

**Minutes of the
County of Clinton
Industrial Development Agency
February 23, 2026**

The meeting was called to order by Trent Trahan, Chairperson, at 12:30 p.m. at the County of Clinton Industrial Development Agency (CCIDA) office 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
Christine Peters, Esq., Assistant Treasurer

MEMBERS EXCUSED: John VanNatten, Member
Joey Trombley, Treasurer and Chief Financial Officer

STAFF PRESENT: Molly Ryan, Executive Director
Christopher Canada, Esq., Agency Counsel
Toni Moffat, Executive Assistant
Dorothy Brunell, Administrative Assistant

OTHERS PRESENT: David Denison, Vice President, Kroll, LLC (via Teleconference)
Berk Gursoy, Vice President, BGTF NY BESS Holdings, LLC (via Teleconference)

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.

Reading and Consideration of the Draft Minutes of the January 21, 2026 Meeting.

T. Trahan asked if there were any questions regarding the draft minutes of the January 21, 2026 meeting. There were none.

On a motion by M. Zurlo, and seconded by M. Leta, it was unanimously carried to approve the minutes of the January 21, 2026 meeting of the CCIDA.

Public Comment

There was no public comment.

Reports

Treasurer's Report:

C. Peters reviewed the January 2026 Treasurer's Report.

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

Committee Reports

Governance Committee

M. Zurlo noted the Governance Committee met and reviewed the 2025 annual reports and recommends Full Board approval of the:

- 2025 CCIDA Missions and Operations Statement
- 2025 CCIDA Operations and Accomplishments
- 2025 CCIDA Performance Measures Report
- 2025 CCIDA Procurement Report
- 2025 CCIDA Real Property Report
- 2025 CCIDA Investment Report

On a motion by C. Peters, and seconded by M. Leta, it was unanimously carried to accept the recommendation of the Committee and approve the 2025 annual reports as presented and authorize the posting of same to PARIS.

Old Business

There was no old business.

New Business

Project LEO – BESS Holdings, LLC

David Denison from Kroll, LLC, and Berk Gursoy from BGTF NY BESS Holdings, LLC, provided a brief overview of the Project which was presented in detail to the Board at the December 8, 2025 meeting.

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

Resolution No. 02-26-01

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 BGTF NY BESS HOLDINGS 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, BGTF NY BESS Holdings LLC, a limited liability company organized and existing under the laws of the State of Delaware (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 16.4 acre portion of a parcel of land located on County Roue 374 (Tax Map No.: 170.-1-2.1) in the Town of Dannemora, Clinton County, New York (such portion being hereinafter referred to as the “Land”), (2) the construction on the Land of a 75 MW standalone lithium-ion battery energy storage system to be comprised of foundations, fencing, internal roads, battery modules, battery management systems, inverters, charge controllers, monitoring systems, and various other required electrical components and other 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 battery energy storage system to be owned and operated by the Company (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 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	Yes
David Hoover	VOTING	Yes
Michael E. Zurlo	VOTING	Yes
Mark Leta	VOTING	Yes
Joey Trombley	VOTING	Excused
Christine Peters, Esq.	VOTING	Yes
John VanNatten	VOTING	<u>Excused</u>

The foregoing resolution was thereupon declared duly adopted.

M. Ryan advised that she will have a cost benefit analysis available for the Board’s review at the next CCIDA meeting. M. Ryan also stated the CCIDA is moving forward with allowing school districts to receive their PILOT payments in the form of Host Community Agreements (HCA) and it is the school district’s responsibility to ensure the necessary resolutions are taken care of. M. Zurlo asked the Project if they had contacted the school district regarding an HCA, and D. Denison advised that they had not. M. Zurlo stated that it would be prudent for the Project to reach out the school district so they can begin contemplating an HCA.

Strategic Investment Framework Discussion

M. Ryan outlined the draft Strategic Investment Framework she provided to the Board for their review prior to the meeting and outlined the feedback she received from several Board members. M. Ryan explained that she had prepared the document based on a discussion at the last meeting and J. VanNatten’s request. M. Ryan stated she uploaded the CCIDA Board meeting minutes for the last two years along with Treasurer’s Reports from the past year into ChatGPT. The feedback received from board members included return on investment (ROI) concerns and a suggestion that the “buckets” of money be re-evaluated each year to ensure the money is being put into the right areas to leverage resources. Board members were in favor of keeping the “buckets” of money that were established in the framework, however, the amount of money assigned to each “bucket” is not a cap, but a flexible amount that can be adjusted based on results and needs. Based on the feedback, it was determined that each year the Board would review the different targets and “buckets” to determine what adjustments are needed. M. Ryan requested the Board advise her of what changes they would like to have made so that a Strategic Investment Document can be formalized which includes an annual review and reauthorization. M. Ryan advised that she will revise the document based on this discussion and feedback and have it available for review at the March 2026 CCIDA meeting.

2026 NYSEDC Annual Meeting Sponsorship

On a motion by M. Zurlo, and seconded by M. Leta, it was unanimously carried to approve the CCIDA’s sponsorship of the 2026 New York State Economic Development Council’s Annual Meeting to be held May 20 – 22, 2026, in Cooperstown, New York.

IEDC Membership

On a motion by D. Hoover, and seconded by C. Peters, it was unanimously carried to approve M. Ryan's 2026 membership to the International Economic Development Council.

Workforce Development Program Application

M. Ryan asked Agency Council to revise the draft program application so that it looks less like a project application and more like an education funding program. M. Leta suggested the application include a section where the applicant can describe the goal of the training program and how it will impact businesses, i.e., if it will add employees, provide training for current employees, etc. It was also suggested the application form be in an editable PDF format which would make it easier for applicants to fill-in and edit. M. Ryan advised that once the Workforce Development Program is finalized, she would like to do some sort of press announcement so educational institutions and businesses are aware of the program. C. Canada advised that he and S. Wagner would revise the application as requested and have it available for review at the March 2026 CCIDA meeting.

Potential CCIDA Office Space

M. Ryan stated that she is reviewing applications for the Economic Development Coordinator position which will be shared between the CCIDA and the County, and there are several solid candidates. M. Ryan advised that a larger office space will be required to accommodate the additional person, and one potential option would be leasing the office space currently used by Congresswoman Elise Stefanik and her staff on the first floor. M. Ryan has spoken with Congresswoman Stephanik's representative who indicated that they are willing to terminate their lease early and allow the CCIDA to utilize the space. M. Ryan stated they are giving the CCIDA all the furniture currently in that office. M. Ryan advised that she will work with the County Administrator (C. Peters) to determine what the lease price will be for this office space. C. Canada advised that he will make sure there is no policy prohibiting the CCIDA from leasing this office space. M. Zurlo pointed out that since the space will be occupied by not only CCIDA staff, but also County staff, the County should be able to lease the space for less than what they were charging the Congresswoman.

Clinton County Update

C. Peters provided the following update:

- The Sand Road Water District Project in Schuyler Falls is scheduled to close April 23, 2026.
- The County has applied for a grant to facilitate a leachate pretreatment project at the Clinton County landfill in Schuyler Falls. The County is working with Casella in anticipation of future legislation from the State.
- Patrick Sharrow, the new Plattsburgh International Airport Director, has been on the job for 30 days and he has some good ideas to move the Airport forward.

Management Team Reports


Executive Director's Report

- C. Canada is looking into Blue Bird Corporation's acquisition of Girardin Group's stake in Micro Bird Corporation to determine if any modifications need to be made to the Project agreements between Micro Bird, Inc. and the CCIDA.
- The SixB Holdings, Inc. Project (renovation of the former Elks Lodge) is on-hold. The Project indicated that short-term rentals might be part of the Project and that type of housing was not

intended to be part of the CCIDA's housing incentives. Additionally, the Project has been scaled backed significantly since first proposed.

- The Clinton County Legislature received a briefing by CPL regarding the redevelopment of the Bluff Point Campus. CPL's redevelopment concept will be presented to Stakeholders to give them an opportunity to provide feedback on the plans.

There being no further business to discuss, on a motion by M. Leta, and seconded by D. Hoover, the meeting adjourned at 1:13 p.m.



Trent Trahan, Chairperson