

St. Lawrence River Valley Redevelopment Agency

Town of Louisville Municipal Offices
Massena, NY

Meeting Minutes of July 10, 2018

Call to Order: The meeting was called to order at 6:05 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Messrs. McNeil, Clark, Forsythe, Murphy and Strait are in attendance. Ms. Wilson, NYPA representative, is also in attendance.

Mr. McNeil announces there is a quorum.

Staff in attendance are Mr. Kelly and Mr. Plastino. Also in attendance is Mr. Gustafson, Attorney for the RVRDA, and Mr. McMahan, contractor to the RVRA. Also, attending is Ms. Schneider, Town of Louisville.

Public Notice: Public notifications were sent on July 5, 2018 to, at a minimum: St. Lawrence County's newspapers designated for the publication of local laws and other matters required by law to be published. Notification also sent to other local media sources and websites.

Approval of Minutes: Clark/Strait motion/second to approve minutes of the June 12, 2018 meeting, with one amendment (i.e., that Mr. McMahan had attended the meeting). Motion passes unanimously.

Financial Report: None.

Committee Reports: There are no committee reports.

Old Business: There is no old business.

Staff Reports: Mr. Kelly reports that the "spreader mortgage" securing the RVRA's working capital loan to Curran Renewable Energy has been updated and systematized. A detailed discussion follows.

Mr. Kelly then briefly reports on the following:

- He summarizes the CD/EI awards and reports that the IDA-LDC approved the awards at its meeting on June 22nd. A press release will go out soon, to supplement the 2-3 that the awardees themselves have distributed.
- An interim month-to-month lease with AmTech Yarns has been concluded for space in the RVRA's Lot 18 building in the Massena Park. CRE will soon be moving its pellet storage out of the facility.
- NYPA has approved the \$370,000 training grant for Empire Mines, whose grand reopening he had reported on at the June meeting.
- CSX is looking to sell its Massena to Syracuse line as part of an effort to unload a series of railroad lines that it does not consider to be part of its core business strategy.
- Staff has reached out to Kunoco to determine whether there is anything the RVRA can do to assist in finding a new owner/use for the IGA property that Kunoco closed in Waddington last month.
- A truckers' roundtable was held on 6/12. The RVRA members discuss next steps and the whole issue of the trucking situation in the country.
- A CFA workshop was held on 6/8 with 5-6 potential 2018 applicants in attendance.

New Business

Mr. Venkat Kakani summarizes the history and current status of Kingston Pharma. A private equity firm, who had acquired Kingston's predecessor corporation (Purine Pharma), for which Kakani had worked as general manager, had decided to shutter the Massena plant. Kakani had struck a deal with the firm that

allowed him and a new investor group he had assembled to acquire Purine assets and continue to operate in Massena. Kingston had started operations in 9/16 with 8 employees. It now has 25 fulltime employees, with as many as 71 working there as the company's contract manufacturing business expands.

Kingston plans to stage a major expansion over the next 12-18months by (1) buying out the equipment leases it had inherited from Purine: (2) buy out the building lease it had also inherited from Purine; and (3) build a 10,000 sq. ft. addition to the plant and acquire additional equipment.

Executive Session:

At 6:35 PM, Strait/Clark motion to go into executive session to discuss the financial/credit history of specific companies. Motion passes unanimously. At 7:30 Strait/Clark motion to return to open session. Motion passes unanimously.

New Business (cont.):

Resolution – Authorizing a Loan Of Up To \$96,000 to Kingston Pharma, LLC. Strait/Forsythe motion/second, resolution passes unanimously.

Resolution -- Modifying Loan Of Up To \$97,000 To Thew Associates PE-LS, PLLC. Strait/Forsythe motion/second. A discussion ensues regarding the requested modification for the purchase of drone and surveying equipment. The overall cost of the project has decreased as newer equipment options are now available at a lower cost. The resolution passes unanimously.

Public Comment: None

Adjournment:

The meeting is adjourned at 7:32 PM, upon the motion by Murphy/Strait. Motion passes unanimously.