

St. Lawrence River Valley Redevelopment Agency

Town of Louisville Municipal Offices
Massena, NY

Meeting Minutes of October 29, 2019

Call to Order: The meeting was called to order at 6:01 PM by Vice-Chairman Strait.

Roll Call/Determination of Quorum: Messrs. Clark, Forsythe, Strait, and Murphy are in attendance. Also, in attendance are Eric Gustafson, Attorney for the RVRDA, and Patrick Kelly and Kimberly Gilbert from the St. Lawrence County IDA. Others present: Andrew McMahon from Massena Electric Department.

Vice-Chairman Strait announces there is a quorum.

Public Notice: Public notifications were sent on October 23, 2019 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: Forsythe/Clark motion/second to approve the June 25, 2019 meeting minutes. Motion passes unanimously.

Financial Report: Clark/Murphy motion/second to accept the June, July, August and September 2019 financial reports.

Ms. Gilbert notes highlights of each month presented. *June 2019:* ProSport Trailers loan closed for \$45,000. Gateway Museum submitted draw #2 for its CDEIP 2018 grant. *July 2019:* AmTech Yarns Inc. closed on the capital lease purchase of the Massena Industrial Building Lot 18, which included the company making a \$70,000 down payment. The 2nd installment of the RVRDA administrative fee was received by the St. Lawrence County IDA Local Development Corporation per the executed agreement. *August 2019:* The Directors and Officers Insurance premium was paid. *September 2019:* The St. Lawrence County Industrial Development Agency paid the balance of the 2016 loan from the RVRDA for the Rail Rehabilitation Project in full, \$750,000 plus interest. Other items to note, Hoosier Magnetics Inc. paid its 2015 \$100,000 loan in full on October 28, 2019, as a result the mortgage on the company's property in Ogdensburg will be released.

Committee Reports: None

Old Business: None

MED Report: Mr. McMahon gave an update on the CLCPA Overview. Passed on June 20, 2019 by the New York State legislature, the "Climate Leadership and Community Protection Act" will have an impact on virtually every sector of the State economy. The law requires reductions in statewide greenhouse gas emissions to 60% of 1990 levels by 2030 and 15% of 1990 levels by 2050. In the coming years councils appointed by the Governor and legislators will make recommendations for regulation and other actions to meet statewide goals, establish performance-based standards for all GHG sources and Transportation and land use restrictions to reduce vehicle emissions. The impact of this to all portions of the state economy and primarily the energy sector will be significant. While the targets have been put in to law the details will be developed in the next two years. The impacts to the community and to the value of the 20MW (both financial and societal) will be important to monitor.

IDA Report: Mr. Kelly informs the board the Village of Canton has requested an extension through the end of 2020 for the 2017 CDEIP grant it received for work on the park and fountain. The extension is approved. Clark House Preservation, Inc. is requesting that its 2017 CDEIP grant for renovations to the Clark House be modified to reflect a reimbursement rate of 50% instead of the 25.84% as originally agreed upon, and to be able to submit expenses for reimbursement in phases. This request will assist them in proceeding with completion of the project and allowing them a better cash flow to pay contractors. The board agrees to have staff send Clark House Preservation, Inc. a new grant agreement making these modifications.

Mr. Kelly reports that the Alcoa union contract has been approved. Also, an announcement was made last month that a power allocation will be given from NYPA for the proposed greenhouse operation (Confluent Energy) on property owned by Arconic in Massena.

Regarding Arconic, the IDA-LDC applied to New York State through the Consolidated Funding Application process in July for a strategic planning and feasibility study for the company's property in Massena. The IDA, in partnership with Arconic, would like to create a master plan to develop Arconic's excess properties. Rather than looking at the existing operations and future development parcels as nearby to one another, but otherwise disconnected and separate, the goal is to create a comprehensive, cohesive view for developing the 2,500 acres as a mixed use industrial, technology, commercial, and agri-business campus.

The IDA's \$800,000 application to the Northern Border Regional Commission ("NBRC") to assist in the acquisition of equipment to be leased to North American Forest Group has been approved at an amount of \$550,000. We are waiting for an official notice of approval including the terms of the grant and will work with the company to fill any remaining financing gaps in the project.

A loan application from Structural Wood Corporation is expected to be brought forward either late this year or early in 2020.

Mr. Kelly reports on the status of the maintenance work on the Massena buildings. He notes that AmTech Yarns is in Lot 18 where roof repair is underway. The expected costs for repair on this building will be \$8,700. The Lot 19 building maintenance work is completed. Fascia and soffit replacement work has been the majority of the work which cost \$9,152. Also, on the Lot 19 building both the interior and exterior lighting is being replaced with new LED fixtures. The cost of materials is \$11,830 but should be offset by a Massena Electric Department incentive program. The board acknowledges that these costs are necessary and that buildings have been good economic development assets. Mr. Kelly reports that the IDA is making progress with its partnership with the City of Ogdensburg to rehabilitate the former Newell Manufacturing building.

Mr. Kelly provides the following summary of marketing activities undertaken over the course of the year:

- In-Region
 - Expand to the US Workshop: Ogdensburg, May 7th –
 - Women's Business Bootcamp: SBDC Event, May 8th
 - North Country Symposium: November 18th – Coming Home Initiative
 - Procurement Technical Assistance Center office hours in the County once a month

- Out-of-County
 - Select USA-Canada: February 14th, Toronto
 - Adirondack Day: May 13th, Legislative Office Building, Albany
 - CANSEC: May 29-30, Ottawa

- PackEx: June 4th – 6th, Toronto
- CMTS: September 30th – October 3rd, Mississauga
- SME Ottawa/CADSUI, October 16th

There are a couple more events to take place before the year is over, both in Ottawa. The IDA is also working with NYPA on a complete modernization and upgrade of its website and social media marketing efforts.

Mr. Kelly reports that the Massena Electric Department contract has been renewed, it is signed and in place. He also briefly reports on several initiatives underway throughout the County, including:

- The \$10 Million Downtown Revitalization award recently received by the Village of Potsdam
- St. Lawrence Gas acquisition by Liberty Utilities
- Trucker's Roundtable (nine students in the class), SUNY Canton
- Center for Entrepreneurial Leadership class underway monthly at the IDA office, presented as a joint University of Buffalo/SUNY Canton effort
- Ash Borer issue
- County Comprehensive Economic Strategy update
- J&L demolition and abatement project in Star Lake is nearly complete
- CSX Massena Rail Line sale to CN Rail appears to be moving forward

Public Comment: Gayle Schneider – announces that she attended the most recent power proceeds meeting and was happy to see that some money is going into St. Lawrence County from that program.

New Business:

Resolution: RVR-19-10-14: Accepting 2020 Budget. Strait/Forsythe motion/second. Mr. Kelly explains that this budget is based on past expenditures and upcoming known expenses. Ms. Gilbert adds that interest income is projected to be increased for 2020 mainly due to the increase interest yield in the investments in the US Treasuries. Also, the Massena Industrial Building lot 18 accounts show all zero for the 2020 budget because that building is now under a capital lease with AmTech Yarns Inc. and the building asset itself will no longer be on our financial statements (it will be replaced by a Capital Lease line item on the Balance Sheet). Motion passes unanimously.

Executive Session:

At 7:01 PM, Strait/Forsythe motion to go into executive session to discuss the financial/credit histories of specific companies. Motion passes unanimously. At 7:46 PM, Clark/Murphy motion a return to open session. Motion passes unanimously.

Resolution: RVR-19-10-15: Authorizing a Loan of Up to \$200,000 to Pepsi-Cola Ogdensburg Bottlers, Inc. Forsythe/Clark motion/second, discussion ensues. The project will help the company upgrade its facility in Ogdensburg, both for more efficient recycling operations and to add a new product line requiring chilled storage space. Motion passes unanimously.

Adjournment:

A motion to adjourn at 7:59 PM is made by Murphy/Forsythe. Motion passes unanimously.