RESOLUTION AUTHORIZING LOAN
STRAND PERFORMING ARTS CENTER, INC. PROJECT

A regular meeting of the Board of Directors (the "Board of Directors") of Clinton County Capital Resource Corporation (the "Corporation") was convened in public session in the offices of the Corporation located at 137 Margaret Street, Suite 209 in the City of Plattsburgh, Clinton County, New York on July 13, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Trent Trahan	Chairperson
David Hoover	Vice Chairperson
Michael E. Zurlo	Secretary
Mark Leta	Assistant Secretary
Joey Trombley	Treasurer
John VanNatten	Member

ABSENT:

Christine Peters, Esq.	Assistant Treasurer

CORPORATION STAFF PRESENT INCLUDED THE FOLLOWING:

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

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

Resolution No. 07-26-01

RESOLUTION AUTHORIZING DEFERRMENT OF PAYMENT WITH RESPECT TO A LOAN FROM THE CLINTON COUNTY CAPITAL RESOURCE CORPORATION TO THE STRAND PERFORMING ARTS CENTER, INC.

WHEREAS, pursuant to the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the "Enabling Act"), Revenue Ruling 57-187 and Private Letter Ruling 200936012, (A) the County Legislature (the "County Legislature") of Clinton County, New York (the "County") adopted a resolution on November 10, 2010 (the "Sponsor Resolution") (1) authorizing the incorporation of the Corporation as a public instrumentality of the County and (2) appointing the initial members of the board of directors of the Corporation, who serve at the pleasure of the County, and (B) in December, 2010, a certificate of incorporation was filed with the New York Secretary of State's Office (the "Certificate of Incorporation") creating the Corporation; and

WHEREAS, the Corporation is authorized and empowered by the provisions of the Enabling Act to take action to accomplish the public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, and lessening the burdens of government and acting in the public interest; and

WHEREAS, by Resolution No. 347, adopted by the County Legislature on May 10, 2017, the County Legislature authorized the County to enter into an agreement with the Corporation (the County Agreement"), whereby: (A) the Corporation would agree to enter into a loan agreement with the Strand Performing Arts Center, Inc. (the "Borrower") pursuant to which (1) the Corporation would agree (a) to provide a loan of up to $100,000 (the "Loan") to the Borrower to promote tourism business within the County and to help the Strand Center for the Arts (the "Strand Center") located in the City of Plattsburgh, Clinton County, New York, and (b) the Loan would be provided by the Corporation in various disbursements over a period not to exceed three (3) years only upon (i) receipt from the Borrower of a booking request and statement of required down deposit for booking an act and (ii) approval of the request resulting from consultation with the County, and (2) the Borrower would agree (a) to use the proceeds of the Loan solely for the purpose of advance booking of acts to be held at the Strand Center, (b) to book a diversity of performances appealing to a broad spectrum of the region's tastes, subject to review by the County, and (c) to repay the Loan in five (5) equal payments of twenty thousand dollars ($20,000) beginning in 2021 until the Loan would be paid off in 2025 (each, a "Loan Payment"); and (B) the County would provide to the Corporation one-hundred thousand dollars ($100,000) to fully fund the Loan; and

WHEREAS, by resolution adopted by the members of the Board of Directors on August 14, 2017, the Corporation determined to (A) enter into the County Agreement, (B) upon receipt of a fully executed County Agreement, enter into a loan agreement with the Borrower (the "Loan Agreement") subject to the terms required by the County Agreement, and (C) provide the Loan to the Borrower pursuant to the terms of the Loan Agreement; and

WHEREAS, in September, 2024, the Borrower advised that, due to miscommunications in the Borrower's accounting practices, the Borrower was unable to make the scheduled Loan Payments, but that the Borrower had taken steps to ensure future payments could be made including, but not limited to, requesting and receiving approval for certain grant proceeds from the State of New York, and requested a one (1) year deferment of the next scheduled Loan Payment; and

WHEREAS, based on discussions among the Corporation, the County, and the Borrower, by action of the Board of Directors on October 21, 2024, the Corporation authorized a one (1) year deferment of the next scheduled Loan Payment, with the remaining Loan Payments to be made in August, 2025 and August, 2026; and

WHEREAS, by email correspondence received by the Corporation from the Borrower in July, 2026 (the "Strand Request"), a copy of which is attached hereto as Exhibit A, the Borrower requested a one (1) year deferment of the final remaining Loan Payment; and

WHEREAS, the Corporation desires to consider authorizing such requested deferment (the "Action"), provided, however, that approval of such deferment shall be subject to and conditioned upon approval of such deferment by the County; 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 Corporation must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the approval of the Action; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CLINTON COUNTY CAPITAL RESOURCE CORPORATION, AS FOLLOWS:

Section 1. Based upon an examination of the Action, the Corporation hereby determines that the Action in effect 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/or the refinancing of existing debt, and accordingly constitutes a "Type II action" pursuant to 6 NYCRR §617.5(c)(29) and (32) and therefore that, pursuant to 6 NYCRR §617.6(a)(1)(i), the Corporation has no further responsibilities under SEQRA with respect to the Action.

Section 2. The Corporation has reviewed the Strand Request and, based upon the representations made to the Corporation by the Borrower, the Corporation hereby makes the following findings and determinations with respect to the Action:

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

(B) It is desirable and in the public interest for the Corporation to authorize the deferment of the final remaining Loan Payment; provided, however, that such deferment shall be subject to and conditioned upon approval thereof by the County Legislature.

Section 3. The Corporation hereby approves the Action, provided, however, that such deferment shall be subject to and conditioned upon approval thereof by the County.

Section 4. Subject to the satisfaction of the conditions described in Section 3 above, the Chairperson, Vice Chairperson, and/or Executive Director of the Agency is hereby authorized to defer the remaining Loan Payment and to execute and deliver such documents as may be necessary to effectuate the Action to the Borrower and the County (collectively, the "Modification Documents"), and, where appropriate, the Secretary, or Assistant Secretary, of the Corporation is hereby authorized to affix the seal of the Corporation 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, Vice Chairperson, and/or Executive Director shall approve, the execution thereof by the Chairperson, Vice Chairperson, and/or Executive Director to constitute conclusive evidence of such approval.

Section 5. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required or provided for by the provisions of the Modification Documents, including the deferment of the remaining Loan Payment and the execution and delivery of any documents relating to the Loan, 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 Corporation with all of the terms, covenants and provisions of the Modification Documents binding upon the Corporation.

Section 6. 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	Excused
John VanNatten	VOTING	Yes

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page intentionally left blank]

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

I, the undersigned (Assistant) Secretary of Clinton County Capital Resource Corporation (the "Corporation"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board of Directors of the Corporation, including the Bond resolution contained therein, held on July 13, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein 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 Board of Directors 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 Board of Directors of the Corporation 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 13th day of July, 2026.

~~(Assistant)~~ Secretary

(SEAL)

EXHIBIT A

STRAND REQUEST

- SEE ATTACHED -

From: Ryan, Molly
To: Ryan Demers
Cc: Wagner, Shannon E.; Canada, Christopher C.; Brunell, Dorothy; Marbut, Shelise
Subject: RE: Request from The Strand Center for the Arts
Date: Tuesday, July 7, 2026 2:35:53 PM
Attachments: image002.png

External Email - Use Caution

Received.

We look forward to seeing you Monday!

Molly F. Ryan

Executive Director, **County of Clinton Industrial Development Agency**
Director of Economic Development, **Clinton County**
p: 518-565-4627
f: 518-565-4616
a: 137 Margaret Street, Suite 208
Plattsburgh, NY 12901
w: http://www.clintoncountyida.com
e: molly.ryan@clintoncountyny.gov

From: Ryan Demers <rdemers@cdi.coop>
Sent: Tuesday, July 7, 2026 1:49 PM
To: Ryan, Molly <Molly.Ryan@clintoncountyny.gov>
Subject: Request from The Strand Center for the Arts

Hi Ms. Ryan,

My name is Ryan Demers and I am the board president of The Strand Center for the Arts. I am writing to request a deferment of our final $20,000 payment to Clinton County until next year due to unanticipated theatre repairs. I believe you are familiar with our mutual acquaintance, Josh Kretser, who advised me to message you officially with this request.

In addition, I understand that you have requested a Strand representative attend the next IDA meeting on Monday, 7/13, at noon. I am happy to share that I am able to attend that meeting to answer questions and provide additional insights.

Thank you very much for considering our request. Please reach out to me if you have any concerns or questions that I may address.

Sincerely,

Ryan

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Ryan Demers (he/him), CEPA
Cooperative Business Developer
Cooperative Development Institute
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