

**Minutes of the
County of Clinton
Industrial Development Agency
Monday, August 10, 2026**

The meeting was called to order by Trent Trahan, Chairperson, at 12:00 p.m. at the County of Clinton Industrial Development Agency (CCIDA) conference room 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
Joey Trombley, Treasurer and Chief Financial Officer
Christine Peters, Esq., Assistant Treasurer
John VanNatten, Member

STAFF PRESENT: Molly Ryan, Executive Director
Christopher Canada, Esq., Agency Counsel
Toni Moffat, Executive Assistant
Dorothy Brunell, Administrative Assistant
Shelise Marbut, Economic Development Coordinator

ALSO PRESENT: Maria Mazurek, Architect, CPL
(via teleconference) Chirag Date, Project Manager, CPL
Thomas Bock, Civil Engineer, CPL
Justin Steinbach, Planner, CPL
Genevieve Trigg, Esq., SPN Military Turnpike Solar 1, LLC Project
Jeremy Walrond, SPN Military Turnpike Solar 1, LLC Project

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 11, 2025.

Approval of the Minutes of the July 13, 2026 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the July 13, 2026 meeting of the CCIDA. There were none.

On a motion by D. Hoover, and seconded by M. Zurlo, it was unanimously carried to approve the minutes of the July 13, 2026 meeting of the CCIDA.

Presentation: SPN Military Turnpike Solar 1, LLC

M. Ryan introduced Genevieve Trigg, Esq. and Jeremy Walrond from Green Street Power Partners (GSPP) and asked them to review the proposed SPN Military Turnpike Solar 1, LLC Project.

G. Trigg advised that GSPP operates approximately 410 MW of community solar across the United States, with 171 MW of their solar capacity in New York State. G. Trigg advised that she has served as local counsel to GSPP for several years. The SPN Military Turnpike Solar 1, LLC Project will be located at the intersection of Wallace Hill Road and the Military Turnpike in the Town of Plattsburgh. G. Trigg stated the Project consists of 5 MW of ground-mounted solar panels and will be located on 17.5 acres of an undeveloped 24-acre parcel which will be dedicated entirely to solar generation and the supporting infrastructure. G. Trigg advised the

infrastructure includes pile-driven racking systems for the solar arrays, inverters and electrical collection systems, the necessary equipment to connect to the local grid, and small equipment pads/enclosures.

G. Trigg stated the Project will begin construction in late fall or early winter of this year and will take approximately 4-6 months for completion. Construction activities include site preparation, clearing, and grading; fence installation; solar array installation; trenching for interconnection; cleanup and site reclamation.

C. Canada asked if the Town of Plattsburgh Planning Board had done a SEQR determination. G. Trigg advised that the Planning Board had determined the Project presented no negative impacts and has issued a negative SEQR determination. G. Trigg advised that they would provide a copy of the completed SEQR determination.

M. Zurlo asked if any consideration had been given to viewshed of the completed Project. J. Walrond advised that there will be fencing around the entire solar array and natural vegetation will also provide some screening.

M. Ryan thanked G. Trigg and J. Walrond for their presentation and advised that the Board would entertain a Public Hearing Resolution for the Project at the September 14, 2026 CCIDA meeting.

Presentation: CPL – Feasibility Study for the Bluff Point Property (Former Clinton Community College Site)

The CPL team presented the finalized “Voyage Champlain” concept plan, which was developed using extensive site analysis, market studies, and stakeholder feedback. The feasibility study confirms that the 104-acre Bluff Point property, which consists of three parcels of land, is well-suited for mixed-use redevelopment, and features structurally sound buildings, pedestrian-friendly terrain, and foundational infrastructure.

The final plan organizes the site into four districts: walkable housing, all-season recreation, Summit Commons (civic and cultural core), and the Northridge high-end residential area. Key refinements include shifting all housing to Phase 1 to align with wastewater capacity constraints, address regional housing needs, and establish a resident base to support year-round site activation.

Phasing prioritizes residential development first, followed by recreation and civic components. Estimated total investment is approximately \$240 million. Upcoming steps over the next 1–12 months include market and financial feasibility studies, utility analyses, funding pursuit, parcelization planning, governance framework development, and continued community engagement.

Stakeholders and legislators remain supportive, with active developer interest and ongoing efforts to secure grant funding and prepare for the design phase. The Project will require additional studies and phased implementation to refine feasibility and guide long-term development.

Reports

Treasurer’s Report

J. Trombley reviewed the July 2026 Treasurer’s Report with the Board. There were no questions or concerns.

On a motion by J. VanNatten, and seconded by C. Peters, it was unanimously RESOLVED to approve the July 2026 Treasurer’s Report as presented by J. Trombley.

Old Business

There was no old business.

New Business

Champlain Solar, LLC

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

Resolution No. 08-26-01

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF CHAMPLAIN SOLAR, LLC.

WHEREAS, 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, Champlain Solar, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of a leasehold interest in an approximately 15.5 acre portion of a parcel of land located at 289 Salmon River Road (Tax Map No.: 245.-2-19.1) in the Town of Schuyler Falls, Clinton County, New York (such portion being hereinafter referred to as the "Land"), (2) the construction on the Land of a 2.85 MW solar photovoltaic electricity generating facility to be comprised of solar panels, racking components, inverters, transformers and wiring and other required improvements (collectively with the improvements, the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") all of the foregoing to constitute a solar photovoltaic electricity generating facility to be owned and operated by the Company (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any "financial assistance" (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

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

Section 1. The Agency hereby authorizes the Executive Director of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the "Public Hearing"); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; (F) to cause a copy of the Report to be made available to the members of the Agency; and (G) to cause this resolution to be sent via certified mail, return receipt requested to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act.

Section 2. The Chairperson, Vice Chairperson and/or Executive Director of the Agency is hereby authorized and directed to distribute copies of this resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Executive Director of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this resolution is hereby ratified and confirmed.

Section 4. 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
Joey Trombley	VOTING	Yes
Christine Peters, Esq.	VOTING	Yes
John VanNatten	VOTING	Yes

The foregoing resolution was thereupon declared duly adopted.

Administrative Services Agreement

M. Ryan reviewed the proposed Administrative Services Agreement with the Board and stated the annual fee the CCIDA will pay to Clinton County will increase from \$188,000 for 2026 to \$216,000 in 2027. The monthly payment in 2027 will be \$18,015. M. Ryan stated the increase reflects County salary steps and benefit costs, office rent, tuition reimbursement, a replacement laptop, and additional travel allotment.

C. Canada advised the following resolution re-authorizes the agreement between the CCIDA and the County.

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

Resolution No. 08-26-02

RESOLUTION RE-AUTHORIZING AN ADMINISTRATIVE SERVICES AGREEMENT
WITH CLINTON COUNTY, NEW YORK.

WHEREAS, 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, pursuant to Section 858 of the Act, the Agency has the power to approve certain administrative matters; and

WHEREAS, pursuant to Section 858(6) of the Act, the Agency has the power, with the consent of Clinton County, New York (the "County"), to use the agents, employees and facilities of the County and, in connection therewith, pay the County its agreed proportion of the compensation or costs in connection with such use; and

WHEREAS, the County and the Agency have previously entered into an administrative services agreement (the "Existing Agreement") pursuant to which: (A) the County agrees to assist the Agency by providing administrative services (the "Services") to the Agency including personnel and office space and (B) the Agency agrees to pay the County the amount set forth therein as compensation for the costs of providing such Services; and

WHEREAS, the Agency proposes to undertake the following (collectively, the "Transaction"): to re-authorize and enter into an updated administrative services agreement (the "Agreement") by and between the County and the Agency, pursuant to which: (A) the County will agree to continue assisting the Agency by providing the Services and (B) the Agency will, in consideration of the provision of such Services, pay the County the sum of \$216,184 for the term of the Agreement (January 1, 2027 through December 31, 2027);

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

Section 1. Based upon an examination of the Transaction, the Agency hereby determines that the Transaction constitutes a routine administration and management activity that does not include a new program or a major reordering of priorities that may effect the environment, and accordingly 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 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 6NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA") with respect to the Transaction.

Section 2. In consequence of the foregoing the Agency hereby determines (A) that obtaining the Services from the County is consistent with Section 858(6) of the Act and in the best interests of the Agency, and (B) to obtain the Services from the County and, in consideration therefore, to pay the County the sum of \$216,184.

Section 3. Subject to approval of the form and substance of the Agreement and any related documents (collectively, the “Transaction Documents”) by Agency counsel, the Chairperson, Vice Chairperson, and/or Executive Director of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents 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 forms thereof approved by the Chairperson, Vice Chairperson, and/or Executive Director of the Agency and by Agency counsel, the execution thereof by the Chairperson, Vice Chairperson, and/or Executive Director to constitute conclusive evidence of such approval.

Section 4. 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 Transaction 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 this resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Transaction Documents binding upon the Agency.

Section 5. 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	Yes
David Hoover	VOTING	Yes
Michael E. Zurlo	VOTING	Yes
Joey Trombley	VOTING	Yes
Mark Leta	VOTING	Yes
Christine Peters, Esq.	VOTING	Yes
John VanNatten	VOTING	Yes

The foregoing resolution was thereupon declared duly adopted.

International Economic Development Council (IEDC) Fall Conference – New Orleans, LA

On a motion by M. Zurlo, and seconded by M. Leta, it was unanimously carried to approve M. Ryan’s attendance at the IEDC Fall Conference in New Orleans, LA, October 25-28, 2026.

Clinton County Update

C. Peters advised that work on the Town of Plattsburgh salt shed is progressing. Plans are to repave the access road next year once work on the salt shed is completed. Work is also continuing on the Sand Road Water District. The Saranac School District has approved relocating the pump station to the Morrisonville Elementary School campus.

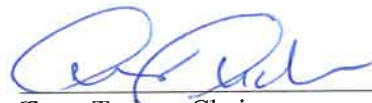
C. Peters advised the North Country Chamber of Commerce has decided to no longer do the marketing for the Plattsburgh International Airport and the County will be assuming that role. C. Peters advised the County is looking into redoing the County’s website and will do that in tandem with marketing for the Airport. C. Peters stated a meeting with Golden Shovel Agency has been scheduled to discuss the County website redesign.

Management Team Report

M. Ryan reviewed the Executive Director's Report.

M. Ryan provided an overview of the Site Selectors Virtual Roundtable held July 22, 2026. In addition to M. Ryan, participants in the discussion included Mark Henry, Clinton County Legislative Chairman; Patrick Sharrow, Airport Director; Jim Jock, Board of Realtors representative; Dani King, TDC; and Billy Jones, Clinton Community College Institute of Advanced Manufacturing. M. Ryan stated the discussion was fast-paced with the site selectors asking pointed questions, which provided the County team an opportunity to learn from people who work with major companies and economic development projects on a regular basis. The site selectors were familiarized with Clinton County, and the group felt that the County is going in the right direction with its presentation materials and the information it was able to provide. M. Ryan advised that one of the main takeaways from the discussion was the need for Clinton County, in conjunction with the CCIDA, to develop a comprehensive economic development master plan. M. Ryan advised that another major part of the discussion involved workforce needs associated with future development. Data centers were also discussed and the site selectors indicated that data centers were becoming an important part of the economic development landscape and Clinton County needs to understand the opportunities and challenges they present as it develops its long-term strategy.

There being no further business to discuss, on a motion by J. Trombley, and seconded by D. Hoover, the meeting was adjourned at 1:23 p.m.


Trent Trahan, Chairperson