

**Minutes of the  
County of Clinton  
Industrial Development Agency  
June 8, 2026**

The meeting was called to order by Michael Zurlo, Secretary, at 12:00 p.m. at the County of Clinton Industrial Development Agency (CCIDA) offices located at 137 Margaret Street, Suite 208, Plattsburgh, New York.

**MEMBERS PRESENT:** Michael Zurlo, Secretary  
Mark Leta, Assistant Secretary  
Joey Trombley, Treasurer and Chief Financial Officer  
Christine Peters, Esq., Assistant Treasurer  
John VanNatten, Member

**EXCUSED:** Trent Trahan, Chairperson  
David Hoover, Vice Chairperson

**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:** C.J. Madonna, Esq., General Counsel - Schluter Systems L.P.

On a motion by C. Peters, and seconded by J. Trombley, it was unanimously carried to appoint Michael Zurlo Chairman Pro Tem for the June 8, 2026 CCIDA Meeting.

M. Zurlo stated there was a quorum present.

M. Zurlo waived the reading of the notice of the meeting published in the *Press Republican* on December 11, 2025.

**Approval of the Minutes of the May 11, 2026 Meeting**

M. Zurlo asked if there were any questions regarding the draft minutes of the May 11, 2026 meeting of the CCIDA. There were none.

On a motion by M. Leta, and seconded by J. VanNatten, it was unanimously carried to approve the minutes of the May 11, 2026 meeting of the CCIDA.

**Presentation:** C.J. Madonna, Esq. – UMS Property, LLC/Schluter Systems, L.P. Project

M. Ryan introduced CJ Madonna, the general counsel for Schluter Systems, L.P., and asked him to provide an overview of their recent Project Application. CJ Madonna began by stating that Schluter Systems is currently leasing office space in Chazy, New York; however, their lease is expiring at that facility and the Company would like to once again have all their employees working in the Plattsburgh area. CJ Madonna indicated that finding office space in the Plattsburgh area has been difficult. He stated that the former SterRx facility provides a solution to their office space requirements. CJ Madonna stated that the Company will initially occupy the SterRx facility “as is” but will likely eventually expand. CJ Madonna stated that all changes to the facility will be internal changes and the building footprint will remain the same, although the parking lot may need to be enlarged eventually. CJ Madonna indicated that there will be 63 employees located at the facility initially, with an additional 7 jobs anticipated. M. Zurlo asked if absent the CCIDA’s assistance, if Schluter Systems would pursue this Project. CJ Madonna stated that the Project is contingent on the CCIDA benefits. CJ Madonna

explained that UMS Property is the holding company for all of Schluter's real estate. He further stated that the jobs will come under Schluter Systems but the investment comes from UMS Property, LLC. He stated this is the same scenario as previous Schluter Systems Projects with the CCIDA. CJ Madonna stated the CCIDA application was prepared quickly and an updated application will be provided which will include a notarized signature, updated project costs and sales tax exemption figures. He stated UMS Property, LLC will be the entity to receive the requested sales tax exemption benefits for building improvements, furniture and equipment (racking). CJ Madonna stated that the SEQR determination from March 10, 2021 will be used for this Project, in which the Plattsburgh Planning Board recommended a negative declaration of significance.

## **Reports**

### **Treasurer's Report**

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

On a motion by M. Leta, and seconded by C. Peters, it was unanimously RESOLVED to approve the May 2026 Treasurer's Report as presented by J. Trombley.

## **Old Business**

There was no old business.

## **New Business**

### **Resolution Authorizing Termination - Connecticut Avenue Holdings, LLC Project**

C. Canada explained that the following resolution will terminate the existing lease with Connecticut Avenue Holdings, LLC, which will allow the UMS Property/Schluter Systems, L.P. Project to move forward.

The following resolution was offered by J. Trombley, seconded by C. Peters, to wit:

Resolution No. 06-26-01

RESOLUTION AUTHORIZING COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY TO EXECUTE CERTAIN DOCUMENTS IN CONNECTION WITH THE TERMINATION OF THE CONNECTICUT AVE HOLDINGS, 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 issue its industrial development revenue bonds to finance the cost of acquisition, construction and installation of one or more "projects" (as defined in the Act), to acquire, construct and install said projects or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on July 30, 2021 (the "Closing"), the Agency granted certain financial assistance to Connecticut Ave Holdings, LLC (the "Company"), in connection with a project (the "Project") for the benefit of the Company, said Project to include the following: (A) (1) the acquisition of an interest in an approximately 24.31 acre parcel of land located on the south side of Connecticut Road (Tax Map No. 233.-5-52) in the Town of Plattsburgh, Clinton County, New York (the "Land"), (2) the construction on the Land of an approximately 60,000 square foot pre-engineered, insulated, metal building (the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery and equipment (collectively, the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a manufacturing facility to be owned by the Company and leased to Sterrx, LLC (the "Tenant") and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including exemption from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease of the Project Facility by the Agency to the Company pursuant to the terms of a lease agreement dated as of July 1, 2021 (the "Lease Agreement") by and between the Agency and the Company; and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement (the "Closing"), (A) the Company executed and delivered to the Agency (1) a certain lease to agency dated as of July 1, 2021 (the "Lease to Agency") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company leased to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (2) a certain license agreement dated as of July 1, 2021 (the "License to Agency") by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company granted to the Agency (a) a license to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (b) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement; and (3) a certain bill of sale dated as of July 1, 2021 (the "Bill of Sale to Agency"), which conveyed to the Agency all right, title and interest of the Company in the Equipment, (B) the Company and the Agency executed and delivered (1) a certain payment in lieu of tax agreement dated as of July 1, 2021 (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility, (2) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (C) the Agency and the Company executed and delivered the uniform agency project agreement dated as of July 1, 2021 (the "Uniform Agency Project Agreement") by and between the Agency and the Company relating to the terms of the granting by the Agency of the Financial Assistance to the Company; (D) the Agency filed with the assessor and mailed 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 Payment in Lieu of Tax Agreement; (E) the Agency executed and delivered to the Company a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; (F) the Agency filed with the New York State Department of Taxation and Finance the form entitled "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report"); (G) the Agency and Murnane Building Contractors, Inc. (the "Contractor") entered into (1) a certain agency indemnification agreement dated as of July 1, 2021 (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor and (2) a certain recapture agreement dated as of July 1, 2021 (the "Contractor Section 875 GML Recapture Agreement") by and between the Agency and the Contractor; (H) the Agency executed and delivered to the Contractor a sales tax exemption letter (the "Contractor Sales Tax Exemption Letter"); (I) the Agency filed a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Contractor Additional Thirty-Day Project Report"); and (J) various certificates relating to the Project (the "Closing Documents"); and

WHEREAS, in order to finance a portion of the costs of the Project, the Company obtained a loan in the principal sum of up to \$7,000,000 (the "Loan") from Glens Falls National Bank and Trust Company (the "Lender"), which Loan was secured by (1) a mortgage dated as of July 30, 2021 (the "Mortgage") from the Agency and the Company to the Lender, (2) an assignment of rents and leases dated as of July 30, 2021 (the "Assignment of Rents") from the Agency and the Company to the Lender and (3) subordination agreement dated as of July 30, 2021 (the "Subordination Agreement") by and among the Agency, the Company and the Lender; and

WHEREAS, pursuant to (A) a default under Section 4.01(A)(2) of the Uniform Agency Project Agreement and Section 10.1(A)(2) of the Lease Agreement and (B) the request by the Company to terminate pursuant to the imminent sale of the Project Facility to another entity, the Agency is terminating the Project pursuant to Section 10.2 of the Lease Agreement and pursuant to the request of the Company; 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"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination on the above described termination (the "Termination"); and

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

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 Termination, the Agency hereby determines that the Termination constitutes a "Type II action" pursuant to 6 NYCRR 617.5(26) and 617.5(32), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Termination.

Section 2. Subject to (A) approval of the form of the appropriate documents to be terminated, as outlined in the Basic Documents, and any other document needed to be executed by the Agency in connection with the Termination, including the consent of the Lender, if needed or a signed discharge of the Mortgage, the Assignment of Rents, and Subordination Agreement (collectively, the "Termination Documents") by Agency counsel, (B) confirmation received by the Executive Director of the Agency that all representations and warranties under the Basic Documents have been satisfied, (C) receipt of all payments due under the Basic Documents through the date of this resolution, (D) confirmation received by the Executive Director of the Agency that all liens have been satisfied through the date of this resolution and (E) receipt by the Executive Director of the Agency of the Agency's administrative fee and counsel fees relating to the Termination, if any, the Agency hereby authorizes the execution by the Agency of the Termination Documents.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairperson (or Vice Chairperson) or Executive Director of the Agency is hereby authorized to execute and deliver the Termination 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 (or Vice Chairperson) or Executive Director shall approve, the execution thereof by the Chairperson (or Vice Chairperson) 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 Termination 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 Termination 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 a vote on roll call, which resulted as follows:

|                        |        |         |
|------------------------|--------|---------|
| Trent Trahan           | VOTING | Excused |
| David Hoover           | VOTING | Excused |
| 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.

#### **UMS Property/Schluter Systems, L.P. – Office/Warehouse Project**

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

Resolution No. 06-26-02

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 UMS PROPERTY, LLC

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, UMS Property, LLC, a Nevada 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, 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 an interest in an approximately 24.31 acre parcel of land located at 133 Connecticut Road (Tax Map No. 233.-5-52) in the Town of Plattsburgh, Clinton County, New York (the “Land”), together with an approximately 60,000 square foot building located thereon (the “Facility”),

(2) the renovation of the Facility and (3) the acquisition and installation therein and thereon of related fixtures, machinery and equipment (collectively, the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a warehousing/office facility to be owned by the Company and operated by Schluter Systems L.P. (the "Tenant") and other directly and indirectly related activities; (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 | Excused |
| David Hoover           | VOTING | Excused |
| 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.

#### **New York State Economic Development Council – 2026 IDA Academy Sponsorship**

On a motion by J. VanNatten, and seconded by J. Trombley, it was unanimously carried to sponsor the 2026 IDA Academy at the “Partner” level at a cost of \$1,000.

#### **ACH Positive Pay – Arrow Bank**

M. Ryan proposed obtaining ACH positive pay services for the CCIDA and CCCRC bank accounts. ACH positive pay is a fraud prevention service that allows businesses to control which ACH transactions post to their accounts. With this service, transaction filters can be set-up and any transaction that does not meet the set parameters triggers an alert which allows CCIDA to approve or deny the payment. The cost for the service is \$15 per month for each organization.

On a motion by J. Trombley, and seconded by M. Leta, it was unanimously carried to obtain the ACH Positive Pay service offered by Arrow Bank for both the CCIDA and CCCRC accounts at a total monthly cost of \$30. J. VanNatten abstained from the vote.

#### **Site Selectors Guild – Virtual Table Talk Event**

M. Ryan advised that the Site Selectors Guild virtual “Table Talk” event is an online networking session which will provide an opportunity for the CCIDA and other stakeholders (7 people maximum) to connect with members of the Site Selectors Guild for a “free-flowing” conversation and a chance to gather industry intelligence. The online event will be held July 22, 2026 and the cost is \$2,800.

On a motion by C. Peters, and seconded by J. Trombley, it was unanimously carried to register for the July 22, 2026 Site Selectors Guild virtual “Table Talk” event at a cost of \$2,800.

#### **Clinton County Update**

C. Peters provided the following update:

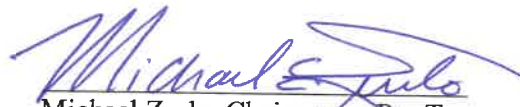
- The County is continuing to explore wastewater solutions for the Bluff Point campus.
- The County is partnering with the Clinton County Fair Board to investigate sewer upgrades at the fairgrounds.

#### **Management Team Report**

M. Ryan briefly reviewed the Executive Director’s Report.

M. Ryan advised that Camoin Associates will provide a housing strategy update at the July 13, 2026 CCIDA Meeting.

There being no further business to discuss, on a motion by J. VanNatten, and seconded by J. Trombley, the meeting was adjourned at 12:30 p.m.

  
Michael Zurlo, Chairperson Pro Tem