

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

~ Meeting of January 25, 2018

CALL TO ORDER: Chairman Staples called the meeting to order at 8:37 AM at the IDA office, Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Blevins	Present	Hooper	Present
Hall.....	Present	LaBaff.....	Present
McMahon	Absent	Staples.....	Present
Weekes	Absent		

SLCIDA Chairman Mr. Staples announces there is a quorum.

Others: SLCIDA Staff (Patrick Kelly, Kimberly Gilbert and Lori Sibley); SLCIDA Counsel (Andrew W. Silver, Esq.)

PUBLIC NOTICE: Public notifications sent January 19, 2018 to, at a minimum: newspapers designated for the publication of local laws and other matters required by law to be published; additional local media sources and websites.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Motion to accept the minutes of the December 19, 2017 meeting by Mr. LaBaff, seconded by Mr. Hall. Carried unanimously.

FINANCIAL REPORTS: Mrs. Gilbert states the FY2017 audit is in-process and adds that the December 2017 financials will be presented when the audit is complete. She notes approximately \$1.2 million in expenses for the Newton Falls Rail Rehabilitation Project have been submitted to the State for reimbursement.

COMMITTEE REPORTS: With the FY2017 audit underway, a meeting of the Audit/Finance Committee is scheduled for today. With the resignation of Mr. Weekes, IDA Chairman Mr. Staples has appointed himself to fill the vacant seat left by Mr. Weekes on the committee. A Governance Committee meeting will be scheduled in the coming weeks.

STAFF REPORT: Mr. Kelly reports the following:

Corning, Inc – Canton Plant: A public hearing is scheduled for February 8, 2018 for the PILOT portion of the 9,000 square foot warehouse expansion project.

Parker Maple Farm, Inc.: As production increases, the company continues with build-outs in the Canton Industrial Building space. The fire alarm system in the building is very sensitive and as such, the alarm system has reacted to the increase in steam in the production area. NCC Systems suggested a steam-filtered alarm system should replace the current alarm system in the production area.

Potsdam Commerce Park Building: Last fall, APC Paper Company utilized approximately 1,000 square foot of space in the building for a short-term project. Recently, they submitted another request to utilize up to 8,000 square foot space for a temporary period of time.

Alcoa/Arconic: Recently, an article circulated in the local media regarding the pending announcement of a potential project at the Alcoa East plant. IDA staff continues to work with Alcoa on potential development activities at the site, but no project is yet ready to be announced.

Marketing: The 2018 marketing plan activities are underway. Brief 2017 highlights will be published in an article in Northern New York Newspaper's Outlook Edition and North Country This Week's Progress Edition. A copy of the article is distributed to the members for review.

Public Authorities Reporting System ("PARIS"): The process of annual reporting to the State Comptroller's Office and Authorities Budget Office is underway. Reports must be entered into the PARIS system by the end of March.

2018 Meeting Calendar: Although the IDA meeting schedule for 2018 was approved last month, Mr. Kelly advises the board there may be requests to change the meeting dates to accommodate upcoming projects, as was the case with today's meeting.

Financial Disclosure Forms: As required by Public Authorities Law, IDA Board Members, Executive Directors and Staff have received an Annual Financial Disclosure form to be completed for submission to the St. Lawrence County Board of Ethics by March 31st.

Job Posting: Approximately 15 resumes were received as part of the advertising campaign to promote the recruitment of a Business Development Specialist. The interview process is scheduled to begin next week.

Route 11 Traffic Corridor: IDA staff will attend a meeting scheduled for January 30th to discuss the next steps in the Department of Transportation's analysis of the Route 11 Traffic Corridor.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-18-01-01: Amending an Agreement with the Development Authority of the North Country for Technical Assistance with the Newton Falls Railroad Rehabilitation Project: Fees increased from \$60,000 to \$100,000 for the project to cover the costs associated with addressing the creosote issue last year. Mr. Blevins motions to approve Resolution IDA-18-01-01, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-18-01-02: Authorizing an Application for Funds through the National Grid Brownfield Redevelopment Assistance Program for the former J&L Site: If awarded, grant funds would provide a maximum of \$300,000 or 25% of the total projects costs to assist with the building demolition work. Phase I of the demolition and abatement process was completed last year, Phase II is planned for this year. After sitting vacant and deteriorating for over 30 years, the project team is making significant progress on removing the blighted buildings at the J&L site. Mr. Hall motions to approve Resolution IDA-18-01-02, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-18-01-03: Authorizing Financial Assistance in the form of a Sales Tax Exemption, Mortgage Recording Tax Exemption, and Partial Abatement of Real Property Taxes Consistent with the Agency's UCC Policy and Authorizing Negotiation, Execution and Delivery of a PILOT Agreement with St. Lawrence Soyway Company, LLC.: A public hearing was held December 15, 2017 in Massena for St. Lawrence Soyway's proposed mechanical crush soybean processing facility. Mr. Kelly reviews the cost benefit analysis associated with the bond. Although the company is currently seeking an equity partner,

the bond purchase agreement is still in place and the company would like to have the sales tax, mortgage and PILOT approvals in place once the project is ready to move forward. The project's proposed cost is \$43 million, with over 30 additional jobs proposed to be created. Mr. LaBaff motions to approve resolution IDA-18-01-03, seconded by Mr. Hooper. The motion is approved by unanimous vote.

EXECUTIVE SESSION: LaBaff/Hall motion for Executive Session at 8:55 AM to discuss the financial history of a particular company. Blevins/LaBaff motion to return to Regular Session at 9:46 AM

ADJOURNMENT: A motion to adjourn is made by Mr. Blevins, seconded by Mr. LaBaff. The meeting adjourns at 9:46 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary