

COUNTY FACILITIES COMMITTEE MEETING
AIRPORT AGENDA
July 22 2026

Committee Members: BRUNO, Conover, Patchett, Diamond, Strough, Beaty and Niles

I. Committee Meeting Call to Order by Chair

II. Approval of Minutes of Prior Committee Meeting

III. Privilege of the floor and public comment

IV. Action Agenda/New Business Items:

1. Request: – Miscellaneous
Rationale: – Amend Lease Agreement with Northern Gateway Renewables, LLC
2. Request: – Miscellaneous
Rationale: – Amend Lease Agreement with Southern Gateway Renewables, LLC

V. Discussion Items

1. Air Race X – Occ Tax Referral

VI. Referrals/Pending Items

VII. Privilege of the floor and public comment

VIII. Motion to Adjourn

Attachments:

1. Resolution Request Form No. 20 – Miscellaneous
2. Resolution Request Form No. 20 – Miscellaneous

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: DPW

DATE: 7/22/26

- (a) Purpose of Request: To amend the development and construction end date of the lease agreement with Northern Gateway Renewables, LLC
- (b) This would extend the end date of the development and construction date from August 24, 2026 to November 30, 2026
- (c) Previous Resolution Number: 560 of 2026, 117 of 2024, 179 of 2025

SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPTION AND GROUND LEASE

THIS SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPTION AND GROUND LEASE (this "Amendment") is entered into as of _____, 2026 (the "Effective Date"), by and between the **COUNTY OF WARREN**, a New York municipal corporation and acting pursuant to the provisions of Section 352 of the General Municipal Law of the State of New York, with an address of Department of Public Works, 4028 Main Street, Warrensburg, New York 12885 (the "Landlord"), and **NORTHERN GATEWAY RENEWABLES, LLC**, a Delaware limited liability company, with an address of c/o Nexamp, Inc., 101 Summer Street, Boston, Massachusetts 02110 (together with its successors and assigns, the "Tenant"). Landlord and Tenant may be referred to herein individually as a "Party" and, collectively, as the "Parties". Capitalized terms used herein but not defined shall have the same meanings given to them in the Lease, as hereinafter defined.

WITNESSETH:

WHEREAS, pursuant to that certain Second Amended and Restated Option and Ground Lease dated May 23, 2025 with an effective date of August 25, 2021, as amended by that certain First Amendment to Second Amended and Restated Option and Ground Lease dated December 22, 2025, as evidenced by that certain Memorandum of Second Amended and Restated Option and Ground Lease recorded in the Warren County Clerk's Office on January 20, 2026 in Book 7185 at Page 261, between Landlord and Tenant (collectively, the "Lease"), Landlord has leased to Tenant a certain parcel of land for the development, construction, operation and maintenance of a solar powered electric generation facility and any uses ancillary thereto as more particularly described in the Lease; and

WHEREAS, Landlord and Tenant now desire to amend the Lease to further extend the Development and Construction Period as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the terms of the Lease and the mutual covenants contained therein, the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Lease Term. Section 5(a)(i) of the Lease is hereby deleted in its entirety and the following is inserted in its place and stead:

“(i) Development and Construction Period. The Development and Construction Period will begin on the Lease Effective Date and will terminate on the earliest of:

1. Delivery by Tenant of notice of termination in accordance with Section 5(b);
2. November 30, 2026; or

3. The day the Commercial Operations Period begins.”

2. In the event of conflict between the above-quoted provisions and any other provision contained in said Lease, said above-quoted provision shall prevail to the extent of such conflict. It is mutually understood and agreed that the Lease shall remain in full force and effect except as the same is specifically modified and amended hereby. All covenants, terms, obligations and conditions of the Lease, which are not modified or amended hereby, are hereby ratified and confirmed.

3. The provisions hereof shall be binding upon the parties hereto, their respective heirs, legatees, devisees, personal representatives, successors and assigns.

4. This Amendment may be executed in counterparts, which shall together constitute one and the same agreement. Facsimile or scanned signatures shall have the same effect as original signatures and each party hereto consents to the admission in evidence of a facsimile or photocopy of this Amendment in any court or arbitration proceedings between the parties hereto.

(remainder of page left intentionally blank – signature pages follow)

IN WITNESS WHEREOF, we have hereunto set our hand and declare this Amendment to be executed for its stated purpose on the Effective Date.

LANDLORD

TENANT

COUNTY OF WARREN

**NORTHERN GATEWAY
RENEWABLES, LLC**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Warren County Board of Supervisors

RESOLUTION NO. 560 OF 2025

RESOLUTION INTRODUCED BY SUPERVISORS BRUNO AND RUNYON

AMENDING LAND LEASE WITH NORTHERN GATEWAY RENEWABLES, LLC FOR WARREN COUNTY (FLOYD BENNETT MEMORIAL) AIRPORT SOLAR LAND LEASE (WC 44-20), TO INCREASE LEASEHOLD AND OTHER MODIFICATIONS

WHEREAS, pursuant to the authorizations of Resolution Nos. 114 of 2021 and 259 of 2021, the County of Warren and Nexamp Solar, LLC entered into an Airport Real Property Lease Agreement (the "Lease"), on August 25, 2021, pursuant to the terms of the proposal WC 44-20, and

WHEREAS, pursuant to Resolution No. 412 of 2023, the Warren County Board of Supervisors authorized the assignment of the Lease executed between the County of Warren and Nexamp Solar, LLC on August 25, 2021 to Northern Gateway Renewables, LLC, and

WHEREAS, pursuant to Resolution No. 117 of 2024, the Warren County Board of Supervisors extended the termination date for the Development and Construction Period under the Lease with Northern Gateway Renewables to August 24, 2025, and

WHEREAS, pursuant to Resolution No 179 of 2025, the Warren County Board of Supervisors extended the termination date for the Development and Construction Period under the Lease with Northern Gateway Renewables to August 24, 2026 and authorized additional lease modifications, and

WHEREAS, the Superintendent of Public Works requests that the Warren County Board of Supervisors approve further modifications to the leasehold to increase the acreage subject to the lease to reflect the results of a land survey, and to make other modifications, and

WHEREAS, the proposed lease amendments are not a material change to the lease and no further public hearing is required, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes the Chair of the Board of Supervisors to execute the Second Amended and Restated Option and Ground Lease with Northern Gateway Renewables, LLC, as described in the preambles of this resolution, in a form approved by the County Attorney, and be it further

RESOLVED, that other than the changes outlined herein, all other terms and conditions of Resolution Nos. 114 of 2021, 259 of 2021, 412 of 2023, 117 of 2024 and 179 of 2025 will remain in effect.

ADOPTED BY A UNANIMOUS VOTE OF THOSE PRESENT

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: DPW

DATE: 7/22/26

- (a) Purpose of Request: To amend the development and construction end date of the lease agreement with Southern Gateway Renewables, LLC
- (b) This would extend the end date of the development and construction date from August 24, 2026 to November 30, 2026
- (c) Previous Resolution Number: 562 of 2026, 117 of 2024, 180 of 2025

SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPTION AND GROUND LEASE

THIS SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPTION AND GROUND LEASE (this "Amendment") is entered into as of _____, 2026 (the "Effective Date"), by and between the **COUNTY OF WARREN**, a New York municipal corporation and acting pursuant to the provisions of Section 352 of the General Municipal Law of the State of New York, with an address of Department of Public Works, 4028 Main Street, Warrensburg, New York 12885 (the "Landlord"), and **SOUTHERN GATEWAY RENEWABLES, LLC**, a Delaware limited liability company, with an address of c/o Nexamp, Inc., 101 Summer Street, Boston, Massachusetts 02110 (together with its successors and assigns, the "Tenant"). Landlord and Tenant may be referred to herein individually as a "Party" and, collectively, as the "Parties". Capitalized terms used herein but not defined shall have the same meanings given to them in the Lease, as hereinafter defined.

WITNESSETH:

WHEREAS, pursuant to that certain Second Amended and Restated Option and Ground Lease dated May 23, 2025 with an effective date of August 25, 2021, as amended by that certain First Amendment to Second Amended and Restated Option and Ground Lease dated December 22, 2025, as evidenced by that certain Memorandum of Second Amended and Restated Option and Ground Lease recorded in the Warren County Clerk's Office on January 20, 2026 in Book 7185 at Page 295, between Landlord and Tenant (collectively, the "Lease"), Landlord has leased to Tenant a certain parcel of land for the development, construction, operation and maintenance of a solar powered electric generation facility and any uses ancillary thereto as more particularly described in the Lease; and

WHEREAS, Landlord and Tenant now desire to amend the Lease to further extend the Development and Construction Period as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the terms of the Lease and the mutual covenants contained therein, the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Lease Term. Section 5(a)(i) of the Lease is hereby deleted in its entirety and the following is inserted in its place and stead:

“(i) Development and Construction Period. The Development and Construction Period will begin on the Lease Effective Date and will terminate on the earliest of:

1. Delivery by Tenant of notice of termination in accordance with Section 5(b);
2. November 30, 2026; or

3. The day the Commercial Operations Period begins.”

2. In the event of conflict between the above-quoted provisions and any other provision contained in said Lease, said above-quoted provision shall prevail to the extent of such conflict. It is mutually understood and agreed that the Lease shall remain in full force and effect except as the same is specifically modified and amended hereby. All covenants, terms, obligations and conditions of the Lease, which are not modified or amended hereby, are hereby ratified and confirmed.

3. The provisions hereof shall be binding upon the parties hereto, their respective heirs, legatees, devisees, personal representatives, successors and assigns.

4. This Amendment may be executed in counterparts, which shall together constitute one and the same agreement. Facsimile or scanned signatures shall have the same effect as original signatures and each party hereto consents to the admission in evidence of a facsimile or photocopy of this Amendment in any court or arbitration proceedings between the parties hereto.

(remainder of page left intentionally blank – signature pages follow)

IN WITNESS WHEREOF, we have hereunto set our hand and declare this Amendment to be executed for its stated purpose on the Effective Date.

LANDLORD

TENANT

COUNTY OF WARREN

**SOUTHERN GATEWAY
RENEWABLES, LLC**

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Warren County Board of Supervisors

RESOLUTION NO. 562 OF 2025

RESOLUTION INTRODUCED BY SUPERVISORS BRUNO AND RUNYON

AMENDING LAND LEASE WITH SOUTHERN GATEWAY RENEWABLES, LLC FOR WARREN COUNTY (FLOYD BENNETT MEMORIAL) AIRPORT SOLAR LAND LEASE (WC 44-20), TO INCREASE LEASEHOLD AND OTHER MODIFICATIONS

WHEREAS, pursuant to the authorizations of Resolution Nos. 114 of 2021 and 259 of 2021, the County of Warren and Nexamp Solar, LLC entered into an Airport Real Property Lease Agreement (the “Lease”), on August 25, 2021, pursuant to the terms of the proposal WC 44-20, and

WHEREAS, pursuant to Resolution No. 412 of 2023, the Warren County Board of Supervisors authorized the assignment of the Lease executed between the County of Warren and Nexamp Solar, LLC on August 25, 2021 to Southern Gateway Renewables, LLC, and

WHEREAS, pursuant to Resolution No. 117 of 2024, the Warren County Board of Supervisors extended the termination date for the Development and Construction Period under the Lease with Southern Gateway Renewables to August 24, 2025, and

WHEREAS, pursuant to Resolution No 180 of 2025, the Warren County Board of Supervisors extended the termination date for the Development and Construction Period under the Lease with Southern Gateway Renewables to August 24, 2026 and authorized additional lease modifications, and

WHEREAS, the Superintendent of Public Works requests that the Warren County Board of Supervisors approve further modifications to the leasehold to increase the acreage subject to the lease to reflect the results of a land survey, and to make other modifications, and

WHEREAS, the proposed lease amendments are not a material change to the lease and no further public hearing is required, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes the Chair of the Board of Supervisors to execute the Second Amended and Restated Option and Ground Lease with Southern Gateway Renewables, LLC, as described in the preambles of this resolution, in a form approved by the County Attorney, and be it further

RESOLVED, that other than the changes outlined herein, all other terms and conditions of Resolution Nos. 114 of 2021, 259 of 2021, 412 of 2023, 117 of 2024 and 180 of 2025 will remain in effect.

ADOPTED BY A UNANIMOUS VOTE OF THOSE PRESENT