

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of May 17, 2019

CALL TO ORDER: Chairman Staples called the meeting to order at 8:30 AM at the IDA office, Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

SLCIDA Chairman Staples announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Richard Williams and Lori Sibley). IDA-LDC Staff (Thomas Plastino). Agency Counsel (Andrew Silver, Esq.)

PUBLIC NOTICE: Public notifications sent May 14, 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 May 8, 2019 meeting by Mr. Hall seconded by Mr. Blevins. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

North American Forest Group: The application was submitted to the Northern Border Regional Commission on May 15th to apply for \$800,000 in funding to assist in the acquisition of \$1,070,000 in equipment for North American Forest Group's new facility in the Town of Oswegatchie (the former ACCO manufacturing plant). Mr. Kelly reviews the application and the proposed financing plan for the project.

Empire State Mines: Mr. Kelly distributes a handout provided by ESM highlighting first quarter operations at the Balmat site. Mr. Reagen adds that the Company anticipates spending approximately \$2 million on exploration this year and that the County owns mineral rights in the Town of Edwards, which they have given ESM permission to drill. ESM also plans to drill in the Town of Claire and Pierrepont areas, where the County is expected to give ESM drilling rights as well.

Community Preservation Partners: The Company has requested an \$18 million bond. We have notified the State that we are requesting a bond allocation for the project and are awaiting a response. A public hearing was held on April 23rd. Minutes of the hearing will be provided to the Board for review.

Former Newell Manufacturing Facility: Construction is anticipated to start this summer, with plans to replace the roof in the fall. This should allow for work to be completed in the interior part of the building throughout the winter months. Mr. Reagen asks when the property will be ready for tenants. Mr. Williams, IDA Facilities Manager, estimates the property will be ready for occupancy next summer. Mr. Staples adds that the building is 63,000 square feet and has been vacant for some time now. Mr. Kelly notes that there is continued interest in the property.

Marketing: Adirondack Day – Staff attended the event in Albany on May 13th. Mr. Kelly adds that it is important to stay connected to events in the Adirondack region as we work to develop project activity in the 30% or so of the County that is within the Adirondack Park. Expand to US Workshop – Staff have begun outreach efforts to those businesses in attendance and are scheduling company visits. Website – Attorney Silver joined a conference call with the New York Power Authority’s legal representative earlier this week to discuss specific issues pertaining to the agreement. A final agreement is part of the agenda that will be brought forward under New Business. As we continue to move along with plans to modernize our website with assistance from NYPA, a simpler version of the IDA’s website has been constructed and will be launched within the next couple of weeks. This will serve as a more immediate fix for the technical issues we have been experiencing, as the site was constructed nearly 10 years ago.

Downtown Revitalization Initiative (“DRI”): This is the fourth year for the \$10 million funding opportunity. We have prepared letters of support for the local communities that have requested our support.

Adirondack Park Community Smart Growth Grant: Mr. Hall brought to our attention that the DEC anticipates approximately \$1,050,000 in funding will be made available from the Environmental Protection Fund (EPF) for Adirondack Park projects. After meeting with some local businesses about the opportunity, we have confirmed there is enough interest to merit the Agency to complete an application before the June 7th deadline.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-19-05-17: Authorizing Agreement with NYPA to Enhance the SLCIDA’s Website & Related Marketing Activities: Mr. Kelly notes that discussions have been on-going surrounding the expected involvement by each party in the development and maintenance efforts that will be required for the new site. He adds that the new site will better assist the IDA market to the outside world on a more current platform. Mr. Reagen inquires into the ability to link the other 32 towns and 12 villages to the site. Mr. Kelly confirms the capabilities will be available and can be accessible now if the individual communities want to link to our current site. Mr. Reagen adds that the individual communities may have more name recognition than our County, particularly when companies located in Canada, for example, are looking at business expansion opportunities on this side of the border. Mr. Kelly agrees, stating that companies in Canada more often refer to their individual townships rather than their Counties, and as such may be more familiar with the locations of our individual townships versus St. Lawrence County as a whole. Mr. McMahon motions to approve Resolution IDA-19-05-17, seconded by Mr. Reagen. The motion is approved by unanimous vote.

Resolution IDA-19-05-18: Project Authorizing Resolution for Pro Sport Trailer Manufacturing, LLC.: A locally owned startup company is seeking to manufacture and fabricate utility trailers in the Lot 19, 31 Trade Road facility owned by the RVRDA and SLCIDA-LDC. The company is requesting assistance through a sales and use tax exemption and PILOT agreement to assist with the start-up of business operations at the facility. Mr. Blevins motions to approve Resolution IDA-19-05-18, seconded by Mr. Hall. The motion is approved by unanimous vote.

EXECUTIVE SESSION: Hall/McMahon motion for Executive Session at 9:00 AM to discuss the financial history of a particular company. Blevins/Hall motion to return to Regular Session at 9:13 AM

ADJOURNMENT: A motion to adjourn is made by Mr. Blevins, seconded by Mr. Hall. The meeting adjourns at 9:13 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary