

**County of Clinton Industrial Development Agency
Report of the Public Hearing
Regarding BGTF NY BESS Holdings, LLC
March 24, 2026**

The public hearing was called to order by Molly Ryan, Executive Director of the County of Clinton Industrial Development Agency at 10:00 a.m., at the Dannemora Town Hall located at 78 Higby Road, Ellenburg Depot, New York.

Present: Molly Ryan, Executive Director of the County of Clinton IDA
Dorothy Brunell, Administrative Assistant, County of Clinton IDA
David Denison, Kroll, LLC
Mark Luciano, Brookfield Renewable N.A.
Vijendra Mane, Brookfield Renewable N.A.

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 the benefit of BGTF NY BESS Holdings LLC, a Delaware limited liability company (the "Company").

I will begin by providing information on the Agency's legal authority to hold this public hearing, a description of the Proposed Project, the purpose of this public hearing, and the Agency's next steps. I will then open up this public hearing for comments.

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.

Proposed Project

The Proposed Project consists of the following: (A) (1) the acquisition of a leasehold interest in an approximately 16.4 acre portion of a parcel of land located on County Route 374 (Tax Map No.: 170.-1-2.1) in the Town of Dannemora, Clinton County, New York (such portion being hereinafter referred to as the "Land"), (2) the construction on the Land of a 75 MW standalone lithium-ion battery energy storage system to be comprised of foundations, fencing, internal roads, battery modules, battery management systems, inverters, charge controllers, monitoring systems, and various other required electrical components and other improvements (collectively with the improvements, the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") all of the foregoing to constitute a battery energy storage system to be owned and operated by the Company (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"); (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.

Purpose of this Public Hearing

Pursuant to Section 859-a(2) of 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 February 23, 2026 (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 a copy of the certified Public Hearing Resolution to be mailed on March 10, 2026 to the chief executive officers of Clinton County, the Town of Dannemora and the Northern Adirondack Central School District (collectively, the “Affected Tax Jurisdictions”).

The Executive Director of the Agency caused notice of this public hearing to be (A) mailed on March 10, 2026 to the chief executive officers of the Affected Tax Jurisdictions and (B) published on March 12, 2026 in the Press Republican, a newspaper of general circulation available to the residents of Town of Dannemora, Clinton County, New York. In addition, the Executive Director of the Agency caused notice of this public hearing to be posted on March 10, 2026 on the Agency’s website and on March 11, 2026 on a public bulletin board located at the Dannemora Town Hall located at 78 Higby Road, Ellenburg Depot, 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.

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.

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 24th day of March, 2026 at 10:00 o’clock a.m., local time, in the Dannemora Town

Hall located at 78 Higby Road in the Town of Dannemora, Clinton County, New York in connection with the following matters:

BGTF NY BESS Holdings LLC, a limited liability company organized and existing under the laws of the State of Delaware (the “Company”), submitted 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, said Project consisting of the following: (A) (1) the acquisition of a leasehold interest in an approximately 16.4 acre portion of a parcel of land located on County Route 374 (Tax Map No.: 170.-1-2.1) in the Town of Dannemora, Clinton County, New York (such portion being hereinafter referred to as the “Land”), (2) the construction on the Land of a 75 MW standalone lithium-ion battery energy storage system to be comprised of foundations, fencing, internal roads, battery modules, battery management systems, inverters, charge controllers, monitoring systems, and various other required electrical components and other improvements (collectively with the improvements, the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) all of the foregoing to constitute a battery energy storage system to be owned and operated by the Company (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”); (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: March 10, 2026.

Written Comments

The notice of this public hearing indicated that written comments could be addressed to: Molly Ryan, the Executive Director of the Agency. The following written comments have been received by the Agency prior to this public hearing: Email from Barbara Barry to Molly Ryan, CCIDA Executive Director, dated March 15, 2026; Letter from Assemblyman Michael Cashman to Molly Ryan, CCIDA Executive Director, dated March 16, 2026. Copies of these written comments will be attached to the record of the public hearing.

Remarks by the Company

I will now introduce David Denison of the Company, who will describe the Proposed Project in further detail. David Denison stated the project consists of a battery storage system facility to enhance reliability and support renewable energy integration. The project will provide 75 megawatts of AC power storage. Construction of the Project is estimated for completion the second quarter of 2030.

Open Public Hearing to the Floor for Comments


I will now open this public hearing for public comment at 10:06 o'clock, a.m.

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, 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.

Formal closure of the Public Hearing

So, if there are no further comments, I will now close this public hearing at 10:16 o'clock, a.m.

Thank you for attending.



Dorothy Brunell
Administrative Assistant, County of Clinton IDA

Brunell, Dorothy

From: Barbara Barry <barryb721@icloud.com>
Sent: Sunday, March 15, 2026 7:07 PM
To: Web - IDA
Subject: Dannemora's Lithium-Ion Battery Storage Facility Proposal
Attachments: Public Hearing Notice_7.pdf

> Molly Ryan
> Executive Director
> Clinton County Industrial Development Agency
> Plattsburgh NY 12901

> Dear Ms. Ryan:

> I am deeply concerned about the safety of a lithium-ion battery storage facility whose construction is proposed for the Town of Dannemora, NY. The project is named LEO and I understand it is under consideration for support by Clinton County Industrial Development Agency. Public hearings are scheduled for March 24, 2026.

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> These storage facilities have a sketchy safety record in regard to fires that erupt spontaneously and are difficult to put out. Toxic chemicals and heavy metals are released into the air that endanger firefighters, neighbors, and wildlife. These hazards require the evacuation and relocation of residents. With volunteer fire departments already understaffed and stressed, they are not in a good position to deal with these additional and poorly understood problems.

> My concern for safety leads me to question whether LEO is in the public interest at all or worthy of support by CCIDA. Storage facilities don't provide new jobs nor merit a PILOT or other public benefits. Instead I would urge a moratorium on constructing any more of these facilities in New York State until we understand the risks and consequences associated with them.

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> I hope that the Clinton County Industrial Development Agency does not support the LEO Project in Dannemora. I have expressed my safety concerns to my elected officials and encouraged them to take action to stop its construction.

> Thank you for your attention and consideration of these concerns.

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> Sincerely,
> Barbara Barry
> 18 West Court St.
> Plattsburgh , NY 12901

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THE ASSEMBLY
STATE OF NEW YORK
ALBANY

MICHAEL S. CASHMAN
Assemblyman 115th District

DISTRICT OFFICE
202 U.S. Oval
Plattsburgh, New York 12903
518-562-1986

ALBANY OFFICE
LOB 628
Albany, New York 12248
518-455-5943

EMAIL:
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CHAIR
Task Force on New York
Canada Relations

COMMITTEES
Aging
Agriculture
Alcoholism and Drug
Abuse
Small Business
Tourism, Parks, Arts
and Sports Development
Veterans' Affairs

March 16, 2026

Molly Ryan, Executive Director
Clinton County Industrial Development Agency
137 Margaret Street, Suite 209
Plattsburgh, NY 12901

Dear Mrs. Ryan,

As the elected representative of New York's 115th Assembly District, I write today to express concerns shared with my office regarding the proposed lithium-ion battery storage facility in Dannemora. Similar facilities have had questionable safety records when it comes to fire safety, and if an incident were to occur at the proposed facility, I am concerned about the ability of our local fire departments to respond to such an incident.

For example, on May 15, 2024, there was a fire at the Gateway Energy Storage facility in San Diego, California. The fire burned for nearly two full weeks, with periodic flare-ups lasting until May 28 that year.¹ When lithium-ion batteries ignite, they release toxic chemicals and heavy metals into the air that endanger first responders, neighboring communities, and wildlife. Additionally, these hazards require the evacuation and relocation of residents, which would strain local Social Services.

During my time as Plattsburgh Town Supervisor we passed a moratorium on battery storage. This moratorium is still in place. It was encouraged and adopted with support by our local volunteer fire departments.

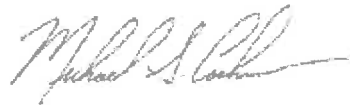
Further, I would draw to your attention an article in the Adirondack Almanac: "New York has already seen four battery storage facilities catch fire, including one in Lyme in 2023, one in East Hampton in 2023 and two in Warwick—one in 2023 and another most recently in December 2025," Sen. Walczyk stated. "These incidents endanger our communities and disrupt lives. When battery facilities catch fire due to thermal runaway, they unleash a catastrophic array of toxic chemicals into the air, including hydrogen fluoride, hydrogen cyanide, carbon monoxide, hydrogen chloride, sulfur dioxide, methane and ethylene. The CDC warns that

¹ "Gateway Energy Camino Lithium-Ion Battery Fire." EPA. Accessed March 17, 2026.
https://response.epa.gov/site/site_profile.aspx?site_id=16485.

hydrogen fluoride is lethal at just 30 parts per million, and it can cause severe lung damage and even death before anyone can smell or taste it.”²

Given these health and safety concerns, I respectfully request the Clinton County IDA carefully consider the risks associated with lithium-ion battery storage facilities before making a decision regarding the proposed project. If the County chooses to move forward with this project, I strongly urge you to ensure there are appropriate emergency response plans in place that considers our limited, predominantly-volunteer firefighting force. This will ensure that these risks are minimized without further straining our local volunteer fire departments.

Sincerely,



Michael S. Cashman
Member of Assembly
115th District

² “Sen. Walczyk raises concerns about battery storage facilities in NY” February 2, 2026
<https://www.adirondackexplorer.org/adirondacks-almanack/sen-walczyk-raises-concerns-about-battery-storage-facilities-in-ny/>