

St. Lawrence River Valley Redevelopment Agency
Louisville Municipal Office

Meeting Minutes of September 9, 2025

Call to Order: The meeting was called to order at 4:06 PM by Chairman McNeil.

Roll Call/Determination of Quorum: In attendance are board members Clark, Kramer, McNeil, and Strait. Mr. Forsythe is absent. Patrick Kelly, Kimberly Gilbert, and Robert Ahlfeld are in attendance from the St. Lawrence County Industrial Development Agency. Andy McMahon is in attendance from the Massena Electric Department. Chairman McNeil announces there is a quorum.

Public Notice: Public notifications were sent on September 2, 2025, 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.

Approval of Minutes: Strait/Kramer motion/second to approve the May 20, 2025 meeting minutes. The motion passes unanimously.

Financial Report: Clark/ Kramer motion/second to approve the April, May, and June 2025 financial reports. Mrs. Gilbert reviews the check register sheets for April, May, and June 2025. She notes that in April 2025 Atlantic Testing Laboratories Ltd. paid off its loans. In May 2025 we closed on the first installment of the Empire State Mines loan, issuing \$468,750 in May and the remainder of \$281,250 in early June. Also in June, the RVRDA returned the security Deposit for Michels Power, Inc as they have vacated the Massena building and left it in good condition. Mrs. Gilbert asks if anyone has any specific questions, there are none. The board votes to approve the financial reports unanimously.

Committee Reports: There are no committee reports.

New Business:

Resolution RVR-25-09-09: Accepting the 2026 Tentative Budget: Strait/Clark motion/second. Mr. Kelly reviews the tentative budget, explaining that the process involves analyzing the prior year's revenues and expenses, year to date figures, and upcoming plans for the new year to calculate a new budgeted amount. He specifically notes the realized/unrealized gain line item. This account is for the earning on the monies we have invested with LPL Investments, a division of NBT Bank. Currently the average yield on the investments is approximately 4.2%. This amount invested may vary as funds are needed for loans and other potential project and general costs. Mr. Kelly continues to discuss the line items, highlighting the Lot 19 building revenues and costs as well as the general operating costs. Two items that are highlighted are the contract with Massena Electric Department and the administrative contract with the SLCIDA-LDC for managing the SLRVRDA funds. There are no additional questions and the board votes to approve the tentative budget unanimously.

Staff Report: Mr. Kelly updates the board on various activities.

30 Buck Street, Canton: The SLC-IDA has acquired the old Kraft plant on Buck Street in Canton and is in the process of rehabilitating the building.

Empire State Mines: Mr. Kelly provides an update on the progress of the new graphite mining project and mentions that the loan is completed.

Realtor Roundtable: Mr. Ahlfeld mentions realtor roundtable events held by the IDA. At these events, realtors and partners meet to discuss the spaces that are available for commercial property development. This helps us build relationships and make sure that all are aware of the availability of locations.

Manufacturing Day: Mr. Kelly announces that Ms. Sibley, Workforce Development Specialist, is working with St. Lawrence-Lewis BOCES Adult Education to set up tours for high school students with local manufacturers to get a better understanding of what products are made in the County, what types of occupations are associated with those companies, and the education required to obtain certain jobs in manufacturing after graduation.

Fort Drum Recruitment: The Next Move NY initiative, administered by the Development Authority of the North Country, focuses on matching transitioning soldiers, spouses, and veterans to job opportunities in the North Country. This initiative will create a robust workforce training pipeline to help soldiers receive training that is relevant to today's workforce while connecting them with employers. It will also help local businesses struggling to recruit and retain workers. Ms. Sibley is scheduling informational meetings around the county to serve as an introduction for the Next Move NY staff and local businesses. Sessions have been held in Gouverneur, Canton, and the next session is scheduled for September 17th in Massena at the Alcoa Clubhouse. Ms. Sibley also continues to attend quarterly career fairs at Fort Drum.

Nuclear Power Facility: At the direction of Governor Hochul, NYPA has been tasked with assessing the possibility siting of nuclear facilities in communities around the state. There has been a great deal of interest in St. Lawrence County being a host community, particularly with the NYPA power dam located in Massena. Mr. Kelly distributes a copy letter from the Town and Village of Massena and the IDA to NYPA specifically requesting NYPA to consider Massena as location for such a facility.

Marketing: Mr. Ahlfeld speaks about our marketing activities in Canada and the recent RFP that we issued and awarded for *lead generation services in Canada*. This lead generation tool will allow us to increase our footprint in Canada and make sure that Canadian businesses are aware of our county and the possibilities for business expansion in St. Lawrence County. The lead generation will become an integral tool for making the appropriate contacts to generate leads from Canada that are interested in expansion to the U.S. Additionally, Mr. Ahlfeld informs the board of *upcoming trade shows and business development events* scheduled this fall in Ontario and Quebec.

Mr. Strait asks if we have had local farms contact us about methane digestors and projects of that caliber. Mr. Kelly explains that we have talked with many farms in this process and references a referral of one farm to the NYPA for assistance through the Northern New York Power Proceeds Allocation Program. Mr. Kelly notes that there are approximately five farms running the digestors currently.

MED Report: Mr. McMahon has no report.

Executive Session: At 4:57 PM Strait/Kramer motion/second to move to executive session to discuss the financial, credit, or employment history of a particular person or corporation. Motion passes unanimously.

At 5:49 PM Clark/Kramer motion/second to return to open session.

At 5:50 PM Chairman McNeil declares the meeting to be adjourned.