COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
RESOLUTION AUTHORIZING LEASE OF OFFICE SPACE

A regular meeting of County of Clinton Industrial Development Agency (the "Agency") was convened in public session in the offices of the Agency located at 137 Margaret Street, Suite 209 in the City of Plattsburgh, Clinton County, New York on September 14, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

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

ABSENT:

AGENCY 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 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.

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

I, the undersigned (Assistant) Secretary of County of Clinton Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on September 14, 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 Agency 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 Agency this 14th day of September, 2026.

(Assistant) Secretary

(SEAL)