

St. Lawrence River Valley Redevelopment Agency

Town of Louisville Municipal Offices

Meeting Minutes of July 11, 2023

Call to Order: The meeting was called to order at 4:10 PM by Vice-Chairman Strait.

Roll Call/Determination of Quorum: In attendance at the Town of Louisville Municipal Offices are Messrs. Clark, Forsythe, Strait, and Kramer. Mr. McNeil is absent. Patricia Wilson from the New York Power Authority (NYPA) is also present. Patrick Kelly and Kimberly Gilbert are in attendance from the St. Lawrence County Industrial Development Agency. Also present is Mr. McMahon from the Massena Electric Department. Vice-Chairman Strait announces there is a quorum.

Public Notice: Public notifications were sent on July 7, 2023, at a minimum: St. Lawrence County's newspapers designated for the publication of local laws and other matters required by law to be published. Notifications are also sent to other local media sources and websites.

Public Comment: None

Approval of Minutes: Clark/Kramer motion/second to approve the May 9, 2023, meeting minutes. The motion passes unanimously.

Financial Report: Ms. Gilbert reviews the following for the April and May 2023 financial reports:

April 2023 - Ms. Gilbert refers to the check register of the April 2023 financials that were emailed as separate attachments to the board and printed copies handed out at the start of the meeting. In April, in addition to the typical deposits and expenses, \$1,300 was received in application fees for this year's CDEIP program.

May 2023 - Ms. Gilbert refers to the check register for May 2023. In addition to the typical transactions, there was a tenant security deposit received from Michels for their lease of the Massena Industrial Building. Ms. Gilbert reminds the board that these funds are kept in a separate interest yielding account until the company departs the facility. This separate account was opened and the funds were deposited to the security deposit account on 5/19/2023.

Mr. Strait asks about the interest posted to the NBT account, Mrs. Gilbert explains that a CD in the investment account had matured that month and therefore a large interest amount was received. She also explains that with interest rates increasing to almost 5% on most of the investments, the interest being received will well exceed the budgeted figure of \$25,000 this year.

Mr. Clark asks if the little over \$6 million dollar amount is the total money remaining in the fund. Mr. Kelly explains that this is the cash on hand, however, the fund also has loans, leases, and properties that make up the balance of the River Valley Redevelopment Agency assets.

Ms. Gilberts asks if there are any specific questions that she can answer for either month presented, hearing none, Forsythe/Clark motion/second to accept the financial reports. Motion passes unanimously.

Executive Session Forsythe/Kramer motion/second to go into executive session at 4:16 PM to discuss the financials of particular companies. Motion passes unanimously.

At 4:32 PM, Forsythe/Clark motion/second to return to regular session. Motion passes unanimously.

New Business:

Resolution RVR-23-07-05 Authorizing Funds through the CDEIP: Clark/Kramer motion/second. The board votes unanimously to approve exhibit A as presented for the awards of the 2023 CDEIP grants awarding a total of \$100,000.

Resolution RVR-23-07-06 Authorizing a Loan of up to \$322,000 to Atlantic Testing Laboratories, Limited: Forsythe/Kramer motion/second. Mr. Kelly explains that the project is also receiving a Sales and Use Tax Exemption from the IDA for the purchase of the equipment. He also notes that the company has two existing loans with a flawless repayment history, never having a late payment. The project will support the company's drilling division, located in Canton. All vote in favor of the resolution.

IDA Staff Report: Mr. Kelly reports the following updates:

There has been a request received from Seaway Timber Harvesting to do a partial mortgage release on a piece of property. We will execute the partial releases as they arrive as has been discussed at prior meetings, this is just to keep the board informed. Seaway Timber Harvesting has also donated a trailer for the SUNY Canton's CREST Center's CDL-A program. The trailer needed a modest amount of work, costing \$5,000, to be made ready for use. Mr. Clark asks if there is assistance still out there for persons who want their CDL-A license. Mr. Kelly explains that there is ARPA funding for just that purpose. We often encourage local companies to contribute 10% of the cost for an employee to take the class at SUNY Canton Crest Center. If the company cannot make a financial contribution, the ARPA funding can cover the class cost in full.

Mr. Forsythe and Mr. Clark discuss the fact that some municipalities are having problems training their employees and then retaining them. This is training that the municipality covers the expense of and provides the training to the employees directly, it is not the training through the Crest Center. Once an employee receives the license they often leave employment and go elsewhere for higher wages, since the need for CDL licensed employees is so high right now, the employees do have many options available to them once they are licensed and moving elsewhere for higher wages is not uncommon.

Michels has moved into the Lot 19 Massena Industrial Building, occupying approximately 6,000 square feet.

Mr. Kelly handed out an invitation to the board members for an event tomorrow in Massena that will recognize the broadband project that the Town of Louisville and SLIC have recently completed. They are recognizing the RVRDA for their commitment to the project through the CDEIP award that was granted a few years ago. Mr. McMahon will be there to represent Massena Electric Department for their involvement as well. Mr. Clark and Mr. Strait also expressed interest in attending and will represent the RVRDA.

Mr. Kelly also speaks about the Fort Tribute Recognition that is coming up soon. Mr. Clark has already told us that he will be attending. Mr. Kelly asks that any other board members that plan to attend let us know soon and we will RSVP for all.

Air Products is having an information session tomorrow in Massena at the town hall to let the community know more details about the company's proposed project in Massena.

Mr. Kelly hands out an article regarding the shift of economic activity in the United States from the Northeast to the South and West.

MED Report: Mr. McMahon talks to the board about the monetization of St. Lawrence County Economic Development Power. Proposed legislation to increase the monetized amount from 10 to 20 MW passed the Senate but once again failed in the Assembly. Our elected officials, including Senators Griffo and Stec and Assemblyman Gray all did a very good job of moving it forward, yet it still failed at the Assembly. Mr. McMahon plans to have continued conversations about the best way to move forward. Mr. Forsythe mentions that he thinks it needs to be rejuvenated as a conversation at the local levels through the Local Government Task Force. Mr. McMahon agrees, he also adds that Air Products may eventually be an applicant for power from this program.

Ms. Wilson from NYPA states that the Power Allocation Board needs more projects brought to them. It is hard to have projects fit what is needed and the more that are reviewed, then hopefully the more projects which can benefit from the program. Mr. Kramer, as a relatively new member, asks Ms. Wilson if she could send him information on what a good project is so that he is more informed and can hopefully assist more thoroughly in getting conversations started about good projects.

Adjournment: At 5:04 PM, Vice-Chairman Strait declares the meeting adjourned.