

**County of Clinton Industrial Development Agency (CCIDA)**  
**Report of the Public Hearing**  
**Regarding Micro Bird, Inc.**  
**December 30, 2024**

The public hearing was called to order by Molly Ryan, Executive Director of the County of Clinton Industrial Development Agency at 9:30 a.m., at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, New York.

Present: Molly Ryan, Executive Director of the County of Clinton IDA  
Dorothy Brunell, Administrative Assistant, County of Clinton IDA  
Garry Douglas, President and CEO, North Country Chamber of Commerce  
Michael Cashman, Supervisor, Town of Plattsburgh  
Eric Boule, CEO, Micro Bird, Inc.

My name is Molly Ryan, and I am the Executive Director of County of Clinton Industrial Development Agency (the "Agency") in connection with the project which is the subject of this public hearing.

Today I am holding this Public Hearing to allow citizens to make a statement, for the record, relating to the involvement of the Agency with a project (the "Proposed Project") for Corporation Micro Bird, Inc. a Canadian corporation (the "Applicant").

The Proposed 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 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.

I intend to provide general information on the Agency's general authority and public purpose to provide assistance to this Proposed Project. I will then open the comment period to receive comments from all present who wish to comment on either the Proposed Project or the Financial Assistance contemplated by the Agency with respect to the Proposed Project.

## **Amount of Financial Assistance Being Considered by the Agency**

However, before discussing the general information and opening the hearing for public comments, I would like to first describe some details regarding the Proposed Project, as outlined in the initial application submitted to the Agency by the Company in December, 2024. (the “Application”).

Pursuant to the Application, the Company represented the following:

1. That the Project will create or retain at least 350 FTE jobs following the following the third year of operation of the Project Facility. The creation or retention of these jobs will help maintain an existing and much need workforce within Clinton County, New York. The maintenance of the workforce will help retain tax revenue and other income generated by employees who, without a facility such as the Project Facility, may consider leaving the area.

2. That the Company would not undertake the Project without the assistance being offered by the Agency.

3. That the Company understands and recognizes that the assistance being offered by the Agency is subject to “claw-back” under the Agency’s Policy Respecting Recapture of Project Benefits if the Company does not complete the Project or maintain the required employment levels.

The estimated costs of the Project are equal to approximately \$37,850,000.00 and the estimated benefits being considered by the Agency are described briefly as follows:

1. Sales Tax Exemption: \$80,000;
2. Real Property Tax Exemption: \$1,600,000; and
3. Mortgage Recording Tax Exemption: \$100,000.

## **Legal Authorization and Powers of the Agency**

The provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York as amended, and Chapter 225 of the 1971 Laws of the State of New York, as amended, codified as Section 895-f of said General Municipal Law (collectively, the “Act”), authorize the Agency to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining and equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others.

## **Purpose of this Public Hearing**

Pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”), prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project. Since the proposed “financial assistance” to be provided by the Agency with respect to the Proposed Project may exceed \$100,000, then prior to providing any “financial assistance” (as defined in the Act) of more than \$100,000 to the Proposed Project, the Agency must hold a public hearing on the nature and location of the Project Facility and the proposed “financial assistance” to be provided by the Agency with respect to the Proposed Project.

After consideration of the Application, the members of the Agency adopted a resolution on December 9, 2024 (the “Public Hearing Resolution”) authorizing the Executive Director of the Agency to conduct this Public Hearing with respect to the Proposed Project pursuant to Section 859-a(2) of the Act.

The Executive Director of the Agency caused notice of this Public Hearing to be (A) mailed on December 20, 2024 to the chief executive officers of Clinton County, the Town of Plattsburgh and the Beekmantown Central School District and (B) published on December 20, 2024 in the Press Republican, a newspaper of general circulation available to the residents of Town of Plattsburgh, Clinton County, New York. In addition, the Executive Director of the Agency caused notice of this Public Hearing to be posted on December 20, 2024 on the Agency's website and on a public bulletin board located at the Plattsburgh Town Hall, located at 151 Banker Road, in the Town of Plattsburgh, Clinton County, New York.

Copies of the notice of this Public Hearing are available on the table.

Now, unless there is any objection, I am going to suggest waiving the full reading of the notice of this Public Hearing, and instead request that the full text of the notice of this Public Hearing be inserted into the record of this Public Hearing.

### **Public Hearing Notice**

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by County of Clinton Industrial Development Agency (the "Agency") on the 30<sup>th</sup> day of December, 2024 at 9:30 o'clock a.m., local time, at the Plattsburgh Town Hall, located at 151 Banker Road, in the Town of Plattsburgh, Clinton County, New York in connection with the following matters:

Micro Bird, Inc., a Canadian Corporation, (the "Applicant"), has presented 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.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Clinton County, New York or elsewhere, (2) exemption from deed transfer taxes on

any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Molly Ryan, Executive Director, County of Clinton Industrial Development Agency, 137 Margaret Street, Suite 209, Plattsburgh, New York 12901; Telephone: (518) 565-4600.

Dated: December 20, 2024.

The comments received today at this Public Hearing will be presented to the members of the Agency at or prior to the meeting at which the members of the Agency will consider whether to approve the undertaking of the Proposed Project by the Agency and the granting by the Agency of any "financial assistance" in excess of \$100,000 with respect to the Proposed Project.

### **Written Comments**

The notice of this Public Hearing indicated that written comments could be addressed to: Molly Ryan, the Executive Director of the Agency. No written comments have been received by the Agency prior to this Public Hearing.

### **Remarks by the Company**

Eric Boule, Chief Executive Officer of Micro Bird, Inc., stated that the Company's investment of approximately \$37 million will significantly increase Micro Bird's production capacity. He stated this Project will allow the Company to leverage and transfer the knowledge and expertise from their decades of manufacturing operations in Quebec, Canada to the Plattsburgh production facility. E. Boule indicated the Project will include creating and sustaining approximately 350 jobs at the Plattsburgh facility and stated they are happy to be able to leverage the experience and skills of the existing Nova Bus workforce.

E. Boule advised this is a key strategic Project for Micro Bird that will allow the Company to expand their market share of both school and commercial buses in the United States. He indicated Micro Bird buses are already very competitive in the market because of their design and build quality. E. Boule indicated that currently the United States market is primarily school buses and they anticipate significant growth potential in the commercial bus segment. E. Boule stated that without the CCIDA benefits this Project would not be possible, and he thanked everyone for their support and collaboration.

### **Open Public Hearing to the Floor for Comments**

I will now open this Public Hearing for public comment at 9:36 o'clock, a.m.

By way of operating rules, if you wish to make a public comment, please raise your hand, and I will call on you. Please wait to be recognized, once recognized, please stand and state your name and address for the record.

When everyone has had the opportunity to speak, I will conclude this Public Hearing. A record of this Public Hearing will be prepared and reviewed by the members of the Agency in connection with the Agency's consideration of the Proposed Project.

Again, the purpose of this Public Hearing is to solicit public comment. We are not here to answer questions. However, we will in the course of this Public Hearing consider questions if we have the information to answer the questions and there is sufficient time to consider such questions.

I will now ask if there is anyone in attendance who wishes to comment on either on the nature and location of the Project Facility or the proposed "financial assistance" being contemplated by the Agency with respect to the Proposed Project.

For the record, please state your name and indicate your comments on either the Proposed Project or the proposed "financial assistance" being contemplated by the Agency with respect to the Proposed Project.

Garry Douglas, President and Chief Executive Officer of the North Country Chamber of Commerce, expressed his enthusiastic support of the Micro Bird Project in the Town of Plattsburgh. G. Douglas stated for the record that on behalf of the North Country Chamber of Commerce, he would like to express the wholehearted and complete support of the pending actions by the Clinton County IDA in support of this Project. In addition to thanking Micro Bird for its confidence and investment here in the Town of Plattsburgh, G. Douglas stated this Project is a wonderful example of a successful partnership and collaboration between the CCIDA, Town of Plattsburgh, TDC, and the North Country Chamber of Commerce, as well as New York State Governor Hochul and her team.

Michael Cashman, Supervisor of the Town of Plattsburgh, stated his full-throated support of Micro Bird's application to the Clinton County IDA for its proposed expansion in Clinton County. This Project represents a tremendous opportunity for both the Company and the region as a whole and it further solidifies Plattsburgh's reputation as a world-class hub for transportation manufacturing, and underscores the North Country's role in advanced manufacturing and innovation. Plattsburgh's strategic location will allow Micro Bird to grow, thrive and contribute to our region's economy. M. Cashman stated that Micro Bird will also be tapping into a highly skilled and talented workforce already known for its expertise in manufacturing, engineering and technology. M. Cashman stated he is confident that the collaboration between Micro Bird and the Clinton County IDA, as well as other regional partners including the North Country Chamber of Commerce, TDC and the Town of Plattsburgh, will yield significant benefits for our community creating long-term economic opportunities. M. Cashman stated he

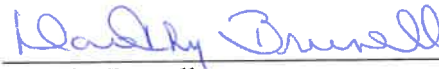
fully supports the Company's application to the CCIDA and he looks forward to welcoming them to the Town of Plattsburgh and thanked the Company for their investment in the Community.

M. Ryan stated that in her role as Clinton County Economic Director she would like to echo the comments made by G. Douglas and M. Cashman. She thanked Micro Bird for stepping in and filling a need within our community and stated the County looks forward to continuing to develop a positive relationship with Micro Bird in the future.

**Formal closure of the public hearing**

So, if there are no further comments, I will now close this Public Hearing at 9:45 o'clock, a.m.

Thank you for attending.



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Dorothy Brunell  
Administrative Assistant, County of Clinton IDA