

**Minutes of the
County of Clinton
Industrial Development Agency
November 13, 2023**

The meeting was called to order by Trent Trahan, Chairperson, at 12:03 p.m. at the County of Clinton Industrial Development Agency (CCIDA) office located at 137 Margaret Street, Suite 208, Plattsburgh, New York.

MEMBERS PRESENT: Trent Trahan, Chairperson
David Hoover, Vice Chairperson
Keith Defayette, Treasurer and Chief Financial Officer
Michael Zurlo, Secretary
John VanNatten, Member

ABSENT: Mark Leta, Assistant Secretary
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
Eli and Emily Schwartzberg – Vilas Home, LLC
Ryan Hicks McCann – Invenergy/Bull Run Energy, LLC

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 22, 2022.

Approval of the Minutes of the October 23, 2023 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the October 23, 2023 meeting of the CCIDA. There were none.

On a motion by D. Hoover, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the October 23, 2023 meeting of the CCIDA.

Public Comment

There was no public comment.

Reports

K. Defayette reviewed the October 2023 Treasurer's Report with the Board. There were no questions or concerns.

On a motion by J. VanNatten, and seconded by D. Hoover, it was unanimously RESOLVED to approve the October 2023 Treasurer's Report as presented by K. Defayette.

Old Business

There was no old business.

New Business

Catalyze – Pombrio Solar Farms 1 & 2 Microgrid, LLC Projects

C. Canada advised that Hodgson Russ has not received the Conflict Disclosure Waiver from Catalyze; therefore, no resolutions pertaining to the Catalyze – Pombrio Solar Farms 1 & 2 Microgrid, LLC Projects can be entertained at this meeting.

Invenergy/Bull Run Energy, LLC Project

M. Ryan reviewed the proposed PILOT deviation from the Uniform Tax Exempt Policy (UTEP) for the Bull Run Energy, LLC Project. M. Ryan outlined the proposed PILOT which consists of \$3,800 per MW over 30 years, with a 1 percent escalator. The CCIDA has also agreed to a \$4 million dollar reduction in the administration fee which will be roughly \$10.5 million dollars. It was also agreed that the administration fee will be paid in five installments, and the first payment will be paid upon closing rather than when the system is operational as was previously proposed by the Project. C. Canada advised that by adopting the PILOT Deviation Notice Resolution, the Board is not approving the proposed PILOT Deviation but rather agreeing to send the PILOT Deviation Notice to the taxing jurisdictions. J. VanNatten asked if there was a map of where the proposed wind turbines will be located. The Project had previously provided a map outlining the location of the wind turbines and the map was retrieved for the Board's reference. The approved capacity for the Project is 449 MW. R. Hicks McCann advised that there are 104 tower sites permitted, with 100 towers actually being constructed. The wind turbines will be located in the towns of Clinton, Ellenburg, Altona and Mooers. M. Zurlo asked if the PILOT is based on installed capacity. R. Hicks McCann confirmed that it was. M. Zurlo asked what the capacity of the 100 wind turbines would be. R. Hicks McCann advised that regardless of the number of turbines, their approved capacity is 449 MW for transmission to the grid.

PILOT Deviation Notice Resolution

The following resolution was offered by K. Defayette, seconded by D. Hoover, to wit:

Resolution No. 11-23-06

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAXING ENTITIES INFORMING THEM OF A PROPOSED DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED BULL RUN ENERGY LLC 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, Bull Run Energy LLC, a State of Delaware limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested 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 an interest in various parcels of land located in the Towns of Clinton, Ellenburg, Altona and Mooers, Clinton County, New York (collectively, the “Land”), (2) the acquisition and installation on the Land of approximately 90 to 110 commercial scale wind turbine generators that collectively will have a maximum generative capacity of 449 megawatts (collectively, the “Facility”), (3) the construction of associated access roads, electrical interconnect infrastructure, a substation, meteorological towers, an operation and maintenance building, a switchyard and transmission line (collectively, the “Infrastructure”) and (4) the acquisition and installation of certain machinery and equipment therein and thereon (collectively, the “Equipment”), all the foregoing to constitute a wind energy facility (the Land, the Facility, the Infrastructure and the Equipment being 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; and

WHEREAS, by resolution adopted by the members of the Agency on September 11, 2023 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, in connection with the Application, the Company made a request to the Agency (the “PILOT Request”) that the Agency deviate from the Agency’s Uniform Tax Exemption Policy (the “Policy”) by providing for payment in lieu of taxes being based on the generating capacity of the Project Facility expressed in a dollar per MW calculations; and

WHEREAS, the Policy provides that, for a facility similar to the Project Facility, payments in lieu of taxes will normally be determined as follows: the Company would have the benefit of a 50% abatement in real property taxes on the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the “Improvements”) in year one of the payment in lieu of tax agreement with a five percent per year increase over the term of the ten year payment in lieu of tax agreement; and

WHEREAS, pursuant to Section 874(4) of the Act and the Policy, prior to taking final action on such request for a deviation from the Policy, the Agency must give the chief executive officers of the County and each city, town, village and school district in which the Project Facility is located (collectively, the “Affected Tax Jurisdictions”) no fewer than thirty (30) days prior written notice of the proposed deviation from the Policy 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;

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

Section 1. Having considered both the Application and the PILOT Request, the Agency hereby authorizes the Executive Director of the Agency to send a written notice to the chief executive officers of each of the Affected Tax Jurisdictions informing them that the Agency is considering a proposed deviation from its uniform tax exemption policy with respect to the Project and the reasons therefore (in substantially the form of the draft of said letter attached hereto as Exhibit A), and soliciting any comments that such Affected Tax Jurisdictions may have with respect to said proposed deviation.

Section 2. 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	Excused
Keith Defayette	VOTING	Yes
John VanNatten	VOTING	Yes
Joey Trombley	VOTING	Excused

The foregoing resolution was thereupon declared duly adopted.

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EXHIBIT A

PROPOSED FORM OF PILOT DEVIATION LETTER

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
137 Margaret Street, Suite 209
Plattsburgh, New York 12901
Tel: 518-565-4627
Fax: 518-565-4616

November __, 2023

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

County James Knight, District Superintendent
Northern Adirondack CSD
P.O. Box 164
Ellenburg Depot, New York 12935

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

Steven Barltemus, President
Northern Adirondack CSD
P.O. Box 164
Ellenburg Depot, New York 12935

Larry Ross, Town Supervisor
Town of Altona
3124 Miner Farm Road
Altona, New York 12910

Brittany LaBombard, District Clerk
Northern Adirondack CSD
P.O. Box 164
Ellenburg Depot, New York 12935

Daniel LaClair, Town Supervisor
Town of Clinton
23 Smith Street
Churubusco, New York 12923

Robb J. Garrand, Superintendent
Northeastern Clinton CSD
103 Route 276
Champlain, New York 12919

Jason Dezan, Supervisor
Town of Ellenburg
16 St. Edmund's Way, Suite 8
Ellenburg Center, New York 12934

Stephen Southwick, President
Northeastern Clinton CSD
103 Route 276
Champlain, New York 12919

Jeff Menard, Supervisor
Town of Mooers
2508 Route 11 – P.O. Box 242
Mooers, New York 12958

Meaghan Rabideau, School District Clerk
Northeastern Clinton CSD
103 Route 276
Champlain, New York 12919

RE: Proposed Deviation from Uniform Tax Exemption Policy by
County of Clinton Industrial Development Agency
in connection with Bull Run Energy LLC Project

Ladies and Gentlemen:

This letter is delivered to you pursuant to Section 874(4)(c) of the General Municipal Law.

County of Clinton Industrial Development Agency (the "Agency") received an application (the "Application") from Bull Run Energy LLC (the "Company"), which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project to consist of the

following: (A) (1) the acquisition of an interest in various parcels of land located in the Towns of Clinton, Ellenburg, Altona and Mooers, Clinton County, New York (collectively, the "Land"), (2) the acquisition and installation on the Land of approximately 90 – 110 commercial scale wind turbine generators that collectively will have a maximum generative capacity of 449 megawatts (collectively, the "Facility"), (3) the construction of associated access roads, electrical interconnect infrastructure, a substation, meteorological towers, an operation and maintenance building, a switchyard and transmission line (collectively, the "Infrastructure") and (4) the acquisition and installation of certain machinery and equipment therein and thereon (collectively, the "Equipment"), all the foregoing to constitute a wind energy facility (the Land, the Facility, the Infrastructure and the Equipment being 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.

In connection with the Application, the Company made a request to the Agency to the Agency (the "PILOT Request") that the Agency deviate from its uniform tax exemption policy (the "Policy") with respect to the payment of real property taxes. Capitalized terms not otherwise defined herein are defined in the Policy. Under the PILOT Request, (i) the Agency would enter into a payment in lieu of tax agreement (the "Proposed PILOT Agreement") for a term of thirty (30) years, (ii) the Proposed PILOT Agreement would not provide any abatements for any special assessments levied on the Project Facility, (iii) the Company will pay \$3,200 per MW per year with a 1.5% escalation annually for years 1-5 of the Proposed PILOT Agreement, and (iv) any portion of the annual payment in lieu of taxes not paid by the Company to each Affected Tax Jurisdiction pursuant to a host community agreement would be payable as a payment in lieu of taxes.

The Policy provides that, for a facility similar to the Project Facility, payments in lieu of taxes will normally be determined as follows: the Company would have the benefit of a 50% abatement in real property taxes on the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") in year one of the payment in lieu of tax agreement with a five percent per year increase over the term of the ten year payment in lieu of tax agreement.

The purpose of this letter is to inform you of such PILOT Request and that the Agency is considering whether to grant the PILOT Request and to approve a Proposed PILOT Agreement conforming to the terms of the PILOT Request. The Agency expects to consider whether to approve the terms of the Proposed PILOT Agreement at its meeting scheduled for _____ 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, Clinton County, 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 Proposed PILOT Agreement (if said Proposed PILOT Agreement may deviate from the provisions of the Policy).

The Agency considered the following factors in considering the proposed deviation:

1. **The nature of the Project:** wind energy generating facility.
2. **The present use of the property:** The land is currently vacant.
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:** Currently, the property taxes on this rural vacant land is approximately \$_____ per year. The Project is located in the Towns of Altona, Clinton, Ellenburg and Mooers, New York. The Project would continue to facilitate productive

use of the Land, advancing the North Country Regional Economic Development Council's Strategic Plan to import dollars by building the region's green energy economy.

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 Project is anticipated to create approximately 385 construction jobs, to preserve 4 full time equivalent jobs and to create an additional 4 full time equivalent jobs.

5. The estimated value of new tax exemptions to be provided: Sales Tax Exemption: \$114,554,498; Real Property Tax Exemption: \$467,252,033.

6. The economic impact of the Proposed PILOT Agreement on affected tax jurisdictions: The economic impact of the Proposed PILOT Agreement is positive, since the underlying value of the parcel will likely be largely unaffected and additional revenue will be generated through the Proposed PILOT Agreement. Since the Project is only financially feasible with the Proposed PILOT Agreement in place, the additional benefit of significant special district tax revenue will also accrue to the community's Fire and EMS districts. Overall, Clinton County, the Towns of Altona, Clinton, Ellenburg, Mooers and the Northern Adirondack Central School District and the Northeastern Clinton Central School District will see a net increase in tax benefit of \$ _____ over 20 years compared to existing usage of the Land.

7. The impact of the Proposed PILOT Agreement on existing and proposed businesses and economic development projects in the vicinity: It is anticipated that the Project will require the continuing services of local landscape contractors, generating an increase in activity in the local economy.

8. The amount of private sector investment generated or likely to be generated by the Proposed PILOT Agreement: \$1.544 Billion.

9. The effect of the Proposed PILOT Agreement on the environment:

10. Project Timing: completion anticipated by 2027.

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: None anticipated.

12. Anticipated tax Revenues: Property taxes of approximately \$_____/year to be replaced by the Proposed PILOT Agreement of _____.

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: (a) contributes to achievement of the Agency's goal of increasing alternative energy development in Clinton County; (b) contributes to New York State goal of development of 50% power from alternative sources; and (c) an additional public benefit will be the fees paid to special districts; this represents significant new revenue for these critical public services.

The Agency will consider the Proposed PILOT Agreement (and the proposed deviation from the Policy) at the Meeting. The Agency would welcome any written comments that you might have on this proposed deviation from the Policy. 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.

If you have any questions or comments regarding the foregoing, please do not hesitate to contact me at the above telephone number.

Sincerely yours,

Molly Ryan
Executive Director

Vilas Home Insurance Adjustment Inquiry

Eli Schwartzberg, the owner of the Samuel Vilas Home, thanked the CCIDA Board for the CCIDA's financial assistance with both of the Vilas Projects and advised that Phase I of the current Project is scheduled for completion in December 2023. He advised he will be inviting the Board to the ribbon cutting ceremony and a tour of the new facility once it is completed.

E. Schwartzberg reviewed with the Board his prior request for an adjustment to the amount of liability insurance they are required to carry in order to comply with CCIDA requirements. E. Schwartzberg advised that at closing, his lenders required liability insurance coverage of \$1 million dollars per occurrence, with a maximum of three occurrences, up to a total of \$3 million dollars. Upon closing with the CCIDA, a \$5 million dollar umbrella liability insurance policy was required. E. Schwartzberg advised that he was paying \$40,000 annually for this coverage, which over the course of the 15-year PILOT, would add up to a significant amount of money. Several months ago, E. Schwartzberg requested the amount of liability insurance required be reduced from the \$5 million dollar umbrella policy down to the level of insurance coverage required by his lenders; i.e., \$1 million dollars per occurrence, with a maximum of three occurrences, up to a total of \$3 million dollars. However, when the closing documents were received from Hodgson Russ, he realized that the insurance coverage requirement had been reduced to a \$3 million dollar umbrella policy. E. Schwartzberg advised that while he appreciates the reduction in the insurance requirement, due to his misunderstanding of the insurance coverage and miscommunication, even the reduced amount of liability coverage required is still very expensive, costing \$25,000 annually. E. Schwartzberg stated that currently he has the \$1 million dollar per occurrence coverage required by his lenders, plus the \$3 million dollar umbrella coverage required by the CCIDA.

Consequently, E. Schwartzberg is requesting the CCIDA Board consider removing the \$3 million dollar umbrella liability insurance requirement and change the requirement to \$1 million dollars per occurrence, with a maximum of three occurrences, for \$3 million dollars aggregate coverage. This is the liability insurance coverage that E. Schwartzberg is currently required to carry on his other assisted living facility located in Willsboro, New York. E. Schwartzberg's Willsboro assisted living facility received benefits through the Essex County IDA.

C. Canada stated that the \$5 million dollar umbrella liability coverage requirement is standard for most IDA's throughout the State. He further stated that upon conferring with a colleague familiar with IDA insurance coverage requirements, requests for a reduction in liability insurance coverage are rare, and when they are granted, the reduction is typically to a \$3 million dollar umbrella liability insurance policy. M. Zurlo asked what the difference is between the aggregate liability insurance coverage and umbrella coverage. E. Schwartzberg advised that the standard liability insurance coverage is \$1 million dollars, for three occurrences, \$3 million aggregate. If you want to have additional coverage, then you would need to purchase an umbrella policy. E. Schwartzberg explained that currently, if someone got hurt and sued the Vilas Home, they could receive \$1 million dollars from the aggregate insurance policy, plus an additional \$3 million dollars from the umbrella policy that would total \$4 million dollars coverage for one incident. M. Zurlo asked E. Schwartzberg who his insurance representative is. E. Schwartzberg advised that he would provide the name and contact information for his insurance agent to M. Zurlo.

On a motion by K. Defayette, and seconded by D. Hoover, it was unanimously carried to convene into Executive Session at 12:29 p.m. to seek advice of counsel regarding E. Schwartzberg's request.

On a motion by M. Zurlo, and seconded by K. Defayette, it was unanimously carried to reconvene the Regular Session of the CCIDA Board Meeting at 12:42 p.m.

S. Wagner reported there was no action taken in the Executive Session. M. Ryan advised E. Schwartzberg that the Board had a thorough discussion regarding the liability insurance coverage request and no decision was made. M. Ryan advised that the CCIDA Board will consult with an insurance company representative to obtain their professional recommendations regarding appropriate liability insurance that will ensure adequate coverage

for both the Vilas Project as well as the CCIDA. E. Schwartzberg thanked the Board for their consideration of his request.

Hodgson Russ Fee for Legal Services

C. Canada reviewed with the Board the Hodgson Russ invoice in the amount of \$50,000 for legal services rendered. This amount represents a significant increase from previous years. C. Canada explained that the fee increase is due to the fact that the number as well as complexity of the projects currently being handled by the CCIDA has increased substantially. The invoice covers legal work performed on the general file and not directly linked to a specific project. C. Canada also advised that Hodgson Russ serves as both bond counsel and agency counsel. M. Zurlo reported that in previous years, the CCIDA utilized two legal firms, one for bond counsel and one for agency counsel, rather than having one firm providing both of these services. C. Canada advised that going forward, Hodgson Russ will provide the CCIDA with an Engagement Letter on an annual basis which will include an agreed upon dollar amount budgeted for legal work on administrative matters. As the year progresses, Hodgson Russ will advise the CCIDA if they anticipate this dollar amount will be exceeded and the Board can take appropriate action, i.e., authorize spending above the amount outlined in the Engagement Letter.

J. VanNatten stated he has no problem with the increase in legal fees, however, he asked if Hodgson Russ could provide the CCIDA with a breakdown of the work associated with the current \$50,000 invoice that can be placed in our files for reference should there ever be any questions in an audit situation regarding this invoice. C. Canada advised they would provide an itemized listing of the legal work included in the \$50,000 invoice.

M. Ryan advised that at a recent IDA conference, she asked other IDA's what they paid for their legal counsel. Based on these conversations, she concluded that the \$20,000 the CCIDA has previously paid to Hodgson Russ is quite low.

On a motion by M. Zurlo, and seconded by J. VanNatten, it was unanimously carried to pay the Hodgson Russ invoice in the amount of \$50,000 for legal services rendered. M. Zurlo advised that the approval of this invoice comes with the agreement that Hodgson Russ will prepare an Engagement Letter for 2024 for review and approval by the CCIDA Board. C. Canada advised that an Engagement Letter will be prepared for the Board's review and approval. T. Trahan suggested that in the future, the Engagement Letter be provided for review and approval annually in coordination with the CCIDA's Annual Meeting held in September. The Board agreed to include this on the agenda for the CCIDA Annual Meeting in September 2024.

M. Zurlo asked C. Canada if a resolution could be prepared for approval to amend our 2024 budget to include the increased legal services fee. C. Canada advised that a resolution will be provided for approval at the December 2023 CCIDA meeting.

Clinton County Economic Development Update

M. Ryan asked M. Zurlo to provide the Board with an update of current Clinton County Economic Development projects.

M. Zurlo stated that it is currently budget season and the County's goal once again is to maintain stability. For instance, overall tax levy's have been reduced over the past two years as a County. However, this is always a challenge considering expenses such as health insurance, collection bargaining agreements, etc., have gone up considerably. On the positive side, there are some robust revenue streams, specifically the sales tax revenue next year is projected to have a 7.2% increase over the current year. M. Zurlo is hopeful that stability will be achieved once again this year, with the goal being to reduce the tax levy.

The CBIG (Clinton County Business Innovation Gateway) Project is progressing with the road and infrastructure completed to the center of the old airport, in partnership with the Town of Plattsburgh and TDC.

The Project was originally estimated at \$3 million but the estimates are currently nearing \$6 million. The County, thus far, has given \$500,000 to the project, and \$250,000 has been received from Clinton County's two partners. \$1.5 million will be received from Economic Development Agency, as well as \$500,000 from the Northern Border Regional Commission. M. Ryan is currently working with New York State and Clinton County's utility provider to determine if the Project is eligible for a Fast New York Shovel Ready designation. If unsuccessful, the County will most likely have to make up the shortfall. M. Zurlo is confident that the CBIG Project is going to leverage business for the CCIDA. K. Defayette asked what the timeline was for the Project. M. Zurlo advised that paving is slated for the spring, and the overall Project is on schedule. T. Trahan asked if the Project still included redoing the entrance to the Clinton County Fairgrounds. M. Zurlo advised that it did not at this time. T. Trahan thanked M. Zurlo for the update.

Management Team Report

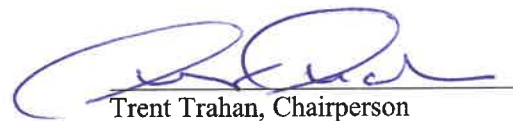
Executive Director's Report

M. Ryan advised that Hodgson Russ provided her with a copy of Hodgson Russ' proposed letter to Connecticut Avenue Holdings, LLC regarding their PILOT benefits. M. Ryan asked C. Canada if there was any leeway regarding the 30-day timeline. C. Canada advised that he will revise the letter to not only outline the possible actions the CCIDA can take, but also indicate that the Agency is willing to work with the Project.

M. Ryan advised that Gino Pearls will be purchasing two parcels in the Champlain Industrial Park for construction of a new facility and they will be submitting an application to the CCIDA for benefits. Additionally, a company called APG has contacted M. Ryan regarding possible CCIDA benefits for an expansion of their current Banker Road facility. APG manufactures air blowers for wastewater facilities.

C. Canada advised that he will contact the attorney for AES with regards to the PILOT agreements for their Noble Altona and Ellenburg windfarm Projects to determine if they will be submitting applications for new benefits as the current PILOT agreements for these two Projects end in 2023.

There being no further business to discuss, on a motion by J. VanNatten, and seconded by K. Defayette, the meeting was adjourned at 1:04 p.m.



Trent Trahan, Chairperson