

**Minutes of a Meeting of the  
County of Clinton  
Industrial Development Agency  
Governance Committee  
February 8, 2016**

The meeting was called to order by Michael Zurlo, Chairperson, at 11:33 a.m., at the offices of the County of Clinton Industrial Development Agency, 190 Banker Road, Suite 500, Plattsburgh, N.Y.

**Members Present:** Michael Zurlo, Chairperson  
John VanNatten, Vice-Chairperson  
Dave Hoover, Member

**Others Present:** Roseanne Murphy, Executive Director  
Barbara Shute, Recording Secretary

**Old Business:** None

**New Business:**

Consider and Recommend change in CCIDA Fee Policy for projects whose ultimate ownership will be the CCIDA

R. Murphy noted that she would like the members to consider a new fee structure for very unique projects. Specifically, these new conditions would apply to projects that would have a significant impact on the area's economy, that will result in significant job creation and capital investment, and that this would only occur in certain cases where the asset being financed will ultimately revert to IDA ownership. Because the project will become an IDA asset, there is a stronger case for offering a flexible fee structure that could include a reduced fee, staggered payments, etc.

After a brief discussion, the consensus of the members is to table this matter until they have the opportunity to review additional information that will be provided by Agency Counsel.

Consider and recommend changes in the CCIDA UTEP policy for alternative energy projects.

R. Murphy explained that The Agency has established a precedent in terms of PILOT conditions for wind projects, specifically Noble Altona, Ellenburg, Clinton and Marble River. In each of the projects, the applicants requested and were granted deviations from our UTEP categories. The terms of the Proposed UTEP changes deviate from the regular Policy in the following ways: (1) the annual Pilot Payments are based upon the actual installed capacity of the Wind Turbine Facilities, rather than a percentage of the Normal Tax with respect to the Wind Turbine Facilities;

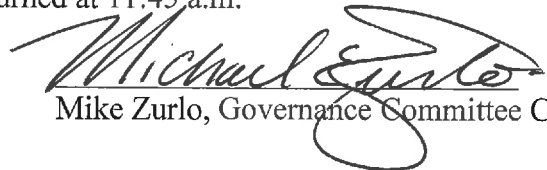
(2) each annual Pilot Payment is distributed to the Affected Tax Jurisdictions in accordance with a set formula, rather than pro rata as normal real estate taxes would be distributed; (3) each annual Pilot Payment is payable to the Affected Tax Jurisdictions on a set date, rather than on the dates on which normal real estate taxes would be paid; (4) the Proposed Pilot Agreement has a term of fifteen years; and (5) the obligations of the Company pursuant to the Proposed Pilot Agreement are secured by the Pilot Mortgage.

These steps would be formalizing the Agency's UTEP on alternative energy projects.

The consensus of the members is that it is important to ensure that each alternative energy project receives that same benefits as the others, no more or no less. It was also noted that it is important to continue to keep the lines of communication open with the taxing jurisdictions.

The members agreed in principal to the suggestions as discussed and plan to discuss the matter further at the full Board meeting.

With no other items to discuss the meeting adjourned at 11:45 a.m.

  
Mike Zurlo, Governance Committee Chair