

**COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
RESOLUTION AUTHORIZING INVESTMENT OF AGENCY FUNDS
AND RELATED FUNDING AGREEMENT**

A regular meeting of County of Clinton Industrial Development Agency (the "Agency") was convened in public session in the Atrium of the Moore Academic and Administrative Building of the State University of New York Clinton Community College located at 136 Clinton Point Drive in the Town of Plattsburgh, Clinton County, New York on June 30, 2025 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 Agency were:

PRESENT:

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

ABSENT:

None.

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Molly Ryan	Executive Director
Toni Moffat	Executive Assistant
Dorothy Brunell	Administrative Assistant
Christopher C. Canada, Esq.	Agency Counsel
Shannon E. Wagner, Esq.	Agency Counsel

The following resolution was offered by K. Defayette, seconded by D. Hoover, to wit:

Resolution No. 06-25-05

RESOLUTION AUTHORIZING COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY TO (A) INVEST AGENCY FUNDS ON PROJECT COSTS RELATED TO A PROJECT TO BE UNDERTAKEN BY CLINTON COMMUNITY COLLEGE RELATED TO ITS NURSING AND EMERGENCY MEDICAL SERVICES (EMS) PROGRAMS, AND (B) EXECUTE AND DELIVER VARIOUS DOCUMENTS IN CONNECTION THEREWITH.

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, Clinton Community College (the “College”) wishes to undertake a project (the “Project”) involving the design, reconstruction, renovation, electrical-fit up, and equipping of the third floor of the University of Vermont Health Network (“UVMHN”) Champlain Valley Physicians Hospital (“CVPH”) located at 206 Cornelia Street in the City of Plattsburgh, Clinton County, New York for use by the College as educational and training space for its nursing and emergency medical services (EMS) degree programs (the “Medical Degree Programs”); and

WHEREAS, the revitalization of the Medical Degree Programs and the operation of such programs in an active healthcare facility is expected to (a) ensure the quality of the training and educational opportunities provided by the Medical Degree Programs, (b) increase the College’s ability to attract new students to the Medical Degree Programs (particularly students from outside Clinton County, New York and the greater North County region), and (c) facilitate the future growth and community workforce needs of Clinton County, New York and the greater North County region by producing trained medical professionals to fill nursing and other medical job opportunities in Clinton County, New York and the greater North County region; and

WHEREAS, the Agency received a letter dated June 16, 2025 (the “County Request Letter”) from the County Legislature of Clinton County, New York (the “County Legislature”), with a copy of the County Request Letter being attached hereto as Exhibit A, requesting that the Agency participate in the Project by making a financial investment in the Project (the “Investment”, with the provision of the Investment by the Agency to the College being referred to hereinafter as the “Action”); and

WHEREAS, the revitalization of the Medical Degree Programs, and the renovation of space for the operation of such Medical Degree Programs, is expected to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Clinton County, New York; and

WHEREAS, the members of the Agency desire to participate in the Project and to authorize the Action to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Clinton County, New York; and

WHEREAS, the terms of the Investment would be expected to be set forth in a certain funding agreement by and among the Agency, the College, and such other partners as may be identified by the Agency and the College (the “Funding Agreement”) pursuant to which, among other things, (A) the Agency would agree to make the Investment in an amount not to exceed \$150,000, and (B) the College would agree to accept the proceeds of the Investment and comply with certain compliance conditions including, but not limited to, (i) providing annual reporting information to the Agency regarding the Medical Degree Programs and the application of the proceeds of the Investment, and (ii) the following additional conditions: none; 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"), it appears that the Action constitutes a "Type II Action" (as said quoted term is defined in SEQRA); and

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

Section 1. All action taken by the Chairperson, the Vice Chairperson, the Executive Director and any other officer of the Agency with respect to the Action is hereby ratified and confirmed.

Section 2. The Agency hereby determines that, pursuant to Section 617.5(c)(26) of the Regulations, the Action constitutes a "Type II action" (as said quoted term is defined in the Regulations), and therefore that no further determination or procedure under SEQRA is required with respect to the Action.

Section 3. 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 and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Project constitutes a "project" as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of Clinton County, New York;

(D) The Action 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;

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

Section 4. In consequence of the foregoing, the Agency hereby determines to undertake the Action.

Section 5. The Chairperson, Vice Chairperson, or Executive Director of the Agency, with the assistance of counsel to the Agency, is authorized to negotiate and approve the form and substance of the Funding Agreement and any related documents.

Section 6. Subject to review of the Funding Agreement and any related documents or required actions by the Chairperson, Vice Chairperson, or Executive Director of the Agency, and approval of the Funding Agreement and any related documents by counsel to the Agency, the Agency hereby determines to (A) make the Investment on the terms and conditions set forth in the Funding Agreement, (B) accept the Funding Agreement and any related documents thereto; and (C) execute the Funding Agreement, in the form and substance as approved by the Chairperson, Vice Chairperson, and/or Executive Director of the Agency, with advice from counsel to the Agency.

Section 7. Subject to approval by counsel to the Agency of the terms of the Funding Agreement and any related documents, the Chairperson, Vice Chairperson, and/or Executive Director of

the Agency is hereby authorized to execute and deliver the Funding Agreement, 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, 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 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 Funding Agreement, 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 Funding Agreement and 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 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	ABSTAIN
Keith Defayette	VOTING	YES
John VanNatten	VOTING	YES
Joey Trombley	VOTING	YES

The foregoing resolution was thereupon declared duly adopted.

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 June 30, 2025 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 30th day of June, 2025.


(Assistant) Secretary

(SEAL)

EXHIBIT A
COUNTY REQUEST
- SEE ATTACHED -

Clinton County Legislature



Clinton County Government Center
137 Margaret Street, Suite 208
Plattsburgh, New York 12901
(518) 565-4600 - Phone
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Mark R. Henry
Chairperson
Legislative Area 3

Robert E. Hall
Deputy Chairperson
Legislative Area 10

Francis J. Peryea
Republican Leader
Legislative Area 2

Patty A. Waldron
Democratic Leader
Legislative Area 6

Calvin T. Castine
Legislative Area 1

David G. Bezio
Legislative Area 4

Kevin Randall
Legislative Area 5

Rob B. Timmons
Legislative Area 7

Paul Lamoy
Legislative Area 8

Joshua A. Kretser
Legislative Area 9

Staff

Michael E. Zurlo
County Administrator

Kim M. Kinblom
Deputy County Administrator

Jacqueline M. Kelleher
County Attorney

Gary L. Favro
Assistant County Attorney

June 16, 2025

Clinton County Industrial Development Agency
137 Margaret Street, Suite 208
Plattsburgh, NY 12901

Dear Members of the CCIDA Board,

On behalf of the Clinton County Legislature, I am writing to express our strong support for the Clinton County Industrial Development Agency's consideration of a financial contribution to Clinton Community College (CCC) in support of two critical initiatives: the reactivation of the Institute for Advanced Manufacturing (IAM) and the launch of CCC's new nursing program in partnership with the University of Vermont Health Network-Champlain Valley Physicians Hospital (CVPH).

These two endeavors align squarely with the County's long-term priorities to strengthen our regional workforce, support career-ready education, and bolster sectors of strategic economic importance—namely manufacturing and healthcare. The IAM has proven itself to be a powerful resource in preparing students for high-demand careers in advanced manufacturing. Its reopening would not only expand opportunities for local residents but also support the needs of our area's growing industrial base.

Likewise, the decision to house the nursing program within the CVPH campus marks a significant advancement in healthcare workforce development. By embedding training within a clinical setting, CCC is creating a direct pipeline between education and employment—exactly the kind of innovation we need to address current and future healthcare staffing shortages.

The Legislature appreciates the CCIDA's leadership in recognizing that meaningful economic development extends beyond infrastructure and site development. It includes investments in people, skills, and partnerships. Supporting these initiatives is not only a sound economic development strategy—it is a vital step in securing the future health and prosperity of Clinton County.

We encourage the CCIDA Board to give this proposal its full consideration and offer our appreciation for your continued efforts to create a stronger, more resilient Clinton County.

Sincerely,

Mark R. Henry
Chairperson, Clinton County Legislator