

St. Lawrence River Valley Redevelopment Agency
Town of Louisville Municipal Offices
Massena, NY

Meeting Minutes of January 21, 2020

Call to Order: The meeting was called to order at 6:00 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Messrs. Clark, Strait, McNeil and Murphy are in attendance. Also, in attendance: Thomas Plastino, John Pinkerton and Kimberly Gilbert from the St. Lawrence County IDA and IDA-Local Development Corporation. Others present: Andrew McMahon from Massena Electric Department.

Chairman McNeil announces there is a quorum.

Public Notice: Public notifications were sent on January 17, 2020 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.

Public Comment: Gayle Schneider from the Town of Louisville is present, no comment.

Approval of Minutes: Strait/Clark motion/second to approve the October 29, 2019 meeting minutes. Motion passes unanimously.

Financial Report: Strait/Clark motion/second to accept the October and November 2019 financial reports. Motion passes unanimously.

Ms. Gilbert notes highlights of each month presented. October 2019: Hoosier Magnetics paid off their loan on October 29, 2019, a CDEIP payment was issued to Gateway Museum in Morristown. November 2019: On November 4, 2019 LC Drives paid off their \$100,000 2017 loan. All loans issued by the RVRDA to LC Drives have been paid back. Mr. McNeil asks if the convertible note for LC Drives was converted. Ms. Gilbert confirms that it has been converted. Pepsi-Cola Ogdensburg Bottlers loan was issued on November 20, 2019. CDEIP payments were issued to Clark House Preservation for its 2017 grant.

Committee Reports: Nominating Committee: Strait/Clark. Mr. Strait, representing the Nominating Committee, recommends that all positions remain as they are. Mr. McNeil as Chairman and Mr. Strait as Vice-Chairman. Murphy/Clark motion/second to accept the recommendations of the Nominating Committee. Motion passes unanimously.

Old Business: None

Resolution: Accepting Modifications to the Investment Policy and Authorization of Depositories: Strait/Clark motion/second. Ms. Gilbert informs the board that a line has been removed from the document in section VI for Internal Controls which references a time period specified by law. We are not aware of any such time period required under this law. Motion passes unanimously.

Resolution: Annual Review of Procurement Policy: Murphy/Strait motion/second. Ms. Gilbert informs the board that this is an annual review to the procurement policy and no changes are recommended at this time. Motion passes unanimously.

Community Development and Environmental Improvement Fund FY2020 Application: Strait/Clark motion/second. Ms. Gilbert reviews the draft copy of the 2020 CDEIP application which was handed out to the board members. She recommends updating the dates in the application to 2020 dates, with no other changes being made to the application. The board agrees that they would like to proceed with the 2020 application and begin the process. Ms. Gilbert will issue the application to the public and request that applications be submitted by 4:00pm on April 16, 2020. Motion passes unanimously.

MED Report: Mr. McMahon noted some developments in the legislature that may be impactful to the Agency. Specifically, pending legalization of recreational cannabis which may spawn a growth in that portion of agribusiness. Mr. McMahon noted that agribusiness was a subject emphasized in the McKinsey report which was produced for NYPA to support local development. Further, a number of cryptocurrency developers have discussed a possible link to agribusiness, though none have yet mentioned cannabis as a crop. Given the run up in price of crypto currencies (now over \$8,000 for BTC) and the potential legalization of recreational cannabis, there may be business opportunities. Mr. Strait asked about the energy intensity of crypto currency servers which Mr. McMahon tried to put in context. Mr. Murphy then asked for an explanation of the link between servers and agribusiness. Mr. McMahon explained that it is the waste heat from the servers which is useful to any potential agri-businesses, not just cannabis.

IDA Report: Mr. Plastino informs the board there is a need for executive session to discuss the financial and credit histories of specific companies.

Executive Session: At 6:22 PM, Clark/Murphy motion/second to go into executive session to discuss the financial/credit histories of specific companies. Motion passes unanimously.

At 7:17 PM, Strait/Clark motion/second to return to open session. Motion passes unanimously.

Resolution: Authorizing a Loan up to \$300,000 to Structural Wood Corporation: Strait/Clark motion/second. Discussion ensues regarding the project, which includes renovations to the company's existing facility and the acquisition of adjacent property to provide additional inventory storage along with a larger and safer delivery area. The project will provide improvements to the production area with expansions to the existing truss table and lumber tree, reconfiguration of a previously unheated area with four garage doors and heating. The project also includes the purchase of two pieces of equipment, a tractor with a knuckle boom and a truss trailer. The project will allow the company to increase production and delivery capabilities to meet existing demand and allow for sales growth in addition to employment of 3 new full-time equivalent employees to the company's existing level of 34 employees. Motion passes unanimously.

Resolution: Authorizing a Loan and Lease Modification for Pro Sport Trailer Manufacturing LLC.: Clark/Murphy motion/second. The modification will allow for a restricting of loan and lease payments while the company seeks out additional sources of working capital to meet production requirements. The Board notes that prior to executing the modification, updated financials of any related companies and guarantors are to be provided and that a Confession of Judgment be executed prior to instituting the modification agreement. Motion passes, Messrs. Clark, Murphy and McNeil vote yes, with Mr. Strait voting no.

Adjournment:

At 7:24 PM, a motion to adjourn a is made by Mr. Clark, seconded by Mr. Murphy. Motion passes unanimously.