MINUTES OF THE
COUNTY OF CLINTON
INDUSTRIAL DEVELOPMENT AGENCY
ANNUAL MEETING
MONDAY, SEPTEMBER 14, 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:	Genevieve Trigg, Esq., Counsel for SPN Military Turnpike Solar 1, LLC Jeremy Walrond, GS Power Partners (SPN Military Turnpike Solar 1, 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 11, 2025.

Approval of the Minutes of the August 10, 2026 Meeting

T. Trahan asked if there were any questions regarding the draft minutes of the August 10, 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 August 10, 2026 meeting of the CCIDA.

Presentation: None

Reports

Treasurer's Report

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

On a motion by M. Zurlo, and seconded by D. Hoover, it was unanimously RESOLVED to approve the August 2026 Treasurer's Report as presented by J. Trombley.

Old Business

Board Evaluation/Conflict of Interest Statement/Fiduciary Statement

M. Ryan asked the Board members to complete the Board Evaluations, Conflict of Interest and Acknowledgement of Fiduciary Duty forms and return the forms to staff.

New Business

Administrative Matters Resolution (including Appointment of Officers and Staff)

C. Canada reviewed the Administrative Matters Resolution with the Board.

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

Resolution No. 09-26-01

RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE MATTERS OF THE AGENCY.

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 commercial, manufacturing 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, under Section 858 of the Act, the Agency has the power to make certain appointments and approve certain administrative matters; and

WHEREAS, under Section 856 of the Act, the members of the Agency shall elect the officers of the Agency; and

WHEREAS, the members of the Agency desire to make certain appointments and approve certain administrative matters;

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

Section 1. The Agency hereby takes the following actions:

(A) Approves the appointments and the administrative matters described in Schedule A attached hereto.

(B) Approves and confirms the policies described in Schedule A attached hereto.

Section 2. The Agency hereby authorizes the Chairperson, Vice Chairperson and the Executive Director of the Agency to take all steps necessary to implement the matters described in Schedule A attached.

Section 3. 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
Mark Leta	VOTING	Yes
Joey Trombley	VOTING	Yes
Christine Peters, Esq.	VOTING	Yes
John VanNatten	VOTING	Yes

The resolution was thereupon declared duly adopted.

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SCHEDULE A

Members of the Agency:

Trent Trahan
David Hoover
Michael E. Zurlo
Mark Leta
Joey Trombley
Christine Peters, Esq.
John VanNatten

Officers of the Agency:

Trent Trahan	Chairperson
David Hoover	Vice Chairperson
Michael E. Zurlo	Secretary
Mark Leta	Assistant Secretary
Joey Trombley	Treasurer
Christine Peters, Esq.	Assistant Treasurer

Determination of Regular Agency Meeting Schedule:

Second Monday of each month

Appointment of Executive Director and Staff to the Agency:

Molly Ryan – Executive Director

Appointment of Agency Counsel:

Hodgson Russ LLP

Appointment of Bond Counsel to the Agency:

Hodgson Russ LLP

Appointment of the Bank of the Agency and Accounts:

Arrow Bank

Appointments to Governance Committee

Michael E. Zurlo – Chairperson
John VanNatten – Vice Chairperson
David Hoover – Member

Appointments to Audit Committee

Joey Trombley – Chairperson
Mark Leta – Vice Chairperson
Trent Trahan – Member
David Hoover – Member
John VanNatten – Member

Appointments to Finance Committee

Joey Trombley – Chairperson
Christine Peters, Esq. – Vice Chairperson
Trent Trahan – Member
Michael Zurlo – Member
John VanNatten – Member

Approval and Confirmation of Agency Policies:

Access to Agency Records (FOIA) Policy
Assessment of Internal Controls Policy
Bylaws
Code of Ethics
Compensation Policy
Credit Card Policy
Defense and Indemnification of Board Members Policy
Discretionary Funds Policy
Eligible Project Policy
Fee Policy
Investment Policy
Lease Policy
Loan and Credit Policy (Prohibiting Extension of Credit to Board Members/Staff)
Local Labor Policy
Open Meetings Policy
Organization Chart
Procurement Policy
Public Comment Policy
Real Property Acquisition Policy
Real Property Disposition Policy
Recapture Policy
Records Retention-Destruction Policy
Remote Access Policy
Retaliatory Action (Whistleblower Protection) Policy
Time and Attendance Policy
Travel Policy
Uniform Criteria for the Evaluation of Projects Policy
Uniform Tax Exemption Policy (UTEP)
Workforce Development Program Policy

Approval of Agreements of the Agency:

Majority of the full board of the Agency

Appointment of Contract Officer:

Molly Ryan – Executive Director

Appointment of Investment Officer:

Joey Trombley

SPN Military Turnpike Solar 1, LLC Project

The following resolution was offered by M. Leta, seconded by D. Hoover, to wit:

Resolution No. 09-26-02

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 SPN MILITARY TURNPIKE SOLAR 1 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, SPN Military Turnpike Solar 1 LLC, a 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, 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 19 acre portion of a parcel of land containing approximately 22.8 acres and located on Military Turnpike (Tax Map No.: 206.-1-1.17) in the Town of Plattsburgh, Clinton County, New York (such portion being hereinafter referred to as the "Land"), (2) the construction on the Land of a five (5) MW AC 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 by the SPN Military Turnpike RE 1 LLC (the "Owner") and operated by the Company or an affiliate thereof (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 (collectively, the "Affected Tax Jurisdictions") 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 "Public Hearing Report") to be prepared; (F) to cause a copy of the Public Hearing 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 Affected Tax Jurisdictions 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.

CCIDA Resolution Authorizing Lease of Office Space

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

Resolution No. 09-26-03

RESOLUTION AUTHORIZING LEASE OF OFFICE SPACE AND EXECUTION AND DELIVERY BY THE AGENCY OF VARIOUS DOCUMENTS IN CONNECTION THEREWITH.

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 commercial, manufacturing 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, under Section 858(4) of the Act, the Agency has the power to acquire by lease or otherwise and to use, real property or rights or easements therein necessary for its corporate purposes; and

WHEREAS, the Agency has historically conducted its business and maintained office space in the Legislative Office of the Clinton County Government Center (the "Government Center"); and

WHEREAS, due to increases in staff and volume of transactions, the Agency determined the need for additional and updated office space; and

WHEREAS, upon various discussions with the Legislative Office, and based on the availability of space elsewhere in the Government Center, the Agency determined to lease separate office space (the "Offices") from Clinton County, New York (the "County") in the Government Center for a term beginning on July 1, 2026 and ending on June 30, 2027 (unless otherwise extended), with rental payments (the "Rental Payments") equal to $495 per month (the "Terms"); and

WHEREAS, the Agency's property acquisition policy (the "Acquisition Policy"), provides that the Agency may acquire real property, or interests therein, by lease and that the preparation of an appraisal report shall not be required where the Agency is acquiring property the fair market value of which is determined to be less than $10,000; and

WHEREAS, the Agency desires to enter into a lease agreement (the "Office Lease"), and such other documents as may be necessary to lease the Offices from the County pursuant to the Terms, authorize the expenditure of funds of the Agency necessary to make the Rental Payments during the term of the Office Lease, and ratify and confirm the use by the Agency of the Offices and the payment of any Rental Payments in advance of the consideration by the Agency of this resolution; 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 (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), it appears that the execution and delivery of the Office Lease and the expenditure of moneys in connection with the Office Lease (collectively, the "Action") constitutes a "Type II action" (as said quoted term is defined in the Regulations), and therefore it appears that no further determination or procedure under SEQRA is required with respect to the Action;

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

Section 1. All action taken by the staff, counsel, Chairperson, Vice Chairperson, and/or Executive Director of the Agency with respect to obtaining the Office Lease, and occupying and using the Offices to date, including the payment of any Rental Payments, is hereby ratified and confirmed.

Section 2. Pursuant to SEQRA, based upon an examination of the Action, the Agency hereby finds and determines that:

(A) Pursuant to Section 617.5(c)(26) and (32) of the Regulations, the Action is a "Type II action" (as said quoted term is defined in the Regulations); and

(B) Accordingly, the Agency hereby determines that no environmental impact statement or any other determination or procedure is required under SEQRA with respect to the Action.

Section 3. Pursuant to the Act, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes of the Act and to exercise all powers granted to it under the Act;

(B) The Action, including the acquisition of an interest in the Offices and the occupation and use by the Agency of the Offices for its corporate purposes, will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Clinton County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act; and

(C) It is desirable and in the public interest for the Agency to undertake the Action.

Section 4. Pursuant to the Act, the Public Authorities Law of the State of New York and the Acquisition Policy, the Agency hereby finds and determines that the fair market value of the Offices is less than $10,000 and, therefore, the preparation of an appraisal report shall not be required in connection with the execution and delivery of the Office Lease and the lease, occupation and use by the Agency of the Offices.

Section 5. Based on the determinations made in Sections 3 and 4 hereof, the Agency hereby determines to: (A) accept the Offices, (B) enter into the Office Lease and any related documents thereto, and (C) to do all things necessary or appropriate for the accomplishment thereof.

Section 6. In consequence of the foregoing, and subject to review of the Proposal and any related documents or required actions by the Chairperson, Vice Chairperson, or Executive Director of the Agency, and approval of the Office Lease and any related documents by counsel to the Agency, the Agency hereby (A) determines to: (i) lease the Offices, and (ii) appropriate moneys for payment of the Rental Payments during the term of the Office Lease; and (B) hereby authorizes the execution by the Agency of the Office Lease and any related documents by the Chairperson, Vice Chairperson, or Executive Director of the Agency.

Section 7. Subject to approval by counsel to the Agency of the terms of the Proposal and any related documents, the Chairperson, Vice Chairperson, or Executive Director of the Agency is hereby authorized to execute and deliver the Office Lease and any related 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 form thereof presented to the members of the Agency, with such changes, variations, omissions and insertions as the Chairperson, Vice Chairperson, or Executive Director shall approve, the execution thereof by the Chairperson, Vice Chairperson, or Executive Director to constitute conclusive evidence of such approval.

Section 8. 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 Office Lease and any related 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 Office Lease and any related documents binding upon the Agency.

Section 9. 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
Mark Leta	VOTING	Yes
Joey Trombley	VOTING	Yes
Christine Peters, Esq.	VOTING	Abstain
John VanNatten	VOTING	Yes

The resolution was thereupon declared duly adopted.

North Country Chamber of Commerce Annual Membership Dues

On a motion made by J. VanNatten, and seconded by J. Trombley, it was unanimously carried to approve payment of the North Country Chamber of Commerce Annual Membership Dues in the amount of $244.

CCIDA Application Update

S. Marbut stated that the standard CCIDA application has been revised to make the application process more efficient. A new section was added for renewable energy projects. S. Marbut explained that the cost-benefit analysis for this type of project requires additional information that applicants have often had to provide separately and that information is now included directly in the application. S. Marbut stated that, overall, the changes are intended to streamline the application process and reduce the need to go back to project applicants for missing information.

Golden Shovel Agency – Q2 Analytics Report for CCIDA

M. Ryan reviewed Golden Shovel's Second Quarter Analytics Report. M. Ryan stated the analytics for the Second Quarter show promising early results, particularly in social media performance and increased reach both within the United States and internationally. M. Ryan advised that although the program is still new and there is limited data available, there has been an uptick in inquiries about available properties, with some people now contacting the CCIDA directly before reaching out to the North Country Chamber of Commerce or TDC. M. Ryan advised that Golden Shovel has also provided significant content support, including two blog articles per month and a podcast focused on community engagement and the changing role of economic developers. M. Ryan stated that Golden Shovel will also be working with the County to develop a new website, which will also include the Airport website.

M. Ryan advised she is weighing whether or not to renew The Boire Benner Group contract when it expires, as some of its services, particularly video and social media work, may overlap with services already provided by Golden Shovel. The decision may ultimately involve weighing the duplication of services against the desire to continue supporting a local business.

Clinton County Update

C. Peters provided the following updates:

- Work is continuing on the Sand Road Water District, including identifying a location for the pump station and coordinating with the school district to move the Project forward.
- Ten acres of land are being subdivided from the Bluff Point parcel and work is continuing with a developer on that Project.
- $1 million in funding has been received toward the Bluff Point Project.
- Work on the 2027 Budget has begun.

Management Team Report

M. Ryan reviewed her Executive Director's Report and highlighted the following:

- KLM Development, LLC has terminated their 15 Hamilton Street housing Project with the CCIDA.
- Public Hearing for Champlain Solar, LLC Project has been scheduled for October 5, 2026.
- Hoping to pair the $1 million infrastructure award with a $3 million grant through the Northern Border Regional Commission's Catalyst Program. The application for this grant is due October 16, 2026.

There being no further business to discuss, on a motion by J. VanNatten, and seconded by C. Peters, the meeting was adjourned at 12:35 p.m.

Trent Trahan

David Hoover

Michael Zurlo

Joey Trombley

Christine Peters, Esq.

Mark Leta

John VanNatten