

**Minutes of the
County of Clinton
Industrial Development Agency
March 18, 2024**

The meeting was called to order by Trent Trahan, Chairperson, at 12:32 p.m. at the County of Clinton Industrial Development agency (CCIDA) office located at 137 Margaret Street, Suite 208, Plattsburgh, New York.

MEMBERS PRESENT: Trent Trahan, Chairperson
David Hoover, Vice Chairperson
Michael Zurlo, Secretary
Mark Leta, Assistant Secretary
John VanNatten, Member

MEMBERS ABSENT: Keith Defayette, Treasurer and Chief Financial Officer
Joey Trombley, Member

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

ALSO PRESENT: John Gokey, General Manager, Saranac Power Partners, L.P.
(via Video Conference) Kevin MacLeod, Esq., Counsel for Saranac Power Partners, L.P.

T. Trahan stated there was a quorum present.

T. Trahan waived the reading of the notice of the meeting published in the Press Republican on December 13, 2023.

Reading and Consideration of the Draft Minutes of the February 12, 2024 Meeting.

T. Trahan asked if there were any questions regarding the draft minutes of the February 12, 2024 meeting. There were none.

On a motion by D. Hoover, and seconded by M. Leta, it was unanimously carried to approve the minutes of the February 12, 2024 meeting of the CCIDA.

Public Comment

There was no public comment.

Reports

Treasurer's Report:

M. Leta reviewed the February 2024 Treasurer's Report.

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

Committee Reports

Audit Committee

M. Leta noted the Audit Committee met and reviewed the draft audited financial statements with D. Bushey of Martindale Keysor & Co., PLLC and the Committee is recommending Board approval of same and authorization to post the document to PARIS.

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously RESOLVED to approve the draft audited financial statements as presented by D. Bushey and authorize to post same to PARIS.

Old Business

There was no old business to report.

New Business

Saranac Power Partners, L.P.

C. Canada stated that the current PILOT agreement for Saranac Power Partners expires at the end of March 2024. At a previous CCIDA meeting, the Board adopted a Deviation Notice Resolution and a PILOT deviation notice was sent to the affected taxing jurisdictions advising that the PILOT agreement was being extended. C. Canada indicated that the first resolution being presented today is to approve the PILOT deviation from the CCIDA's Uniform Tax Exemption Policy and an amendment of the PILOT agreement extending the PILOT for five years.

C. Canada advised that after the deviation notice was sent out, the Company made further requests for additional amendments to the PILOT agreement. Specifically, the Beekmantown School District has requested that they be taken off the PILOT agreement and instead receive benefits via a host community agreement with the Company. The PILOT terms for the town and the county would remain unchanged. C. Canada advised that the Amended and Restated PILOT will be amended to provide that the Beekmantown School District will no longer receive payments under the PILOT agreement. Since the district will no longer receive its pro rata share of real property taxes under the PILOT, the written consents of each of the affected taxing jurisdictions will be required. C. Canada advised that the PILOT will further be amended to provide for a "free cash flow" concept. Currently, the Company's PILOT payments increase if the Company hits the revenue target of \$4.834 million and above. The proposed action will provide for a "lower bar" to trigger an increased PILOT payment and also provides a second revenue target tier; i.e., for revenue between \$4.5 and \$6 million, the payment is \$420,000, and for revenue over \$6 million the payment is \$600,000.

M. Zurlo asked how the CCIDA ensures that the Company executes the second agreement. K. MacLeod, Esq., Saranac Power Partners Counsel, advised that the Company would be happy to provide whatever assurances the CCIDA requires. C. Canada advised that he will discuss this further with K. MacLeod and ask the Company to provide a letter to the CCIDA providing their assurance that they will go ahead with the changes as outlined in Resolution #03-24-02.

C. Canada advised that a new Public Hearing will not be required for the proposed changes to the PILOT agreement because \$100,000 in further assistance is not being requested.

Public Hearing Minutes

Minutes from the Saranac Power Partners, L.P. Public Hearing, held on February 29, 2024, were reviewed. On a motion by D. Hoover, and seconded by M. Zurlo, it was unanimously carried to approve the minutes of the Saranac Power Partners, L.P. Public Hearing.

Resolution Authorizing PILOT Deviation and First Amendment to Amended and Restated PILOT

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

Resolution No. 03-24-01

RESOLUTION AUTHORIZING (A) A DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY AND (B) THE AMENDMENT OF AN EXISTING AMENDED AND RESTATED PAYMENT IN LIEU OF TAX AGREEMENT AND CERTAIN OTHER DOCUMENTS IN CONNECTION WITH THE SARANAC POWER PARTNERS, L.P. PROJECT.

WHEREAS, County of Clinton Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18 A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 225 of the 1971 Laws of New York, as amended, constituting Section 895-f of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on or about December 29, 1992 (the "Closing Date"), the Agency entered into an installment sale agreement dated as of December 29, 1992 (the "Installment Sale Agreement") between the Agency and Saranac Power Partners, L.P. (the "Company") and other related documents for the purpose of undertaking the following project (the "Project") for the benefit of the Company: (A) (1) the acquisition of fee title to, leasehold interests in and certain easements to various parcels of real property located in the Town of Plattsburgh, Clinton County, New York (the "Land"), (2) the construction on the Land of a 240MW natural gas-fired cogeneration facility and related transmission lines and electrical energy interconnection facilities (the "Facility") and (3) the acquisition and installation of various machinery and equipment (the "Equipment") (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 sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (the "Financial Assistance"); and (C) the sale of the Project Facility to the Company pursuant to the Installment Sale Agreement; and

WHEREAS, on or about December 29, 1992, the Agency acquired various interests in the Land pursuant to various conveyance documents executed on or about December 29, 1992 from the Company to the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Installment Sale Agreement, (A) the Company and the Agency executed and delivered a payment in lieu of tax agreement dated as of December 29, 1992 (the "Original PILOT", and sometimes hereinafter referred to as the "Existing PILOT") by and among the Agency, the Company and The Development Corporation Clinton County, New York (f/k/a Clinton County Area Development Corp.), as agent (the "Original PILOT Mortgage Agent") for the Agency and the "Taxing Entities" (as such term is defined in the Original PILOT), pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility to the Clinton County Treasurer (the "Treasurer") for distribution to the appropriate Taxing Entities entitled to same pursuant to the provisions of the Existing PILOT, (B) the Agency filed with the assessor and mail to the chief executive officer of each "affected tax jurisdiction" (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (the "Real Property Tax Exemption Form") relating to the Project Facility and the Existing PILOT, and (C) the Company and the Agency executed and delivered a pilot mortgage dated as of December 29, 1992 (the "Original PILOT Mortgage", and sometimes hereinafter referred to as the "Existing PILOT Mortgage") from the Agency and the Company, as mortgagor, and the Original PILOT Mortgage Agent, as mortgagee (the "Original PILOT Mortgagee"), pursuant to which the Company and the Agency agreed to grant to the PILOT Mortgagee a mortgage lien on the Project Facility as security for, among other things, the obligation of the Company to make all payments and all other obligations of the Company for the benefit of the Agency and the Taxing Entities under the Original PILOT (the Installment Sale Agreement, the Original PILOT, the Real Property Tax Exemption Form and the Original PILOT Mortgage being sometimes collectively referred to as the "Basic Documents"); and

WHEREAS, the Original PILOT was amended pursuant to a first amendment to payment in lieu of tax agreement dated as of March 1, 2009 (the "First Amendment to PILOT"), as further amended pursuant to a second amendment to payment in lieu of tax agreement dated as of December 1, 2009 (the "Second Amendment to PILOT"), as further amended pursuant to a third amendment to payment in lieu of tax agreement dated as of December 1, 2013 (the "Third Amendment to PILOT") and as further amended pursuant to a fourth amendment to payment in lieu of tax agreement dated as of December 1, 2016 (the "Fourth Amendment to PILOT"), each by and among the Agency, the Company and the PILOT Mortgage Agent (the Original PILOT, as amended by the First Amendment to PILOT, the Second Amendment to PILOT, the Third Amendment to PILOT and the Fourth Amendment to PILOT, being referred to hereinafter as the "Amended PILOT"), which Amended PILOT was amended and restated by an amended and restated payment in lieu of tax agreement dated as of January 1, 2018 (the "Amended and Restated PILOT") by and among the Agency, the Company and the Original PILOT Mortgage Agent; and

WHEREAS, the Amended and Restated PILOT presently provides that the Company shall (a) make semi-annual PILOT Payments (as defined therein) each in an amount equal to \$136,500 on April 1 and October 1 of each year and (b) make annual host community payments to the Town of Plattsburgh (the "Town") in an amount equal to \$182,000. The Amended and Restated PILOT further provides that the term of the Amended and Restated PILOT is scheduled to terminate on March 31, 2024; and

WHEREAS, pursuant to a letter dated December 19, 2023 from counsel to the Company (the "PILOT Request"), the Company has requested to amend the Amended and Restated PILOT to extend the term of the Amended and Restated PILOT for an additional five (5) years on its existing terms, which

extension would be effectuated pursuant to a first amendment to amended and restated payment in lieu of tax agreement (the “First Amendment to Amended and Restated PILOT”); and

WHEREAS, by resolution adopted by the members of the Agency on January 8, 2024 (the “PILOT Deviation Notice and Public Hearing Resolution”), the Agency authorized the Executive Director of the Agency to conduct a public hearing with respect to the proposed execution and delivery of the First Amendment to Amended and Restated PILOT, and any related documents (collectively, the “Proposed Amendments”); and

WHEREAS, pursuant to the authorization contained in the PILOT Deviation Notice and Public Hearing Resolution, the Executive Director of the Agency (A) caused a certified copy of the PILOT Deviation Notice and Public Hearing Resolution to be mailed on January 30, 2024 to the chief executive officers of the “affected tax jurisdictions” (within the meaning of such quoted term in Section 854(16) of the Act) (the “Affected Tax Jurisdictions”), (B) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (the “Public Hearing”) to hear all persons interested in the Proposed Amendments being contemplated by the Agency with respect to the Project, to be mailed on February 15, 2024 to the Affected Tax Jurisdictions, (C) caused notice of the Public Hearing to be posted on February 15, 2024 on a bulletin board located at Plattsburgh Town Hall located at 151 Banker Road, in the Town of Plattsburgh, Clinton County, New York and on the Agency’s website, (D) caused notice of the Public Hearing to be published on February 17, 2024 in the Press Republican, a newspaper of general circulation available to the residents of the Town of Plattsburgh, Clinton County, New York, (E) conducted the Public Hearing on February 29, 2024, at 10:00 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, and (F) prepared a report of the Public Hearing (the “Public Hearing Report”) which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), by the PILOT Deviation Notice and Public Hearing Resolution, the Agency determined that the PILOT Request constitutes a “Type II action” pursuant to 6 NYCRR 617.5(c)(26), and therefor that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the PILOT Request and the Proposed Amendments; and

WHEREAS, further pursuant to the authorization contained in the PILOT Deviation Notice and Public Hearing Resolution, the Executive Director of the Agency caused a letter dated February 13, 2024 (the “PILOT Deviation Notice Letter,” a copy of which is attached hereto as Exhibit A) to be mailed to Affected Tax Jurisdictions pursuant to Section 874(4) of the Act and the Agency’s Uniform Tax Exemption Polity (the “UTEP”), informing said individuals that the Agency would, at a future meeting of the Agency, consider a proposed deviation from the Policy with respect to the Proposed Amendments, and the reasons for said proposed deviation; and

WHEREAS, as a result of discussions had by the Agency with the Town of Plattsburgh (“Plattsburgh”), the Beekmantown Central School District (the “District”) and Clinton County (the “County”), as the affected jurisdictions (within the meaning of such term in Section 854(16) of the Act) (the “Affected Tax Jurisdictions”), the Agency now desires to approve the PILOT Request, subject to the following modifications/conditions (collectively, the “Modifications”): (1) except as amended by the First Amendment to Amended and Restated PILOT, the Amended and Restated PILOT and the terms thereof shall remain in full force and effect; (2) agreement by the Company that upon the expiration and termination of the Amended and Restated PILOT, the Agency shall be required to transfer, and the Company shall be

required to accept, title to the Project Facility and (3) subject to the agreement of the Agency, the Company and the Affected Tax Jurisdictions, the Agency may, after the date hereof, authorize further amendments to the Amended and Restated PILOT relating to certain matters including, but not limited to, the District entering into a host community agreement with the Company in lieu of receiving payments under the Amended and Restated PILOT; and

WHEREAS, having complied with the requirements of Section 859-a of the Act and with the requirements of SEQRA relating to the Amended and Restated PILOT, the Agency now desires to make its final determination whether to proceed with the Amended and Restated PILOT and to authorize the execution and delivery of the Amended and Restated PILOT and certain other documentation incorporating the Modifications;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. With respect to the proposed deviation from the UTEP, the Agency hereby finds and determines as follows:

(A) The Agency has considered any and all responses from the Affected Tax Jurisdictions to the PILOT Deviation Notice Letter;

(B) The Agency has reviewed and responded to all written comments received from any Affected Tax Jurisdictions with respect to the proposed deviation; and

(C) The Agency has given all representatives from an Affected Tax Jurisdictions in attendance at this meeting the opportunity to address the members of the Agency regarding the proposed deviation.

Section 2. Based upon (A) the findings and determinations in Section 1 above, (B) any comments received at the Public Hearing, (C) input received at this meeting from the Affected Tax Jurisdictions with respect to the proposed deviation, if any, (D) the Agency's knowledge of the Project and the Modifications, (E) the recommendations of Agency staff, and (F) such further investigation of the Project and the Modifications and the effect of the proposed deviation as the Agency has deemed appropriate, the Agency hereby determines to deviate from the UTEP with respect to the terms of the First Amendment to Amended and Restated PILOT for the reasons set forth in the PILOT Deviation Notice Letter. Based upon the aforementioned, the Agency hereby approves a deviation from the UTEP, the terms of the approved deviation to be as described in the attached PILOT Deviation Notice Letter.

Section 3. With respect to the approval of the Modifications, the Agency hereby finds and determines as follows:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constituted a "project," as such term is defined in the Act, and the consideration and approval by the Agency of the Modifications constitutes a "project" under the Act;

(C) The Agency has complied with the requirements of Section 859-a of the Act and the requirements of SEQRA that relate to the Amended and Restated PILOT and the PILOT Request;

(D) The Company has indicated in the PILOT Request that the Modifications are vital to the continued economic feasibility of the Project;

(E) The approval of the Modifications by the Agency will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Clinton County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act; and

(F) It is desirable and in the public interest for the Agency to enter into the First Amendment to Amended and Restated PILOT and, if necessary, execute and deliver various other related documents to complete the Modifications (collectively, the "Modification Documents").

Section 4. In consequence of the foregoing, the Agency hereby consents to the Modifications and determines to execute and deliver the Modification Documents to the Company to reflect the Modifications, subject to the following conditions: (A) the payment of the Agency's administrative fee, as reviewed by the Chairperson and Agency Counsel, (B) evidence satisfactory to the Agency and its staff that the Company is in compliance with the Agency's policies relating to the Project; (C) the payment of the fees and expenses of the Agency Counsel, (D) the execution and delivery of the Modification Documents by the Company, and (E) the following additional conditions: _____.

Section 5. Subject to the satisfaction of the conditions described in Section 4 hereof, the Chairperson, Vice Chairperson, and/or Executive Director of the Agency is hereby authorized to execute and deliver the Modification Documents to the Company, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairperson, Vice Chairperson, and/or Executive Director shall approve, the execution thereof by the Chairperson, Vice Chairperson, and/or Executive Director to constitute conclusive evidence of such approval.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Modification Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Modification Documents binding upon the Agency.

Section 7. 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
Mark Leta	VOTING	YES
Keith Defayette	VOTING	EXCUSED
John VanNatten	VOTING	YES
Joey Trombley	VOTING	EXCUSED

The foregoing resolution was thereupon declared duly adopted.

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EXHIBIT A
PILOT DEVIATION NOTICE LETTER

- SEE ATTACHED -



Molly Ryan
Executive Director
137 Margaret Street, Suite 208
Plattsburgh, NY 12901
E: molly.ryan@clintoncountygov.com
O: 518.565.4627
C: 518.593.3762
F: 518.565.4616

February 13, 2024

The Honorable Mark R. Henry
County Legislative Chairperson
6 Church Street
Chazy, New York 12921

Mark Bessen, Interim Superintendent
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992

Michael E. Zurlo, County Administrator
Clinton County Government Center
137 Margaret Street, Suite 208
Plattsburgh, New York 12901

Ed Marin, Board President
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992

Michael S. Cashman, Town Supervisor
Town of Plattsburgh
151 Banker Road
Plattsburgh, New York 12901

Chelsea McDonald, District Clerk
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992

RE: County of Clinton Industrial Development Agency
Saranac Power Partners, L.P. Project PILOT Amendment Request

Ladies and Gentlemen:

On or about December 29, 1992 (the "Closing Date"), County of Clinton Industrial Development Agency (the "Agency") entered into an installment sale agreement dated as of December 29, 1992 (the "Installment Sale Agreement") between the Agency and Saranac Power Partners, L.P. (the "Company") and other related documents for the purpose of undertaking the following project (the "Project") for the benefit of the Company: (A) (1) the acquisition of fee title to, leasehold interests in and certain easements to various parcels of real property located in the Town of Plattsburgh, Clinton County, New York (the "Land"), (2) the construction on the Land of a 240MW natural gas-fired cogeneration facility and related transmission lines and electrical energy interconnection facilities (the "Facility") and (3) the acquisition and installation of various machinery and equipment (the "Equipment") (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 sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (the "Financial Assistance"); and (C) the sale of the Project Facility to the Company pursuant to an installment sale agreement date as of December 1, 1992 (the "Installment Sale Agreement") by and between the Agency and the Company.

Also, on or about December 29, 1992, the Agency acquired various interests in the Land pursuant to various conveyance documents executed on or about December 29, 1992 from the Company to the Agency.

Simultaneously with the execution and delivery of the Installment Sale Agreement, the Company and the Agency executed and delivered a payment in lieu of tax agreement dated as of December 29, 1992 (the "Original PILOT", and sometimes hereinafter referred to as the "Existing PILOT") by and among the

The Honorable Mark R. Henry, County Legislative Chairperson
Michael E. Zurlo, County Administrator
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Mark Bessen, Interim Superintendent
Ed Marin, Board President
Chelsea McDonald, District Clerk
February 13, 2024
Page 2

Agency, the Company and The Development Corporation Clinton County, New York (f/k/a Clinton County Area Development Corp.), as agent (the "PILOT Mortgage Agent") for the Agency and the "Taxing Entities" (as such term is defined in the Original PILOT), pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility to the Clinton County Treasurer (the "Treasurer") for distribution to the appropriate Taxing Entities entitled to same pursuant to the provisions of the Existing PILOT.

The Original PILOT was amended pursuant to a first amendment to payment in lieu of tax agreement dated as of March 1, 2009 (the "First Amendment to PILOT"), as further amended pursuant to a second amendment to payment in lieu of tax agreement dated as of December 1, 2009 (the "Second Amendment to PILOT"), as further amended pursuant to a third amendment to payment in lieu of tax agreement dated as of December 1, 2013 (the "Third Amendment to PILOT") and as further amended pursuant to a fourth amendment to payment in lieu of tax agreement dated as of December 1, 2016 (the "Fourth Amendment to PILOT"), each by and among the Agency, the Company and the PILOT Mortgage Agent (the Original PILOT, as amended by the First Amendment to PILOT, the Second Amendment to PILOT, the Third Amendment to PILOT and the Fourth Amendment to PILOT, being referred to hereinafter as the "Amended PILOT"), which Amended PILOT was amended and restated by an amended and restated payment in lieu of tax agreement dated as of January 1, 2018 (the "Amended and Restated PILOT") by and among the Agency, the Company and the PILOT Mortgage Agent.

The Amended and Restated PILOT presently provides that the Company shall (a) make semi-annual PILOT Payments (as defined therein) each in an amount equal to \$136,500 on April 1 and October 1 of each year and (b) make annual host community payments to the Town of Plattsburgh (the "Town") in an amount equal to \$182,000. The Amended and Restated PILOT further provides that the term of the Amended and Restated PILOT is scheduled to terminate on March 31, 2024.

Pursuant to a letter dated December 19, 2023 from counsel to the Company (the "PILOT Request"), which PILOT Request is attached here as Exhibit A, the Company has requested to amend the Amended and Restated PILOT to extend the term of the Amended and Restated PILOT for an additional five (5) years on its existing terms, which extension would be effectuated pursuant to a first amendment to amended and restated payment in lieu of tax agreement (the "First Amendment to Amended and Restated PILOT").

By resolution adopted by the members of the Agency on January 8, 2024 (the "PILOT Deviation Notice and Public Hearing Resolution"), the Agency authorized the Executive Director of the Agency to conduct a public hearing with respect to the proposed execution and delivery of the First Amendment to Amended and Restated PILOT. This letter is delivered to you pursuant to Section 874 of the General Municipal Law and the Agency's Uniform Tax Exemption Policy (the "UTEP").

The proposed terms of the First Amendment to Amended and Restated PILOT would provide for an extension of the Amended and Restated PILOT for a term of five (5) years scheduled to terminate on March 31, 2029. Pursuant to the terms of the First Amendment to Amended and Restated PILOT, the Company would continue to make semi-annual PILOT Payments in amounts to be determined by the Agency and the Company.

The Honorable Mark R. Henry, County Legislative Chairperson
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Chelsea McDonald, District Clerk
February 13, 2024
Page 3

The First Amendment to Amended and Restated PILOT would not provide any abatements for any special assessments levied on the Project Facility.

The terms of the First Amendment to Amended and Restated PILOT deviate from the UTEP. The UTEP provides that applicants for this type of project would receive a Category 3 abatement, if not a deviation from the UTEP since the Project was first evaluated prior to the adoption of the current UTEP.

The purpose of this letter is to inform you of such deviation and that the Agency is considering the terms of the First Amendment to Amended and Restated PILOT. The Agency expects to consider whether to approve the terms of the First Amendment to Amended and Restated PILOT at its meeting scheduled for March 18, 2024 at 12:00 o'clock, p.m., local time at the offices of the Agency located at 137 Margaret Street, Suite 209 in the City of Plattsburgh, County of Clinton, New York (the "Meeting"). This letter is forwarded to you for purposes of complying with Section 874 of the General Municipal Law of the State of New York, and the UTEP, which requires a thirty (30) day notice prior to the Agency taking final action with respect to the First Amendment to Amended and Restated PILOT.

The Agency considered the following factors, enumerated under the UTEP, in considering the proposed deviation:

1. **The nature of the Project:** 240 MW natural gas-fired cogeneration facility with transmission lines and electric energy interconnection facilities.
2. **The present use of the property:** Cogeneration facility.
3. **The economic condition of the area at the time of the request of the Company and the economic multiplying effect that the Project will have on the area:** At the time of the filing of the Application, the Project Facility existed for the benefit of the area. The Company is required to make PILOT Payments for the benefit of the Affected Tax Jurisdictions. By extending the term of the Amended and Restated PILOT, the Agency and the Company will guarantee a fixed, semi-annual payment amount for the Affected Tax Jurisdictions. This will assist the Affected Tax Jurisdictions by providing stability in the payments received. Additionally, it is the Agency's understanding that the energy generated by the Project Facility is required by various businesses in the area.
4. **The extent to which the Project will create or retain permanent, private sector jobs and the number of jobs to be created or retained and the salary range of such jobs:** The First Amendment to Amended and Restated PILOT will retain 17 jobs and secure continued steam generation for the adjacent employers which would be expected to retain over 200 employees (see Section 7 below).
5. **The estimated value of new tax exemptions to be provided:** The value of the tax exemptions would be expected to remain the same over the five (5) year extension.

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February 13, 2024
Page 4

6. **The economic impact of the Proposed Pilot Agreement on affected tax jurisdictions:** By extending the Amended and Restated PILOT Agreement, the Agency and the Company will ensure a guaranteed income stream for the affected tax jurisdictions over the extended term. Additionally, it will help avoid any negative impacts if the Project Facility is forced to close.

7. **The impact of the Proposed Pilot Agreement on existing and proposed businesses and economic development projects in the vicinity:** The Company provides steam generation for Georgia Pacific and Pactiv, which companies provide a combined total of over 200 manufacturing jobs. The continuation of this steam generation has been identified as being of significant importance in retaining these jobs.

8. **The amount of private sector investment generated or likely to be generated by the Proposed Pilot Agreement:** The Project Facility is existing. The Company does not anticipate making any changes during the extended period.

9. **The effect of the Proposed Pilot Agreement on the environment:** None.

10. **Project Timing:** The term of the First Amendment to amended and Restated PILOT is expected to begin upon execution thereof and extend through 2029.

11. **The extent to which the Proposed Pilot Agreement will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services:** No additional services required.

12. **Anticipated tax revenues:** The Company is requesting an extension of the existing terms of the Amended and Restated PILOT.

13. **The extent to which the Proposed Pilot Agreement will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the Project Facility is located:** It is the Agency's understanding that the Project Facility is the only facility in the area that conducts steam generation. By extending the Amended and Restated PILOT, it will help ensure that the Project Facility and that type of generation remains in the area.

The Agency will consider the Project and the First Amendment to Amended and Restated PILOT (and the proposed deviation from its UTEP) at the Meeting. The Agency would welcome any written

The Honorable Mark R. Henry, County Legislative Chairperson
Michael E. Zurlo, County Administrator
Michael S. Cashman, Town Supervisor
Mark Bessen, Interim Superintendent
Ed Marin, Board President
Chelsea McDonald, District Clerk
February 13, 2024
Page 5

comments that you might have on this proposed deviation from the UTEP. In accordance with Section 874(4)(c) of the General Municipal Law, prior to taking final action at the Meeting, the Agency will review and respond to any written comments received from any affected tax jurisdiction with respect to the proposed deviation. The Agency will also allow any representative of any affected tax jurisdiction present at the Meeting to address the Agency regarding the proposed deviation.

Very truly yours,

COUNTY OF CLINTON INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Molly F. Ryan
Executive Director

Supplemental PILOT Deviation Notice Resolution

The following resolution was offered by M. Leta, seconded by J. VanNatten, to wit:

Resolution No. 03-24-02

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAX JURISDICTIONS INFORMING THEM OF A PROPOSED DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL AMENDMENT TO THE SARANAC POWER PARTNERS, L.P. PROJECT.

WHEREAS, County of Clinton Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 225 of the 1971 Laws of New York, as amended, constituting Section 895-f of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on or about December 29, 1992 (the "Closing Date"), the Agency entered into an installment sale agreement dated as of December 29, 1992 (the "Installment Sale Agreement") by and between the Agency and Saranac Power Partners, L.P. (the "Company") and other related documents for the purpose of undertaking the following project (the "Project") for the benefit of the Company: (A) (1) the acquisition of fee title to, leasehold interests in and certain easements to various parcels of real property located in the Town of Plattsburgh, Clinton County, New York (the "Land"), (2) the construction on the Land of a 240MW natural gas-fired cogeneration facility and related transmission lines and electrical energy interconnection facilities (the "Facility") and (3) the acquisition and installation of various machinery and equipment (the "Equipment") (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 sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (the "Financial Assistance"); and (C) the sale of the Project Facility to the Company pursuant to the Installment Sale Agreement; and

WHEREAS, on or about December 29, 1992, the Agency acquired various interests in the Land pursuant to various conveyance documents executed on or about December 29, 1992 from the Company to the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Installment Sale Agreement, (A) the Company and the Agency executed and delivered a payment in lieu of tax agreement dated as of

December 29, 1992 (the "Original PILOT") by and among the Agency, the Company and The Development Corporation Clinton County, New York (f/k/a Clinton County Area Development Corp.), as agent (the "PILOT Mortgage Agent") for the Agency and the "Taxing Entities" (as such term is defined in the Original PILOT), pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility to the Clinton County Treasurer (the "Treasurer") for distribution to the appropriate Taxing Entities entitled to same pursuant to the provisions of the Original PILOT, (B) the Agency filed with the assessor and mail to the chief executive officer of each "affected tax jurisdiction" (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (the "Real Property Tax Exemption Form") relating to the Project Facility and the Original PILOT, and (C) the Company and the Agency executed and delivered a payment in lieu of tax mortgage dated as of December 29, 1992 (the "Original PILOT Mortgage") from the Agency and the Company, as mortgagor, and the PILOT Mortgage Agent, as mortgagee (the "PILOT Mortgagee"), pursuant to which the Company and the Agency agreed to grant to the PILOT Mortgagee a mortgage lien on the Project Facility as security for, among other things, the obligation of the Company to make all payments and all other obligations of the Company for the benefit of the Agency and the Taxing Entities under the Original PILOT (the Installment Sale Agreement, the Original PILOT, the Real Property Tax Exemption Form and the Original PILOT Mortgage being sometimes collectively referred to as the "Basic Documents"); and

WHEREAS, the Original PILOT was amended pursuant to a first amendment to payment in lieu of tax agreement dated as of March 1, 2009 (the "First Amendment to PILOT"), as further amended pursuant to a second amendment to payment in lieu of tax agreement dated as of December 1, 2009 (the "Second Amendment to PILOT"), as further amended pursuant to a third amendment to payment in lieu of tax agreement dated as of December 1, 2013 (the "Third Amendment to PILOT") and as further amended pursuant to a fourth amendment to payment in lieu of tax agreement dated as of December 1, 2016 (the "Fourth Amendment to PILOT"), each by and among the Agency, the Company and the PILOT Mortgage Agent (the Original PILOT, as amended by the First Amendment to PILOT, the Second Amendment to PILOT, the Third Amendment to PILOT and the Fourth Amendment to PILOT, being referred to hereinafter as the "Amended PILOT"), which Amended PILOT was amended and restated by an amended and restated payment in lieu of tax agreement dated as of January 1, 2018 (the "Amended and Restated PILOT") by and among the Agency, the Company and the PILOT Mortgage Agent; and

WHEREAS, the Amended and Restated PILOT presently provides that the Company shall (a) make semi-annual PILOT Payments (as defined therein) each in an amount equal to \$136,500 on April 1 and October 1 of each year and (b) make annual host community payments to the Town of Plattsburgh (the "Town") in an amount equal to \$182,000. The Amended and Restated PILOT further provides that the term of the Amended and Restated PILOT is scheduled to terminate on March 31, 2024; and

WHEREAS, pursuant to a letter dated December 19, 2023 from counsel to the Company (the "Initial PILOT Request"), the Company requested to amend the Amended and Restated PILOT to extend the term of the Amended and Restated PILOT for an additional five (5) years on its existing terms, which extension would be effectuated pursuant to a first amendment to amended and restated payment in lieu of tax agreement (the "First Amendment to Amended and Restated PILOT"); and

WHEREAS, by resolution adopted by the members of the Agency on March 18, 2024 (the "Initial PILOT Deviation and Approving Resolution"), the Agency determined to approve the Initial PILOT Request and to enter into the First Amendment to Amended and Restated PILOT to be dated as of March 1, 2024 by and among the Agency, the Company, and an entity to be appointed as agent (the "PILOT Mortgage Agent") for the Agency and the "Taxing Entities" (as such term is defined in the Original PILOT), and certain other documents related thereto (collectively, the "Initial Modification Documents"); provided,

however, that the Initial Modification Documents would be subject to the following conditions (collectively, the "Initial Modifications"): (1) except as amended by the First Amendment to Amended and Restated PILOT, the Amended and Restated PILOT and the terms thereof shall remain in full force and effect; (2) agreement by the Company that upon the expiration and termination of the Amended and Restated PILOT, the Agency shall be required to transfer, and the Company shall be required to accept, title to the Project Facility and (3) subject to the agreement of the Agency, the Company and the Affected Tax Jurisdictions (as defined herein), the Agency may, after the date hereof, authorize further amendments to the Amended and Restated PILOT relating to certain further modifications; and

WHEREAS, in connection with the Initial PILOT Request, the Company had discussions with the Town of Plattsburgh ("Plattsburgh"), Beekmantown Central School District (the "District") and Clinton County (the "County"), as the affected jurisdictions (within the meaning of such term in Section 854(16) of the Act) (the "Affected Tax Jurisdictions"), and the City of Plattsburgh (the "City," and collectively with the Affected Tax Jurisdictions, the "Jurisdictions"), relating to the Modifications; and

WHEREAS, as a result of the Agency's discussions with the Jurisdictions, the Agency subsequently received from counsel to the Company a request to further amend the terms of the Amended and Restated PILOT pursuant to a second amendment to the amended and restated payment in lieu of tax agreement (the "Second Amendment to Amended and Restated PILOT"), with the proposed modifications being described in Exhibit A attached hereto; and

WHEREAS, the Second Amendment to Amended and Restated PILOT will be a deviation from the Agency's uniform tax exemption policy (the "UTEP"); and

WHEREAS, pursuant to Section 874(4) of the Act and the UTEP, prior to taking final action on such request for a deviation from the UTEP, the Agency must give the chief executive officers of the Affected Tax Jurisdictions no fewer than thirty (30) days prior written notice of the proposed deviation from the UTEP and the reasons therefor; and

WHEREAS, pursuant to Section 858(15) of the Act, unless otherwise agreed by the Affected Tax Jurisdictions, payments in lieu of taxes must be allocated among the Affected Tax Jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each Affected Tax Jurisdiction had the Project Facility not been tax exempt due to the status of the Agency;

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to enter into the Second Amendment to Amended and Restated PILOT (the "Proposed Action"); and

WHEREAS, pursuant to SEQRA, the Agency has examined the Proposed Action in order to make a determination as to whether the Action is subject to SEQRA, and it appears that the Proposed Action constitutes a Type II action under SEQRA; and

WHEREAS, pursuant to Section 859-a of the Act, since the Agency will not provide financial assistance of more than \$100,000 with respect to the Proposed Action, a public hearing is not required to be held with respect thereto;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon an examination of the Proposed Action, the Agency hereby determines that the Proposed Action constitutes a “Type II action” pursuant to 6 NYCRR 617.5(c)(26), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Proposed Action.

Section 2. The Agency will consider the Proposed Action and the Executive Director is hereby authorized to send a written notice to the chief executive officers of each of the Affected Tax Jurisdictions (A) informing them that the Agency is considering a proposed deviation, with such notice being in substantially the form attached hereto as Exhibit B and as outlined by the Executive Director of the Agency at this meeting, from the UTEP with respect to the Proposed Action and the reasons therefor and (B) soliciting any comments that such Affected Tax Jurisdictions may have with respect to said proposed deviation.

Section 3. 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
Mark Leta	VOTING	YES
Keith Defayette	VOTING	EXCUSED
John VanNatten	VOTING	YES
Joey Trombley	VOTING	EXCUSED

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

EXHIBIT A

PROPOSED MODIFICATIONS

- The District will enter into host community benefit agreement with the Company.
- In connection with same, the Amended and Restated PILOT (the “PILOT”) will be amended to provide that the District will no longer receive payments in lieu of real property taxes under the PILOT.
- Since the District will no longer receive its pro rata share of real property taxes under the PILOT, the written consents of each of the affected taxing jurisdictions are required to be obtained under the General Municipal Law.
- The PILOT will be further amended to provide for a modification to the “free cash flow” concept. Currently, the Company’s payments under the PILOT increases if the Company hits a revenue target as follows:

Revenue	Payment
\$4.834 million and above	\$420,000

- The proposed action would provide for a “lower bar” to trigger an increased PILOT payment and also provides for a second revenue target tier as follows:

Revenue	Payment
\$4.5m - \$6 million	\$420,000
Over \$6 million	\$600,000

EXHIBIT B
PROPOSED PILOT DEVIATION LETTER

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
137 Margaret Street, Suite 209
Plattsburgh, New York 12901
Tel: 518-565-4627

March __, 2024

Hon. Mark R. Henry, Legislative Chairperson
County Government Center
137 Margaret Street, Suite 208
Plattsburgh, New York 12901

Michael E. Zurlo, County Administrator
County Government Center
137 Margaret Street, Suite 208
Plattsburgh, New York 12901

Michael S. Cashman, Supervisor
Town of Plattsburgh
151 Banker Road
Plattsburgh, New York 12901

Mark Bessen, Interim Superintendent
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992-2577

Ed Marin, School Board President
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992-2577

Chelsea McDonald, District Clerk
Beekmantown Central School District
37 Eagle Way
West Chazy, New York 12992-2577

RE: County of Clinton Industrial Development Agency
Saranac Power Partners, L.P. Project

Ladies and Gentlemen:

On or about December 29, 1992 (the "Closing Date"), the Agency entered into an installment sale agreement dated as of December 29, 1992 (the "Installment Sale Agreement") by and between the Agency and Saranac Power Partners, L.P. (the "Company") and other related documents for the purpose of undertaking the following project (the "Project") for the benefit of the Company: (A) (1) the acquisition of fee title to, leasehold interests in and certain easements to various parcels of real property located in the Town of Plattsburgh, Clinton County, New York (the "Land"), (2) the construction on the Land of a 240MW natural gas-fired cogeneration facility and related transmission lines and electrical energy interconnection facilities (the "Facility") and (3) the acquisition and installation of various machinery and equipment (the "Equipment") (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 sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (the "Financial Assistance"); and (C) the sale of the Project Facility to the Company pursuant to the Installment Sale Agreement.

Also, on or about the Closing Date, the Agency acquired various interests in the Land pursuant to various conveyance documents executed on or about December 29, 1992 from the Company to the Agency.

Simultaneously with the execution and delivery of the Installment Sale Agreement, the Company and the Agency executed and delivered a payment in lieu of tax agreement dated as of December 29, 1992 (the "Original PILOT") by and among the Agency, the Company and The Development Corporation Clinton County, New York (f/k/a Clinton County Area Development Corp.), as agent (the "PILOT Mortgage Agent") for the Agency and the "Taxing Entities" (as such term is defined in the Original PILOT), pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility to the Clinton County Treasurer (the

“Treasurer”) for distribution to the appropriate Taxing Entities entitled to same pursuant to the provisions of the Original PILOT.

The Original PILOT was amended by a first amendment to payment in lieu of tax agreement dated as of March 1, 2009 (the “First Amendment to PILOT”), as further amended pursuant to a second amendment to payment in lieu of tax agreement dated as of December 1, 2009 (the “Second Amendment to PILOT”), as further amended pursuant to a third amendment to payment in lieu of tax agreement dated as of December 1, 2013 (the “Third Amendment to PILOT”) and as further amended pursuant to a fourth amendment to payment in lieu of tax agreement dated as of December 1, 2016 (the “Fourth Amendment to PILOT”), each by and among the Agency, the Company and The Development Corporation Clinton County, New York (f/k/a Clinton County Area Development Corp.), as agent (the “PILOT Mortgage Agent”) for the Agency and the “Taxing Entities” (as such term is defined in the Original PILOT) (the Original PILOT, as amended by the First Amendment to PILOT, the Second Amendment to PILOT, the Third Amendment to PILOT and the Fourth Amendment to PILOT, being referred to hereinafter as the “Amended PILOT”), which Amended PILOT was amended and restated pursuant to an amended and restated payment in lieu of tax agreement dated as of January 1, 2018 (the “Amended and Restated PILOT”) by and among the Agency, the Company and the PILOT Mortgage Agent.

In December, 2023, the Company requested that the Agency consider an additional amendment to the Amended and Restated PILOT that would extend the termination date of the Amended and Restated PILOT from March 31, 2024 to March 31, 2029, which amendment would be effectuated pursuant to a first amendment to amended and restated payment in lieu of tax agreement (the “First Amendment to Amended and Restated PILOT”).

By resolution adopted by the members of the Agency on January 8, 2024 (the “PILOT Deviation Notice and Public Hearing Resolution”), the Agency authorized the Executive Director of the Agency to (i) conduct a public hearing with respect to the proposed execution and delivery of the First Amendment to Amended and Restated PILOT and (ii) notify the Affected Tax Jurisdictions of the proposed deviation from the Agency’s uniform tax exemption policy (the “UTEP”) in connection with the Project.

Pursuant to the authorization contained in the PILOT Deviation Notice and Public Hearing Resolution, the Executive Director of the Agency (A) caused a certified copy of the PILOT Deviation Notice and Public Hearing Resolution to be mailed on January 30, 2024 to the chief executive officers of the “affected tax jurisdictions” (within the meaning of such quoted term in Section 854(16) of the Act) (the “Affected Tax Jurisdictions”), (B) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (the “Public Hearing”) to hear all persons interested in the Proposed Amendments being contemplated by the Agency with respect to the Project, to be mailed on February 15, 2024 to the Affected Tax Jurisdictions, (C) caused notice of the Public Hearing to be posted on February 15, 2024 on a bulletin board located at Plattsburgh Town Hall located at 151 Banker Road, in the Town of Plattsburgh, Clinton County, New York and on the Agency’s website, (D) caused notice of the Public Hearing to be published on February 17, 2024 in the Press Republican, a newspaper of general circulation available to the residents of the Town of Plattsburgh, Clinton County, New York, (E) conducted the Public Hearing on February 29, 2024, at 10:00 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, and (F) prepared a report of the Public Hearing (the “Public Hearing Report”) which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency.

Pursuant to the authorization contained in the PILOT Deviation Notice and Public Hearing Resolution, the Executive Director of the Agency mailed a letter on February 13, 2024 to the Affected Taxing Jurisdictions notifying the chief executive officers of the Affected Tax Jurisdictions of the proposed deviation from the UTEP (the “Initial Deviation”) and further notifying said chief executive officers that the members of the Agency would consider whether to approve the Initial Deviation at its meeting on March 18, 2024.

By resolution adopted by the members of the Agency on March 18, 2024, the Agency approved the Initial Deviation and determined to enter into the necessary documents to effectuate the First Amendment to Amended and Restated PILOT.

Pursuant to a subsequent request from counsel to the Company dated March 6, 2024, the Company has requested certain amendments to the Amended and Restated PILOT as further described herein, which amendments would be effectuated pursuant to a second amendment to amended and restated payment in lieu of tax agreement (the “Second Amendment to Amended and Restated PILOT”).

By resolution adopted by the members of the Agency on March 18, 2024 (the “Supplemental PILOT Deviation Notice and Public Hearing Resolution”), the Agency authorized the Executive Director of the Agency to deliver to you this letter pursuant to Section 874 of the General Municipal Law and the UTEP.

The proposed terms of the Second Amendment to Amended and Restated PILOT would provide for the following:

- The Amended and Restated PILOT will be amended to provide that Beekmantown Central School District (the “District”) will no longer receive payments in lieu of real property taxes under the Amended and Restated PILOT. Instead, the District will enter into a host community benefit agreement in lieu thereof.
- The Amended and Restated PILOT will be further amended to provide for a modification to the “free cash flow” concept contained therein. Currently, the Company’s payments under the PILOT increases if the Company hits a certain revenue target as follows:

Revenue	Payment
\$4.834 million and above	\$420,000

- The Second Amendment to Amended and Restated PILOT would provide (i) for a lower revenue target to trigger an increased PILOT payment and (ii) a secondary revenue target which if met would trigger a further increased PILOT payment, as follows:

Revenue	Payment
\$4.5m - \$6 million	\$420,000
Over \$6 million	\$600,000

The Second Amendment to Amended and Restated PILOT would not provide any abatements for any special assessments levied on the Project Facility.

The terms of the Second Amendment to Amended and Restated PILOT deviate from the UTEP. The purpose of this letter is to inform you of such deviation and that the Agency is considering the terms of the Second Amendment to Amended and Restated PILOT. The Agency expects to consider whether to approve the terms of the Second Amendment to Amended and Restated PILOT at its meeting scheduled for May 13, 2024 at 12:00 o’clock, p.m., local time at the offices of the Agency located at 137 Margaret Street, Suite 209 in the City of Plattsburgh, County of Clinton, New York (the “Meeting”). This letter is forwarded to you for purposes of complying with Section 874 of the General Municipal Law of the State of New York, which requires a thirty (30) day notice prior to the Agency taking final action with respect to the Second Amendment to Amended and Restated PILOT.

The Agency considered the following factors, enumerated under the UTEP, in considering the proposed deviation (the Amended and Restated PILOT, as amended and supplemented by the Second Amendment to Amended and Restated PILOT, is referred to hereinafter as the “Proposed PILOT Agreement”):

1. **The nature of the Project:** 240 MW natural gas-fired cogeneration facility with transmission lines and electric energy interconnection facilities.

2. **The present use of the property:** Cogeneration facility.

3. **The economic condition of the area at the time of the request of the Company and the economic multiplying effect that the Project will have on the area:** At the time of the filing of the Application, the Project Facility existed for the benefit of the area. The Company is required to make PILOT Payments for the benefit of the Affected Tax Jurisdictions. By modifying the Amended and Restated PILOT, the Agency and the Company will guarantee a fixed, semi-annual payment amount for the Affected Tax Jurisdictions. This will assist the Affected Tax Jurisdictions by providing stability in the payments received. Additionally, it is the Agency’s understanding that the energy generated by the Project Facility is required by various businesses in the area.

4. **The extent to which the Project will create or retain permanent, private sector jobs and the number of jobs to be created or retained and the salary range of such jobs:** The Second Amendment to Amended and Restated PILOT will retain seventeen (17) jobs and secure continued steam generation for the adjacent employers which would be expected to retain over 200 employees (see Section 7 below).

5. **The estimated value of new tax exemptions to be provided:** The value of the tax exemptions would be expected to not change as a result of the Second Amendment to Amended and Restated PILOT.

6. **The economic impact of the Proposed PILOT Agreement on affected tax jurisdictions:** By modifying the Amended and Restated PILOT Agreement, the Agency and the Company will ensure a guaranteed income stream for the affected tax jurisdictions.

7. **The impact of the Proposed PILOT Agreement on existing and proposed businesses and economic development projects in the vicinity:** The Company provides steam generation for Georgia Pacific and Pactiv, which companies provide a combined total of over 200 manufacturing jobs. The continuation of this steam generation has been identified as being of significant importance in retaining these jobs.

8. **The amount of private sector investment generated or likely to be generated by the Proposed PILOT Agreement:** The Company does not anticipate making any changes to the Project Facility.

9. **The effect of the Proposed PILOT Agreement on the environment:** None.

10. **Project Timing:** The term of the Second Amendment to amended and Restated PILOT is expected to begin upon execution thereof.

11. **The extent to which the Proposed PILOT Agreement will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services:** No additional services required.

12. **Anticipated tax revenues:** The anticipated tax revenues would be expected to remain the same – subject to such revenues increasing if the Company hits certain revenue targets as described above.

13. **The extent to which the Proposed PILOT Agreement will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the Project Facility is located:** It is the Agency's understanding that the Project Facility is the only facility in the area that conducts steam generation. The proposed modifications to the Amended and Restated PILOT will help ensure that the Project Facility and this type of energy generation remains in the area.

The Agency will consider the Project and the Second Amendment to Amended and Restated PILOT (and the proposed deviation from its UTEP) at the Meeting. The Agency would welcome any written comments that you might have on this proposed deviation from the UTEP. In accordance with Section 874(4)(c) of the General Municipal Law, prior to taking final action at the Meeting, the Agency will review and respond to any written comments received from any affected tax jurisdiction with respect to the proposed deviation. The Agency will also allow any representative of any affected tax jurisdiction present at the Meeting to address the Agency regarding the proposed deviation.

Very truly yours,

COUNTY OF CLINTON INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Molly F. Ryan
Executive Director

AES/Noble Projects Update

M. Ryan advised that the Altona Windfarm PILOT agreement expired last year and AES negotiated the same agreement with the affected taxing jurisdictions for this project as were previously arranged for the AES Ellenburg and Clinton Projects. M. Zurlo asked if the Northern Adirondack School District and the Town of Altona were fully informed of the agreement reached with the Project. M. Ryan advised that they were aware and since the amounts received were the same as what was received under the PILOT, they had no objections to the agreement. M. Ryan advised that since the PILOT agreements have expired for all three of these Projects, they are no longer CCIDA Projects. M. Leta asked if there was an endpoint to this type of payment arrangement if we do not receive new Project applications. C. Canada advised that it is definitely preferred to have the Company submit applications for new Projects rather than continuing to pay the taxing jurisdictions in the current manner. C. Canada stated the Company has indicated that they are targeting submission of the new applications for the third quarter of 2024, and he will continue to follow-up with them to ensure the dates do not slip.

Beekmantown School District Request - CHPE PILOT Agreement

M. Ryan advised that she received an inquiry from the Beekmantown School District's Interim Superintendent, Mark Bessen, requesting the PILOT agreement for the CHPE Project be revised to remove the Beekmantown School District and potentially all the other affected school districts in Clinton County from the CHPE PILOT agreement and instead requested Host Community Agreements be put in place. M. Beseen indicated that the PILOT payments negatively affect the school district's tax cap. M. Bessen was not the Superintendent for the Beekmantown School District when the CHPE PILOT agreement was negotiated and he indicated that in his previous role at a school district in another county, PILOT agreements routinely include Host Community Agreements with the school district rather than PILOT payments.

C. Canada advised that the CHPE Project is very large and involves many towns, counties and school districts throughout the state and opening the agreement for renegotiation would be complicated and expensive. However, C. Canada advised that he will contact CHPE Project counsel and discuss this request. M. Ryan advised that she wanted to get the Board's feedback as to whether this was something that they would want to entertain. M. Zurlo asked if this change to the PILOT would require approval from all the affected taxing jurisdictions. C. Canada advised that it would. M. Zurlo asked when the CHPE Project closed. C. Canada advised the Project closed two plus years ago, in early 2022. M. Zurlo asked C. Canada to update the Board after his conversation with CHPE's counsel regarding this request.

Schluter Systems Project Application

M. Ryan advised that an application was received from Schuler Systems on March 15th for construction of a 433,800 square foot manufacturing facility to be located in Plattsburgh, New York, with a total project cost of \$197,100,000. Schluter is seeking Category 3 benefits, with a 2 percent escalator. M. Ryan explained that the Company is hoping to break ground in June 2024, therefore, timing is extremely tight. M. Zurlo stated that considering the fact that the Company has already procured the land using private equity funding and municipal approvals are already in place, he feels the CCIDA needs to give careful consideration regarding the "But For" clause for this Project. C. Canada recommends having a conversation with the Company to discuss why CCIDA benefits are necessary in order for this Project to go forward and have the Company provide their answers to these questions in writing.

Clinton County Economic Development Committee Update

M. Ryan advised that she is keeping the Economic Development Committee updated on current IDA projects to help ensure the Committee members have a good understanding of the IDA benefits offered to projects.

M. Ryan also advised that Clinton County received \$3 million dollars in funding from Empire State Development (ESD). This funding will be used to finish the roadway at the Clinton County Business Innovation Gateway.

M. Zurlo advised that years ago, Clinton County sold acreage to Champlain Valley Educational Services (CVES) for a future expansion. CVES is now contemplating purchasing an additional parcel of land. Since the original acreage purchased by CVES has not yet been developed, M. Zurlo expressed there might be some reluctance by the County Legislators to sell them additional land. As a solution, an agreement was negotiated with CVES whereby whatever amount the County sells the new land, the County will use that money to buy-back the previous parcel of land from CVES. This arrangement is mutually beneficial to both the County and CVES because the previous parcel of land is adjacent to the new roadway as well as a parcel of land bought by TDC. The new property being bought by CVES is further east and it would likely be years before it would be developed as part of C-BIG development.

Management Team Reports


Executive Director's Report

M. Ryan provided a brief overview of her Executive Director's Report, which included the following items:

Beekman Towers Preservation, LLC Project

M. Ryan advised that the New York State Homes and Community Renewal Program (HCR) has indicated they will provide a loan to Beekman Towers so the Project can go forward. M. Ryan indicated she is working with the Project owners to determine how this will impact the CCIDA bond financing transaction. C. Canada advised that the New York Legislature recently determined that they would no longer offer 4 percent low-income tax credits to existing projects involving renovations, but would only offer these tax credits to new low-income housing projects. This decision to exclude existing projects is being challenged and hopefully will be overturned.

There being no further business to discuss, on a motion by D. Hoover, and seconded by J. VanNatten, the meeting adjourned at 1:10 p.m.



Trent Trahan, Chairperson