

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of February 21, 2019

CALL TO ORDER: Vice-Chairman LaBaff called the meeting to order at 8:32 AM at the IDA office, Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Blevins	Present	Reagen	Present
Hall	Present	LaBaff	Present
McMahon	Present	Staples	Absent
Morrill	Present		

SLCIDA Vice-Chairman Mr. LaBaff announces there is a quorum.

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

PUBLIC NOTICE: Public notifications sent February 15, 2019 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 January 16, 2019 meeting by Mr. Hall seconded by Mr. McMahon. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: With the FY2018 audit underway, a meeting of the Audit/Finance Committee was held earlier today. A Governance Committee meeting will be scheduled in the coming weeks.

STAFF REPORT: Patrick Kelly reports the following:

Board of Legislators Orientation: As a way of introducing the SLCIDA to the new St. Lawrence County Board of Legislators, Mr. Kelly will host meeting sessions with the Legislators in their districts and conduct tours to familiarize them with various projects in or near their districts. Mr. Kelly also plans to speak at the next Finance Committee Meeting on February 25th to present information to the new Legislature.

Corning, Inc. – Canton Plant: Corning has informed us they are likely to request assisting for a new project in 2019. Last year the Company invested nearly \$14 million in a project and the project this year appears to be in the same range of investment. There are approximately 260 employees at the facility.

Vecino Group: The Company will likely seek a PILOT as part of its proposed project to renovate and redevelop the Old Snell Hall building on Clarkson’s downtown campus. Per our PILOT Policy, this will require consent from the Town, Village, and School District.

Newell Building: We are working with the City to get the necessary engineering plans and drawings in place as we move to the renovation stage.

J&L Project: Received paperwork from the Development Authority of the North Country for the \$750,000 loan to the IDA to assist with cash flow during this stage of the J&L project.

Newton Falls Site Redevelopment: We have not received any response from the owner of the bridge that connects the warehouse to the main mill parcel. Attorney Silver will draw up draft easement documents which will be forwarded to the owner once we have made contact. Mr. Hall notes that nobody is denying access to the property, but we need to establish the legal authority to utilize the bridge in order to redevelop and market the facility. Mr. Morrill asks for a more thorough understanding of where the IDA is with the purchase of the property. Mr. Kelly responds that a deposit is held in escrow with our Attorney until we have confirmation that we can have access to the property via the rail bridge.

Marketing: Staff is following up with prospects that attended the Consul General event in Montreal and the Select USA Forum, as well as potential leads from OCO Global. *Website:* NYPA continues to move forward with plans to assist with a complete redevelopment of the IDA website. In the meantime, staff is working with Haenel Communication Technologies to develop an interim solution for our current site which will address any short-term appearance issues and will incorporate improved security features.

Procurement Technical Assistance Center (“PTAC”): As part of our marketing program, the IDA is working with the PTAC to help promote PTAC assistance and services for local and prospective companies that are interested in selling their products to different levels of government and governmental agencies. Beginning last month, a PTAC representative is will be at the IDA office once a month to meet with clients.

Annual Reporting: We are working to gather the necessary information that is required for input into the Annual Comptroller’s Report via the Public Authority Reporting Information System (“PARIS”). A reminder to Board Members that the Annual Financial Disclosure Statements are due prior to March 31st. Also, Board evaluation forms are to be returned ASAP for review by the Governance Committee in March.

NYSEDC: The New York State Economic Development Corporation has requested that each of the IDAs in the State pay a voluntary fee assessment of \$2,000 to promote the cause of IDAs. Attorney Silver agrees to review the request to make sure it is within the legal guidelines of the IDA. Mr. Hall motions to move forward with the contribution with Counsel approval. Mr. Reagen seconds the motion. Motion carried unanimously.

St. Lawrence County Prisons: Governor Cuomo recently announced that part of his upcoming budget may include the closure of three State correctional facilities. Mr. Kelly refers to past initiatives to fight prison and psychiatric facility closures in the County. He adds that 13 prisons have closed since 2010 and 54 prisons remain in New York State. With three prisons located in St. Lawrence County (part of eight total in the North Country), Mr. Kelly advises the Board that the IDA may be asked again to serve on a task force to keep the prisons in the County open. These facilities are significant components to the local economy, providing much needed jobs, benefits and economic impact to the region. The facilities are well-run, and should one be closed, redeveloping the site in St. Lawrence County would be much more difficult than redeveloping a closed prison site in one of the many higher cost locations around the State, particularly in the downstate area. It is hoped that it won’t be necessary, but the members agree to support efforts to preserve the local facilities

Annual Performance Report: As part of the services agreement with the County, the 2018 Annual Performance Report was submitted to the St Lawrence County Board of Legislators earlier this month. A press release will go out within the next week.

From The Heart Cabinetry: The Company is currently a tenant in the Potsdam Commerce Park building and has expressed interest in acquiring the building. Mr. Williams informs the Board that the New York Power Authority has requested a copy of the SEQR before the end of the month. NYPA needs the SEQR as the Northern New York Power Proceeds Allocation Board has recommended an allocation of funds for the project and the NYPA Board of Trustees will be voting on the allocation at their next meeting. The Board will be asked to take action under New Business.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-19-02-02: Authorizing the Undertaking of Financial Assistance to Criscitello & Criscitello dba/From The Heart Cabinetry: From The Heart Cabinetry is interested in expanding their operation within the Potsdam Commerce Park Building. The 6 Pioneer Drive facility was built in 2007 and has been leased out since that time. The Company has requested a PILOT and a public hearing was held on February 7th. Minutes from the hearing and the project application and Cost/Benefit Analysis, including Project Selection Criteria, are provided to the Board members for review. The property will move onto the tax rolls through the proposed PILOT agreement and will create additional jobs in St. Lawrence County. Mr. Hall motions to approve Resolution IDA-19-02-02, seconded by Mr. Blevins. The motion is approved by unanimous vote.

Resolution IDA-19-02-03: Amending an Agreement with the Development Authority of the North Country (“DANC”) for Technical Assistance with the J&L Rehabilitation Project – Phase 2 Services: In an effort to be consistent, a recommendation is made to reference the word DANC in place of the word Authority within the resolution. Mr. McMahon motions to amend Resolution IDA-19-02-03 to reflect a change in the word Authority to DANC, seconded by Mr. Blevins. The motion is approved by a majority vote. Mr. Hall abstains due to his temporary employment relationship with DANC.

Resolution IDA-19-02-04: Amending Assistance to AmTech Yarns, Inc.: The Cornwall based company is seeking to acquire the Lot 20 building from the St. Lawrence River Valley Redevelopment Agency. In doing so, the Company has requested a Sales and Use Tax Exemption and PILOT agreement for the 3,600 square foot building addition that is currently in the construction phase. This resolution will extend the company’s agent status through August 31, 2019. Mr. Morrill motions to approve Resolution IDA-19-02-04, seconded by Mr. Hall. The motion is approved by unanimous vote.

ADJOURNMENT: A motion to adjourn is made by Mr. Hall, seconded by Mr. McMahon. The meeting adjourns at 9:04 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary