

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO  
EMPIRE STATE DEVELOPMENT  
ELEVATE518, LLC**

A regular meeting of Clinton Grant Facilitation Corporation (the "Corporation") was convened in public session in the offices of the Corporation located at 137 Margaret Street in the Town of Plattsburgh, Clinton County, New York on July 12, 2021 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Vice Chairperson of the Corporation and, upon roll being called, the following members of the Corporation were:

**PRESENT:**

David Hoover	Vice Chairperson
Michael E. Zurlo	Secretary
Keith Defayette	Treasurer
Mark Leta	Member
John VanNatten	Member

**ABSENT:**

Trent Trahan	Chairperson
Kim Murray	Assistant Secretary

**CORPORATION STAFF PRESENT INCLUDED THE FOLLOWING:**

Toni Moffat	Executive Assistant
George W. Cregg, Jr., Esq.	Corporation Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_,  
to wit:

Resolution No. 07-21-01

**RESOLUTION AUTHORIZING THE CHAIRPERSON OF CLINTON GRANT FACILITATION CORPORATION TO SUBMIT AN APPLICATION FOR FUNDING TO EMPIRE STATE DEVELOPMENT RELATING TO THE ELEVATE518, LLC PROJECT.**

WHEREAS, Clinton Grant Facilitation Corporation (the "Corporation") is authorized and empowered by the provisions of 402 and Section 1411 of the Not-For-Profit Corporation Law of the State of New York to promote community and economic development and the creation of jobs for the citizens of Clinton County, New York (the "County") by, among other things, facilitating the economic development of the County and the adjoining counties of Essex and Franklin (collectively, the "Grant Area") through the receipt and administration of gifts, grants, loans, or contributions relating to any portion of the Grant Area from, and enter into contracts or other transactions with, the United States and the State of New York or any corporation of either of them, any municipality, any public or private corporation or any other legal entity; and

WHEREAS, per the attached request (the “Request”), Elevate518, LLC (the “Company”) is seeking a feasibility and market study for a new for-profit indoor sports field and event facility (the “Project”); and

WHEREAS, in connection with the Project, the Corporation wishes to submit an application (the “Application”) to the Empire State Development for the Strategic Planning and Feasibility Study (“ESD”) for a 50% match grant fund;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CLINTON GRANT FACILITATION CORPORATION, AS FOLLOWS:

Section 1. The Corporation hereby authorizes the Chairperson of the Corporation to submit the Application to ESD.

Section 2. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Trent Trahan	VOTING	EXCUSED
David Hoover	VOTING	
Michael E. Zurlo	VOTING	
Keith Defayette	VOTING	
Kim Murray	VOTING	EXCUSED
Mark Leta	VOTING	
John VanNatten	VOTING	

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK        )  
  ) SS.:  
COUNTY OF CLINTON        )

I, the undersigned (Assistant) Secretary of Clinton Grant Facilitation Corporation (the “Corporation”), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Corporation held on July 12, 2021 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Corporation had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation this 12<sup>th</sup> day of July, 2021.

\_\_\_\_\_  
(Assistant) Secretary

(SEAL)

## REQUEST

**From:** Steve Peters <[stevepeters518@gmail.com](mailto:stevepeters518@gmail.com)>  
**Date:** June 28, 2021 at 10:04:10 AM EDT  
**To:** "Zurlo, Mike" <[mike.zurlo@clintoncountygov.com](mailto:mike.zurlo@clintoncountygov.com)>  
**Cc:** "Moffat, Toni" <[Toni.Moffat@clintoncountygov.com](mailto:Toni.Moffat@clintoncountygov.com)>, "Brunell, Dorothy" <[Dorothy.Brunell@clintoncountygov.com](mailto:Dorothy.Brunell@clintoncountygov.com)>  
**Subject:** Re: Potential Grant Application

Good Morning Mike-

I would like to formally request assistance from Clinton County's Grant Facilitation Corporation to submit a grant application through the Consolidated Funding Application process, due on July 30, 2021. I would like to submit a grant application through Empire State Development for a feasibility and market study for a new for-profit indoor field sports and event facility. The funding channel through Empire State Development is the Strategic Planning and Feasibility Study ([found here, Page 18](#)) which requires a municipal sponsor. It is a 50% match grant which, if awarded, I will provide the remaining 50%.

My company, Elevate518, LLC, is a project management company that helps build capacity for non-profits, for-profits, and municipalities on the Adirondack Coast. We have secured \$1.2 million over the last three years for regional communities and organizations. As a COVID-related pivot, we secured a contract with the City of Plattsburgh to run the Crete Civic Center indoor field sports programs during the winter of 2020-2021 as a private for-profit-but-for-public-benefit initiative called Adirondack Coast Sports. We now have a 3-year contract (through 2024) with the City of Plattsburgh to continue these efforts. The City has indicated that the next three years will be the last of the lifespan of the Crete Civic Center. Additionally, our contract has an exit clause that the City can use should the facility be slated for demolition within the 3-year timeframe. This study is essential to plan for the future of these programs. And, it is beyond time to get professional-level market information to establish the potential outcomes of these programs once-and-for-all. The programs that this building has supported have spanned multiple generations and has provided substantial value to the youth and adults of Clinton County. This 2020-2021 season data shows the magnitude and county-wide impact of these programs:

- 1280 games (600 in Session I and 680 in session II)
- 1253 players in session I
- 1437 players in session II
- 4300 AVG people per week in the building (I set up a traffic counter)
- 100,000+ user days in 24 weeks (traffic counter)

County-Level Residency (data from Session II):

Clinton County:

- 1257 participants from twenty (20) municipalities (87.5% of all participants)

- 20% of Clinton County participants are from the City of Plattsburgh
- 19% of Clinton County participants are from the Town of Plattsburgh
- 61% of Clinton County participants are from outside the City and Town

Essex County: 129 participants from fifteen 15 municipalities (9% of all participants)

Franklin County: 48 participants from ten (10) municipalities (3.3% of all participants)

St. Lawrence County: 3 participants from two (2) municipalities (.2% of all participants)

**Municipality-Level Residency (data from session II):**

<b>Town/City</b>	<b>Number</b>	<b>%</b>
Plattsburgh (city)	251	17.5%
Plattsburgh (town)	243	16.9%
Morrisonville	115	8.0%
Peru	111	7.7%
West Chazy	98	6.8%
Cadyville	67	4.7%
Chazy	63	4.4%
Saranac	42	2.9%
Champlain	41	2.9%
Ellenburg Center	40	2.8%
Keeseville	40	2.8%
Altona	34	2.4%
Rouses Point	32	2.2%
Saranac Lake	31	2.2%
Ellenburg Depot	30	2.1%
Mooers Forks	25	1.7%
Mooers	24	1.7%
Dannemora	19	1.3%
Westport	17	1.2%
Elizabethtown	13	0.9%
Ausable Forks	12	0.8%
Willsboro	12	0.8%
Schuyler Falls	10	0.7%
Lyon Mountain	7	0.5%
Lake Placid	6	0.4%
Port Kent	6	0.4%
Lewis	5	0.3%
Moriah	5	0.3%
Chateaugay	4	0.3%
Essex	4	0.3%

Redford	4	0.3%
Jay	3	0.2%
Malone	3	0.2%
New Russia	3	0.2%
Vermontville	3	0.2%
Burke	2	0.1%
Nicholville	2	0.1%
Ausable	1	0.1%
Bloomingtondale	1	0.1%
Clintonville	1	0.1%
Colton	1	0.1%
Constable	1	0.1%
Gabriels	1	0.1%
Lake Clear	1	0.1%
Merrill	1	0.1%
Mineville	1	0.1%
Wilmington	1	0.1%
	1437	100%

I am out of town until the 16th of July, but I expect to do work remotely and can easily communicate via email on a daily basis. Should the Board be interested in a presentation, I am available during the week of the 19th as well.

Sincerely,

Steve Peters, Owner  
Elevate518, LLC

On Thu, Jun 24, 2021 at 8:30 AM Zurlo, Mike <[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)> wrote:  
Not sure of your timeline; but what we normally do is have the applicant give a brief presentation to the board on the project. If you would like to move forward, please send me a formal "request to be heard". Once I receive that, I will facilitate.

Thanks.

MZ

Michael E. Zurlo  
Clinton County Administrator  
Clinton County Government Center

137 Margaret Street, Suite 208  
Plattsburgh, New York 12901  
518-565-4600 (phone)  
518-565-4616 (fax)

-----Original Message-----

From: Steve Peters <[stevepeters518@gmail.com](mailto:stevepeters518@gmail.com)>  
Sent: Wednesday, June 23, 2021 9:51 PM  
To: Zurlo, Mike <[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)>  
Subject: Re: Potential Grant Application

Hi Mike-  
You must be thrilled. ☐

I've written my share of grants through the grants gateway. If I were provided access to your grants gateway, I could write the grant and do all the work. All you'd have to do is review it, wordsmith it to reflect the GFC/IDA, and submit.

I'm traveling and won't be back in town until the 16th, but I am finalizing other grant apps and will be doing work on the road. Let me know.

Steve Peters

> On Jun 22, 2021, at 3:24 PM, Zurlo, Mike <[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)> wrote:

>

> I'm sorry to say.....me. Still hiring for that position

>

> Sent from my iPhone

>

> On Jun 22, 2021, at 12:17 PM, Steve Peters <[stevepeters518@gmail.com](mailto:stevepeters518@gmail.com)> wrote:

>

>

> Good Afternoon Mike-

> Thank you for the quick response. I should have specified the GFC in my email. I've looked at the info tab and would like to explore moving forward. The \$500 fee is understandable. Who would I reach out to?

> Sincerely,

>

> Steve Peters, Owner

> Elevate518, LLC

>

>

> On Mon, Jun 21, 2021 at 3:18 PM Zurlo, Mike

> <[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)<mailto:[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)>> wrote:

> Steve-

>

> The County would not, but the Grant Facilities Corporation considers these request. The GFC is an offshoot of the IDA designed to take on these tasks. Take a peak at the IDA website (information tab). Pretty sure the app. Fee is \$500.

>

> MZ

>

> Michael E. Zurlo

> Clinton County Administrator

> Clinton County Government Center

> 137 Margaret Street, Suite 208

> Plattsburgh, New York 12901

> 518-565-4600 (phone)

> 518-565-4616 (fax)

>

> From: Steve Peters <[stevepeters518@gmail.com](mailto:stevepeters518@gmail.com)<mailto:stevepeters518@gmail.com>>

> Sent: Monday, June 21, 2021 10:51 AM

> To: Zurlo, Mike

> <[Mike.Zurlo@clintoncountygov.com](mailto:Mike.Zurlo@clintoncountygov.com)<mailto:Mike.Zurlo@clintoncountygov.com>>

> Subject: Potential Grant Application

>

> Good Morning Mike-

> I hope you are well. First, as of today, I have an up to three year contract with the City to run the Crete Center from Nov-Apr each year. This is good news for the region and all the participants. Second, I am eyeballing an ESD Strategic Planning and Feasibility Study grant through the Regional Economic Development Council for the indoor sports/convention facility I am working on. It needs a government or LDC/EDC applicant. Would the County be willing to make the application on my behalf?

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> The goal for this study would be to hire a consultant to the entire market study (once and for all) to find out if our area can support a private for-profit, or non-profit facility. Once I have this type of study, I can move forward with financing, investors, etc. Let me know your thoughts and if this seems possible.

>

> Sincerely,

>

> Steve Peters, Owner

> Elevate518, LLC