, (i) to make payments to the Issuer in amounts and at times so that such payments will be adequate to pay the principal of, premium, if any, and interest on the Obligations and (ii) to pay all costs incurred by the Issuer with respect to the Initial Project and/or the Initial Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes, if applicable, and all reasonable fees and expenses incurred by the Issuer with respect to or in connection with the Initial Project and/or the Initial Project Facility; and (D) secure the Obligations in such manner as the Issuer, the Borrower and the purchasers of the Obligations shall mutually deem appropriate, all as contemplated by the Preliminary Agreement. If the proceeds from the sale of the Obligations are insufficient to finance the entire cost of the undertaking of the Initial Project, the Issuer will, upon request of the Borrower and subject to the provisions of the Preliminary Agreement and Section 3 hereof, use its best efforts to effect the issuance from time to time in the future of additional bonds, whether on a parity with the Obligations or otherwise, for the purpose of paying the cost of completing the undertaking of the Initial Project.

Section 3. The issuance of the Obligations and any additional bonds by the Issuer, as contemplated by Section 2 of this resolution, shall be subject to: (A) the determination by the Issuer to proceed with the Initial Project following a determination by the Issuer that all requirements of the SEQR Act that relate to the Initial Project have been fulfilled; (B) execution and delivery by the Borrower of the Preliminary Agreement, which sets forth certain conditions for the issuance of the Obligations by the Issuer, and satisfaction by the Borrower of all the terms and conditions of the Preliminary Agreement applicable to the Borrower; (C) agreement by the Issuer, the Borrower and the purchasers of the Obligations on mutually acceptable terms for the Obligations and for the sale and delivery thereof and mutually acceptable terms and conditions for the security for the payment thereof; (D) agreement between the Borrower and the Issuer as to payment by the Borrower of the administrative fee of the Issuer with respect to the Initial Project; (E) if interest on any portion of the Obligations is to be treated as excludable

from gross income for federal income tax purposes, (i) pursuant to Section 145(a) of the Code, all property which is to be provided by the net proceeds of such portion of the Obligations must be owned by a Section 501(c)(3) organization or a governmental unit and at least ninety-five percent (95%) of the net proceeds of such portion of the Obligations must be used with respect to (a) governmental units and/or (b) the activities of Section 501(c)(3) organizations which do not constitute "unrelated trades or businesses" (as defined in Section 513(a) of the Code), and (ii) the County Legislature must have approved the issuance of such portion of the Obligations after a public hearing on the issuance of the Obligations and the nature and location of the Initial Project Facility has been held by the Issuer, as required by Section 147(f) of the Code; and (F) the following additional condition(s): _____.

Section 4. The form, terms and substance of the Preliminary Agreement (in substantially the form approved by Issuer Counsel and Bond Counsel) are in all respects approved, and the Chairperson, Vice Chairperson or Chief Executive Officer of the Issuer is hereby authorized, empowered and directed to execute and deliver said Preliminary Agreement in the name and on behalf of the Issuer, with such changes therein as shall be approved by the officer executing same on behalf of the Issuer, the execution thereof by such officer to constitute conclusive evidence of such officer's approval of any and all changes or revisions therein.

Section 5. From and after the execution and delivery of the Preliminary Agreement, the officers, agents and employees of the Issuer are hereby authorized, empowered and directed to proceed with the undertakings provided for therein on the part of the Issuer and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of the Preliminary Agreement as executed.

Section 6. The officers, agents and employees of the Issuer are hereby directed to proceed to comply with the provisions of the SEQR Act and to do such things or perform such acts as may allow the Issuer to proceed to its final consideration of the Initial Project.

Section 7. It is intended that this resolution shall constitute an affirmative official action toward the issuance of the Obligations within the meaning of Section 1.103-8(a)(5) and Section 1.150-2(e)(1) of the United States Treasury Regulations.

Section 8. The Borrower is hereby authorized to conduct such environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Issuer to make its final determination whether to approve the Initial Project, and the Borrower is further authorized to advance such funds as may be necessary for such purpose, subject, to the extent permitted by law, to reimbursement from the proceeds of the sale of the Obligations, if the Obligations are issued; provided, however, that such authorization shall not entitle or permit the Borrower to commence the undertaking of the Initial Project unless and until the Issuer shall determine to proceed with the Initial Project following a determination by the Issuer that all requirements of the SEQR Act that relate to the Initial Project and to the issuance of the Obligations have been fulfilled. This resolution constitutes a determination of compliance with technical requirements within the meaning of Section 617.3(c) of the Regulations and does not constitute, and shall not be deemed to constitute, either an approval by the Issuer of the Initial Project for the purposes of the SEQR Act or a commitment by the Issuer to issue the Obligations except upon satisfaction of the requirements of the SEQR Act, the requirements set forth in Section 3 hereof and the requirements set forth in the Preliminary Agreement.

Section 9. The law firm of Hodgson Russ LLP is hereby appointed Bond Counsel to the Issuer with respect to all matters in connection with the Initial Project and the issuance of the Obligations. Bond Counsel for the Issuer is hereby authorized, at the expense of the Borrower, to work with the Borrower, counsel to the Borrower, counsel to the Issuer, the purchasers of the Obligations and others to

prepare, for submission to the Issuer, all documents necessary to effect the authorization, issuance, sale and delivery of the Obligations and the other transactions contemplated by this resolution.

Section 10. The Issuer hereby authorizes the Chairperson, Vice Chairperson or Chief Executive Officer of the Issuer, prior to the issuance of any portion of the Obligations with respect to the Initial Project, after consultation with the directors of the Issuer, (A) (i) to establish the time, date and place for a public hearing of the Issuer to hear all persons interested in the Initial Project and the proposed financial assistance being contemplated by the Issuer with respect to the Initial Project; (ii) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of Clinton County, New York, such notice to comply with the requirements of Section 859-a of the General Municipal Law and to be published no fewer than fourteen (14) days prior to the date established for such public hearing; (iii) to cause notice of said public hearing to be given to the chief executive officer of the county and each town, village and school district in which the Initial Project is to be located no fewer than fourteen (14) days prior to the date established for said public hearing; (iv) to conduct such public hearing; and (v) to cause a report of said public hearing fairly summarizing the views presented at said public hearing (the "Public Hearing Report") to be promptly prepared and cause copies of said report to be made available to the directors of the Issuer and (B) to satisfy the public approval requirements contained in Section 147(f) of the Code. Any action taken by the Issuer and its staff and bond counsel with respect to said public hearing is hereby ratified and confirmed.

Section 11. The Chairperson, Vice Chairperson or Chief Executive Officer of the Issuer is hereby authorized and directed to distribute copies of this resolution to the Borrower and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 12. All action taken by the Chairperson, Vice Chairperson or Chief Executive Officer of the Issuer in connection with the Public Hearing with respect to the Initial Project prior to the date of this resolution is hereby ratified or confirmed.

Section 13. 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	Yes
John VanNatten	VOTING	Yes
Joey Trombley	VOTING	Yes

The foregoing resolution was thereupon declared duly adopted.

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EXHIBIT A

PRELIMINARY AGREEMENT

THIS PRELIMINARY AGREEMENT made as of October 21, 2024 between CLINTON COUNTY CAPITAL RESOURCE CORPORATION (the “Issuer”), a not-for-profit corporation organized and existing under the laws of the State of New York, and CIDC PLATTSBURGH, LLC (the “Borrower”), a limited liability company organized and existing under the laws of the State of New York;

WITNESSETH:

WHEREAS, the Issuer is authorized and empowered by the provisions of the Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the “Enabling Act”) to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Issuer will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Issuer is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; and otherwise to carry out its corporate purposes in the territory in which the operations of the Issuer are principally to be conducted; and

WHEREAS, in August, 2024, the Borrower presented an application (the “Application”) to the Issuer, which Application requested that the Issuer consider undertaking a project (the “Initial Project”) for the benefit of the Borrower, said Initial Project to consist of the following: (A) (i) the construction of an approximately 154,000 square foot building, an approximately 11,373 square foot ancillary building and associated parking (collectively, the “Initial Facility”) on an approximately 17.1 acre parcel of land located at Rugar Street and Industrial Boulevard in the Town of Plattsburgh, Clinton County, New York (the “Initial Land”) and (ii) the acquisition of and installation thereon and therein of machinery and equipment (the “Initial Equipment”) (the Initial Facility, the Initial Land and the Initial Equipment being hereinafter collectively referred to as the “Initial Project Facility”), all of the foregoing to be owned by the Borrower and leased to Clinton-Essex-Warren-Washington BOCES d/b/a Champlain Valley Educational Services (“BOCES”) for use as an administrative/educational facility and any other directly and indirectly related activities; (B) the financing of all or a portion of the costs of the foregoing by the issuance of tax-exempt and/or taxable revenue bonds of the Issuer in one or more issues or series in an aggregate principal amount sufficient to pay a portion of the cost of undertaking the Initial Project, together with necessary incidental costs in connection therewith, then estimated to be \$68,250,000 and in any event not to exceed \$75,000,000 (the “Obligations”); (C) the paying a portion of the costs incidental to the issuance of the Obligations, including issuance costs of the Obligations, any reserve funds as may be necessary to secure the Obligations and capitalized interest during the construction period; (D) the granting of certain other financial assistance with respect to the foregoing, including exemption from certain mortgage recording taxes; and (E) the making of a loan (the “Loan”) of the proceeds of the Obligations to the Borrower or such other person as may be designated by the Borrower and agreed upon by the Issuer; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended, and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act”), the Issuer has not yet made a preliminary determination as to the potential environmental

significance of the Initial Project and therefore has not yet determined whether an environmental impact statement is required to be prepared with respect to the Initial Project; and

WHEREAS, by resolution adopted by the members of the board of directors of the Issuer on October 21, 2024 (the “Preliminary Inducement Resolution”), the members of the board of directors of the Issuer determined to proceed with the Initial Project and to enter into this Preliminary Agreement;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Issuer and the Borrower agree as follows:

ARTICLE I – REPRESENTATIONS

Among the representations which have resulted in the execution of this Preliminary Agreement are the following:

Section 1.01. The Borrower hereby represents to the Issuer that:

(A) The issuance of the Obligations with respect to the Initial Project will be an inducement to the Borrower to locate and/or retain the Initial Project in Clinton County, New York.

(B) The Initial Project Facility is and/or will be located entirely within the boundaries of Clinton County, New York.

(C) The issuance of the Obligations by the Issuer with respect to the Initial Project will relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities for the inhabitants of Clinton County, New York, and thereby serve the public purposes of the Enabling Act.

(D) It is estimated at the present time that the costs of the planning, development, acquisition, construction and installation of the Initial Project Facility, including the costs incurred in connection with the issuance of the Obligations (collectively, the “Initial Project Costs”) are presently estimated to be an amount not to exceed \$75,000,000.

Section 1.02. By the Preliminary Inducement Resolution, the Issuer has approved the execution of this Preliminary Agreement. The Issuer intends this Preliminary Agreement to constitute its official binding commitment, subject to the terms hereof and of the Preliminary Inducement Resolution: (A) to issue its Obligations in one or more series or issues pursuant to the Enabling Act in an aggregate principal amount sufficient to pay the Initial Project Costs, the actual principal amount of such Obligations to be agreed upon by the Issuer and the Borrower when the Initial Project Costs are more definitely established; and (B) to use the proceeds of the Obligations to make a loan to the Borrower to be used to finance a portion of the Initial Project Costs.

Section 1.03. The Issuer intends this Preliminary Agreement to be an affirmative official action of the Issuer toward the issuance of the Obligations within the meaning of Section 1.103-8(a)(5) of the United States Treasury Regulations.

ARTICLE II – UNDERTAKINGS ON THE PART OF THE ISSUER

Based upon the statements, representations and undertakings of the Borrower and subject to the conditions set forth herein, the Issuer agrees as follows:

Section 2.01. If the Borrower complies with all conditions set forth in this Preliminary Agreement and the Preliminary Inducement Resolution, then the Issuer will authorize, sell and deliver its Obligations, in one or more series or issues from time to time, pursuant to the terms of the Enabling Act as then in force, for the purpose of financing the Initial Project Costs, in an aggregate principal amount necessary and sufficient to finance the Initial Project Costs. The precise amount of the Obligations shall be fixed by a resolution and certificate of determination of the Issuer at a later date and to be agreed to by the Borrower. Upon the sale of the Obligations, the Issuer will expend the proceeds of the Obligations to make a loan to the Borrower to be used to finance the Initial Project Costs (including reimbursing the Borrower for its funds expended on the Initial Project Costs subsequent to the earlier of (1) the date of adoption of the Preliminary Inducement Resolution or (2) such earlier date as shall be acceptable to Bond Counsel); PROVIDED, HOWEVER, that the Obligations are to be secured by and payable from the revenues to be derived by the Issuer either in accordance with the terms of a loan agreement, or other similar financing agreement, or any combination thereof, to be entered into by and between the Issuer and the Borrower (all said agreements being hereinafter collectively referred to as the “Financing Agreement”); PROVIDED FURTHER, HOWEVER, that the foregoing obligation of the Issuer to undertake the Initial Project and to issue the Obligations is subject to the conditions hereinafter contained in this Preliminary Agreement, including but not limited to the following conditions:

(A) The Financing Agreement shall be executed between the Issuer, as lender, and the Borrower, as borrower. Pursuant to the Financing Agreement, the Borrower will be obligated, among other things, to make payments to the Issuer in such amounts and at such times so that such payments will be adequate to enable the Issuer to timely pay all amounts due under the Obligations. The Financing Agreement and any other documents to be executed by the Issuer in connection with the Initial Project and the Obligations (collectively, the “Project Documents”), including the Obligations, shall in all respects comply with the requirements of, and limitations contained in, the Enabling Act and shall further specifically provide that the obligations of the Issuer thereunder are payable solely from the revenues derived by the Issuer from the Initial Project Documents (except to the extent payable out of proceeds of the Obligations); that the obligations of the Issuer thereunder shall not be a general obligation of the Issuer and shall not constitute an indebtedness or pledge of the general credit of the Issuer; that no beneficiary of the obligations of the Issuer thereunder, including any holder of any of the Obligations, shall have the right to compel any exercise of the taxing power of the Issuer (if any) or of the State of New York or any political subdivision thereof, including Clinton County, New York; and that the obligations of the Issuer thereunder shall not create a debt or loan of credit of Clinton County, New York or the State of New York, but such obligations shall be a special obligation of the Issuer secured and payable solely as provided in the Initial Project Documents or the Obligations, as the case may be, and such facts shall be plainly stated in each of such documents and on the face of each of the Obligations;

(B) The Borrower shall have executed the Financing Agreement between the Issuer and the Borrower, the terms of which shall be acceptable in form and content to the Borrower, the Issuer and the purchasers of the Obligations, and pursuant to which, among other things, the Borrower shall be obligated to make aggregate basic payments (i.e. payments used to pay the principal and, premium, if any, and interest on the Obligations) to, or on behalf of, the Issuer in accordance with the terms of such Financing Agreement, which basic payments shall be in an amount at least sufficient to pay the principal of, premium, if any, and interest on the Obligations,

as and when the same become due and payable, and to pay all costs incurred by the Issuer with respect to the Initial Project and/or the Initial Project Facility together with all costs of operation and maintenance of the Initial Project Facility, including all taxes and other governmental charges, any required payments in lieu of taxes, and the reasonable fees and expenses incurred by the Issuer in connection with the Initial Project, it being understood that the Borrower will, prior to or contemporaneously with the issuance of the Obligations, enter into such Financing Agreement;

(C) No event shall have occurred which constitutes (or which after notice or lapse of time or both would constitute) an event of default under the Financing Agreement;

(D) One or more purchasers shall agree to purchase the Obligations, it being understood that the Borrower will use all reasonable efforts to find one or more purchasers for the Obligations;

(E) The Borrower shall provide the Issuer and the purchasers of the Obligations with all information required to facilitate compliance with all applicable securities laws and all other information reasonably necessary in connection with the issue, sale, delivery and any resale of the Obligations;

(F) The Borrower shall provide the Issuer and the other "involved agencies" (as such quoted term is defined in the Regulations) with all information and statements which may be required by said respective entities in order to facilitate compliance by said entities with the SEQR Act;

(G) If the costs of the Initial Project exceed the amount of the proceeds of the Obligations, or if the Obligations shall not be issued, the Borrower will pay all such Initial Project Costs or such excess Initial Project Costs and shall not be entitled to any reimbursement for any such payment from the Issuer;

(H) The Obligations shall bear such dates, mature at such time or times, bear interest at such rate or rates, and contain such other terms and provisions as shall be determined by subsequent action of the Issuer and approved by the Borrower;

(I) The Issuer shall receive, in form and substance satisfactory to the Issuer, such rulings, approvals, resolutions, consents, certificates, opinions of counsel and other instruments and proceedings as shall be specified by the Issuer in connection with the Obligations and (if applicable) the tax exemption of the interest thereon, the Initial Project, the Financing Agreement, and the various other documents to be executed in connection with the Initial Project, such rulings, approvals, resolutions, consents, certificates, opinions of counsel and other instruments and proceedings to be obtained from Bond Counsel, counsel to the Issuer and such other governmental and nongovernmental agencies and entities as may have or assert competence or jurisdiction over or interest in matters pertaining thereto, and the same shall be in full force and effect at the time of the issuance of the Obligations;

(J) Agreements shall be made as to (1) indemnity by the Borrower of the Issuer and the members and officers of the Issuer and (2) payment by the Borrower of the expenses incurred by the Issuer in connection with the Initial Project (including counsel fees and out-of-pocket expenses) and the administrative fee of the Issuer, and such agreements shall be satisfactory in form and substance to the Issuer;

(K) If interest on any portion of the Obligations is to be treated as excludable from gross income for federal income tax purposes, (1) pursuant to Section 145(a) of the Code, all property which is to be provided by the net proceeds of such portion of the Obligations must be owned by a Section 501(c)(3) organization or a governmental unit and at least ninety-five percent (95%) of the net proceeds of such portion of the Obligations must be used with respect to (a) governmental units and/or (b) the activities of Section 501(c)(3) organizations which do not constitute "unrelated trades or businesses" (as defined in Section 513(a) of the Code), with respect to such Section 501(c)(3) organizations and (2) the Clinton County Legislature must have approved the issuance of such portion of the Obligations after a public hearing on the issuance of such portion of the Obligations and the nature and location of the Initial Project Facility has been held by the Issuer, as required by Section 147(f) of the Code;

(L) The following additional conditions: _____.

Section 2.02. The obligations of the Issuer pursuant to this Preliminary Agreement are subject to the conditions elsewhere contained in this Preliminary Agreement and to the additional condition that the Issuer shall not issue its Obligations to finance the Initial Project Costs unless and until the Issuer shall have complied with the provisions of the SEQR Act.

Section 2.03. Subject to the conditions stated in this Preliminary Agreement, the Issuer from time to time will adopt, or cause to be adopted, such proceedings and authorize the execution of such documents as may be necessary or advisable for: (A) the authorization, issuance and sale of the Obligations; and (B) the use of the proceeds of the Obligations to make a loan to the Borrower to be used to finance the Initial Project Costs; all as shall be authorized by law and be mutually satisfactory to the Issuer, the Borrower and the purchasers of the Obligations. If acceptable to the Borrower and the purchasers of the Obligations, such actions and documents may permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with the Obligations or otherwise, for the purpose of defraying the cost of completion of the Initial Project.

Section 2.04. The Issuer will take or cause to be taken such other acts and adopt such further proceedings as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

ARTICLE III – UNDERTAKINGS ON THE PART OF THE BORROWER

Based upon the statements, representations and undertakings of the Issuer and subject to the conditions set forth herein, the Borrower agrees as follows:

Section 3.01. The Borrower will use all reasonable efforts to find or cause to be found one or more purchasers for the Obligations and will use reasonable efforts to insure that the Obligations are sold; provided, however, that the terms of such Obligations and of the sale and delivery thereof shall be mutually satisfactory to the Issuer and the Borrower.

Section 3.02. Contemporaneously with the sale and delivery of the Obligations, the Borrower will enter into the Financing Agreement with the Issuer containing the terms and conditions described in Section 2.01 hereof. The Borrower agrees that, if the Obligations shall not be issued or if the Initial Project Costs exceed the amount of the proceeds of the Obligations, the Borrower will pay all such Initial Project Costs or such excess Initial Project Costs and shall not be entitled to any reimbursement for any such payment either from the Issuer or from the purchasers or holders of the Obligations. THE ISSUER MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, THAT THE PROCEEDS OF THE

OBLIGATIONS WILL BE SUFFICIENT TO PAY ALL PROJECT COSTS, OR THAT THE INITIAL PROJECT FACILITY WILL BE SUITABLE FOR THE BORROWER'S PURPOSES OR NEEDS.

Section 3.03. The Borrower hereby agrees to indemnify and hold the Issuer (and its members, officers, agents and employees) harmless from all losses, expenses, claims and liabilities arising out of or based on (A) labor, services, materials and supplies, including equipment, ordered or used in connection with the acquisition, construction and installation of the Initial Project Facility, including any expenses incurred by the Issuer (and its members, officers, agents and employees) in defending any claims, suits or actions which may arise as a result of any of the foregoing and/or (B) any untrue statement or alleged untrue statement of a material fact included in any written materials relating to the offering or sale of the Obligations or the omission or alleged omission to state therein a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Borrower shall not permit to stand, and will, at its own expense, take steps reasonably necessary to remove, any mechanic's or other liens against the Initial Project Facility for labor or material furnished in connection with the acquisition, construction and installation of the Initial Project Facility.

Section 3.04. The Borrower hereby agrees to indemnify, defend and hold the Issuer (and its members, officers, agents and employees) harmless from any and all (A) claims and liabilities for the loss or damage to property or any injury to or death of any person that may be occasioned subsequent to the date hereof by any cause whatsoever in relation to the Initial Project and/or the Initial Project Facility, including any expenses incurred by the Issuer (and its members, officers, agents and employees) in defending any claims, suits or actions which may arise as a result of the foregoing; and (B) claims and liability arising from or expenses incurred in connection with the Initial Project or by the Issuer's financing of the Initial Project Facility, including all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. The Borrower shall include the Issuer (and its members, officers, agents and employees) as a named insured under all public liability insurance policies obtained by the Borrower with respect to the Initial Project.

Section 3.05. The Borrower will take such further action and adopt such further proceedings as may be required to implement its aforesaid undertakings or as it may deem appropriate in pursuance thereof.

ARTICLE IV – GENERAL PROVISIONS

Section 4.01. All commitments of the Issuer under Article II hereof and of the Borrower under Article III hereof (excepting the obligations of the Borrower set forth in Sections 3.03 and 3.04 hereof, which shall survive the termination of this Preliminary Agreement) are subject to the condition that the following events shall have occurred not later than two (2) years from the date hereof (or such other date as shall be mutually satisfactory to the Issuer and the Borrower):

- (A) The Issuer, the Borrower and the purchasers of the Obligations shall have agreed on mutually acceptable terms and conditions of the Obligations, the Financing Agreement and any agreements securing the Obligations and any other agreements referred to in Articles 2 or 3 hereof;
- (B) All necessary governmental approvals shall be obtained; and
- (C) All other conditions expressed in this Preliminary Agreement shall have been satisfied.

Section 4.02. Subject to the terms and conditions of Section 4.03 hereof, the Borrower shall have the right to unilaterally cancel this Preliminary Agreement at any time prior to the time that the Obligations are issued by the Issuer upon thirty (30) days prior written notice of cancellation delivered to the Issuer at the address set forth in Section 4.04 hereof.

Section 4.03. If the events set forth in Section 4.01 hereof do not take place within the time set forth in said Section 4.01, or any extension thereof, or if the Borrower exercises its right of cancellation as set forth in Section 4.02 hereof, the Borrower agrees that (A) it will promptly reimburse the Issuer (and its officers, members, agents or employees) for all reasonable and necessary direct out-of-pocket expenses (including legal fees and expenses) which the Issuer (and its officers, members, agents or employees) may incur with respect to the execution of this Preliminary Agreement and the performance of its obligations hereunder; and (B) the obligations of the Borrower set forth in Section 3.03 and 3.04 hereof shall survive the termination of this Preliminary Agreement and shall remain in full force and effect until the expiration of the period stated in the applicable statute of limitations during which a claim, cause of action or prosecution relating to the matters described therein may be brought and payment in full or the satisfaction of such claim, cause of action or prosecution and the payment of all expenses and charges incurred by the Issuer (and its officers, members, agents or employees) relating to the enforcement of the provisions therein stated.

Section 4.04. (A) All notices and other communications hereunder shall be in writing and shall be deemed given when mailed by United States registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

- (1) To the Issuer:

Clinton County Capital Resource Corporation
137 Margaret Street – Suite 209
Plattsburgh, New York 12901
Attention: Executive Director

With a copy to:

Hodgson Russ LLP
677 Broadway – Suite 401
Albany, New York 12207
Attention: Christopher C. Canada, Esq.

(2) To the Borrower:

CIDC Plattsburgh, LLC
15375 Blue Fish Circle
Lakewood Ranch, Florida 34202
Attention: Frances Brandt, President

With a copy to:

Reed Smith LLP
Three Logan Square – Suite 3100
1717 Arch Street
Philadelphia, Pennsylvania 19103
Attention: James S. Lawlor, Esq.

(B) The Issuer and the Borrower may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates and other communications shall be sent.

Section 4.05. All covenants and agreements herein contained by or on behalf of the Issuer and the Borrower shall bind and inure to the benefit of the respective successors and assigns of the Issuer and the Borrower, whether so expressed or not.

Section 4.06. The obligations and agreements of the Issuer contained herein shall be deemed the obligations and agreements of the Issuer, and not of any member, officer, agent or employee of the Issuer in his individual capacity, and the members, officers, agents and employees of the Issuer shall not be liable personally hereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby. The obligations and agreements of the Issuer contained herein shall not constitute or give rise to an obligation of the State of New York or of Clinton County, New York and neither the State of New York nor Clinton County, New York shall be liable thereon, and further, such obligations and agreements shall not constitute or give rise to a general obligation of the Issuer, but rather shall constitute limited obligations of the Issuer payable solely from the revenues of the Issuer derived and to be derived from the revenues of the Issuer derived and to be derived from the Financing Agreement and the other related financing documents (except for revenues derived by the Issuer with respect to the Unassigned Rights, as defined in the Financing Agreement).

Section 4.07. Notwithstanding any provision of this Preliminary Agreement to the contrary, the Issuer shall not be obligated to take any action pursuant to any provision hereof unless (A) the Issuer shall have been requested to do so in writing by the Borrower; and (B) if compliance with such request is reasonably expected to result in the incurrence by the Issuer (or any member, officer, agent or employee of the Issuer) of any liability, fees, expenses or other costs, the Issuer shall have received from the Borrower security or indemnity satisfactory to the Issuer for protection against all such liability and for the reimbursement of all such fees, expenses and other costs.

[Remainder of page left blank intentionally]

IN WITNESS WHEREOF, the parties hereto have entered into this Preliminary Agreement as of the day and date first written above.

CLINTON COUNTY CAPITAL
RESOURCE CORPORATION

BY: _____
Authorized Officer

CIDC PLATTSBURGH, LLC

BY: _____
Authorized Officer

There being no further business to discuss, on a motion by J. VanNatten, and seconded by J. Trombley, the meeting adjourned at 12:40 p.m.



Trent Trahan, Chairperson