St. Lawrence River Valley Redevelopment Agency
Louisville Municipal Office

Meeting Minutes of May 12, 2026

Call to Order: The meeting was called to order at 4:08 PM by Chairman McNeil.

Roll Call/Determination of Quorum: In attendance are board members Forsythe, Kramer, McNeil, and Strait. Patrick Kelly and Kimberly Gilbert are in attendance from the St. Lawrence County IDA. Andy McMahon is in attendance from the Massena Electric Department as is Patrick Curran from Curran from Curran Renewable Energy. Chairman McNeil announces there is a quorum.

Public Notice: Public notifications were sent on May 7, 2026, 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. Notifications are also sent to other local media sources and websites.

Public Comment: None

Approval of Minutes: Kramer/Strait motion/second to approve the October 15, 2025 meeting minutes. The motion passes unanimously.

Financial Report: None

Committee Reports: Nominating committee – Mr. Strait reports that the committee had a discussion and would like to keep the Chairman as Mr. McNeil and the Vice-Chairman as Mr. Strait. Kramer/Forsythe motion/second. The motion passes unanimously.

New Business:

Resolution RVR-26-05-01: Recognizing Andrew J. McMahon for his service and contributions to the St. Lawrence River Balley Redevelopment Agency. Mr. Kelly reads the resolution to the board; he congratulates and thanks Mr. McMahon for his dedication and service. Mr. McMahon thanks the board for the recognition and states that he has enjoyed his time working with the RVRDA and will continue to try to make an impact going forward as well.

Resolution RVR-26-05-02: Annual Review of the Procurement Policy. Mr. Strait. Kramer/Forsythe motion/second. Mr. Kelly explains that this is the normal annual review and there are no suggested changes. The motion passes unanimously.

Resolution RVR-26-05-03: Annual Review of the Investment Policy: Mr. Strait. Kramer/Forsythe motion/second. Mr. Kelly explains that this is the annual review that is completed each year and at this time there are no changes recommended. The motion passes unanimously.

Resolution RVR-26-05-04: Accepting the 2025 Audit. Forsythe/Kramer motion/second. Mr. McNeil states that the audit is clean with no finding. Mr. Kelly notes that the audit this year appears slightly different because EFPR Group CPA's, our auditing firm, recommended that we change from Financial Accounting Standards Board (FASB) to a Governmental Accounting Standards Board (GASB) presentation. There is now a Management Discussion & Analysis (MD&A) at the beginning of the audit to conform with the GASB presentation. There are no additional questions, and the board unanimously votes to accept the 2025 Audit.

Resolution RVR-26-05-05: Modifying a Line of Credit of up to $500,00 to Curran Renewable Energy (CRE). Kramer/Forsythe motion/second the resolution. Mr. Kelly introduces Mr. Patrick Curran to the board and reviews the resolution details. Mr. Kelly states the prior line of credit for CRE that was issued for up to $1,500,000 and was approved in 2016. That line of credit has been completely repaid, and the payments were always on time. Mr. Kelly states that CRE is a business with seasonal cash flows that continues to work on expansions and growth in St. Lawrence County and to move forward and continue to grow, they are now requesting to re-access the line of credit for up to $500,000.

The line of credit will allow them to remain focused on continued wood pellet production during off-peak seasons. The company is also currently finishing a $1,300,000 project for an Aggregate Wash Plant to make Department of Transportation certified concrete sand. This will allow them to diversify their production capabilities and continue to grow. Mr. Curran states that as they continue to work on the Aggregate Wash Plant, they are focusing on producing the highest quality product they can. Once the quality is achieved, they will move forward with marketing that high quality product. The Aggregate plant will also have a seasonal component as St. Lawrence County winters do not work well with a wash plant due to freezing temperatures and water usage. Mr. Curran states that though the wash plant is not specifically creating more jobs at this time, it will assist in supporting the current employment levels at Curran Renewable Energy. The resolution is called to vote and passes unanimously. Mr. Curran thanks the board for their consideration and time and exits the meeting.

Resolution RVR-26-05-06: Authorizing a Loan of up to $150,000 to Small City Brewing. Forsythe/Strait motion/second. Mr. Kelly reviews the resolution, noting that the loan is for the manufacturing portion of the project (brewing beer). Mr. Kelly explains the project funding and that he is expecting collaboration with multiple funding partners to help accomplish the project. The City of Ogdensburg has received a Restore NY grant in support of the project that this funding will help bridge. Discussion ensues regarding the project specifics and funding scenarios. At conclusion, the resolution is called to vote and passes unanimously.

Staff Report: Mr. Kelly updates the board:

Potsdam Specialty Paper Inc has repaid their 2022 loan in full as of the beginning of this week as part of the sale of the mill to Twin River Paper.

Upstate Niagara paid their loan back in full. We are currently working on an application from them for a possible new loan to assist them with completing the work needed on the lagoon for their wastewater treatment operations.

Empire State Mines in Gouverneur has started work at the demonstration facility. They have also discovered that there is more graphite than they originally thought and now they have also found a byproduct called germanium as a byproduct of zinc processing. It is a rare, high-value metalloid used in fiber optics, infrared optics, and electronics

Massena Industrial Building Lot 19 – There was a burst pipe this past winter that was caused by dead batteries in a thermostat, therefore not allowing the heating system to turn on. This led to some expenses associated with the repairs. The repairs and clean-up are now completed.

Promotion and Business Development:
We sponsored a Business Resource Mixer at Best Western last week which was well attended. Bob Ahlfeld was at Select USA in Washington, DC this week, and CANSEC (Ottawa) trade Show is coming up on May 27th and 28th. We will be attending CITEC Safety Day on May 27th. We are currently in the process of holding a Center for Entrepreneurial Leadership class at the IDA offices. The class meets every week in our conference room on Tuesdays.

Intern: The IDA currently has an Intern from SUNY Canton. He will be graduating soon with a degree in Internet Technology with a focus on Cyber Security. This is our 3rd intern in the past year.

Executive Session: Mr. Kelly suggests that there is need for executive session. At 5:22PM Forsythe/Kramer, motion/second to go into executive session, the reason for Executive Session: Financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal or a particular person or corporation. Kramer/Strait motion to exit executive session at 6:07PM. Motion passes unanimously

Adjournment: At 6:08PM Chairman McNeil declares the meeting to be adjourned, reminding the board that they will tentatively plan to meet on June 2nd in Louisville at 4:00pm.