

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of October 31, 2019

CALL TO ORDER: Vice Chairman LaBaff called the meeting to order at 8:33 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 LaBaff announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, Richard Williams and Lori Sibley); IDA-LDC Staff (John Pinkerton); Andrew Silver, Esq. (Attorney).

PUBLIC NOTICE: Public notifications sent October 25, 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 September 27, 2019 meeting by Mr. Hall seconded by Mr. McMahon. Motion carried unanimously.

FINANCIAL REPORTS: Motion to accept the August and September 2019 financial reports by Mr. Blevins, seconded by Mr. Morrill. Mrs. Gilbert reports that in addition to the project fees received from St. Lawrence Community Preservation Partners and From The Heart Cabinetry, the remainder of the last project fee from Corning Inc. – Canton Plant was also received. Motion carried unanimously.

COMMITTEE REPORTS: Governance Committee – Mr. Blevins (Chair), Mr. Hall and Mr. LaBaff. Mr. Blevins notes that the Governance Committee met on October 25th and reports that several policies listed on the agenda today under New Business were reviewed and discussed by the Committee. One important item to highlight is that all staff have participated in the required Sexual Harassment Training. Mr. Blevins also reports that one of the items discussed was a request to change the regular board meeting start time from 8:30 to 9:00am for future meetings. Mr. Morrill motions to change the meeting start time from 8:30 AM to 9:00 AM for future meetings. Mr. Hall seconds. All except Mr. McMahon and Mr. Reagen vote in favor. Motion carried with a majority vote.

STAFF REPORT: Patrick Kelly reports the following:

ACCO: Following the announcement that was made by ACCO to close their manufacturing division in Ogdensburg, a meeting was held with ACCO that was attended by Senator Ritchie, Assemblyman Mark Walczyk, the St. Lawrence County Industrial Development Agency, Empire State Development and the Ogdensburg Bridge and Port Authority. Though the company will not reconsider the decision to move manufacturing from Ogdensburg, its distribution operations will remain. Mr. Kelly adds the IDA and its partners will continue to work with ACCO regarding the potential for future employment growth in Ogdensburg.

Alcoa: Both a power contract and a union contract have been approved and put in place at the Massena plant.

Empire State Mines: The current price of zinc is up to \$1.15 (an increase from \$1.03 that was reported at the last meeting).

Vecino Group: In an effort to assist in moving the PILOT process forward, a draft document will be prepared for the taxing jurisdictions to review and use as a basis for further discussions with the project developer.

Renewable Energy (Solar): Lately, there has been a lot of questions leading to discussion relative to solar PILOT projects around the County. Mr. Reagen agrees and adds that there are a lot of questions being raised from landowners that are being approached by solar companies. Discussion ensues about how to best approach the topic of solar power and PILOT requests. Mr. Kelly notes there are a lot of resources available to the public, particularly via NYSEERDA. Mr. LaBaff suggests the IDA listen to prospective project applications and discuss each matter on a case by case basis.

Marketing: Staff are attending the EpTech Show today in Ottawa and the Aerospace Summit in Ottawa in a couple of weeks. The North Country Symposium is scheduled for November 18th, where staff is expected to speak and officially launch the Come Back Here Campaign.

Reappointments: Mr. McMahon was reappointed to a three-year term on the board in September. Mr. Kelly thanks him for his continued interest in serving on the IDA and emphasizes the unique value each member contributes to the board. As the Massena Electric Department Superintendent, Mr. McMahon presented at the St. Lawrence River Valley Redevelopment Agency meeting on October 29th and discussed the allocation and monetization process that includes the IDA, MED, and the RVRDA for 20 MW of power through the Northern New York Power Proceeds Allocation Act. He adds that the current agreement expires after 5 years, which will be the end of 2019. At that time there will be 10 MW of power available for monetization. Mr. McMahon suggests working with local and state officials to seek approval to allow the 20 MW of power to remain and not drop down by half of that amount. Mr. Reagen suggests requesting that this be done as part of the Governor's proposed budget for the coming year.

Economic Development Services Agreement: The St. Lawrence County Board of Legislators Finance Committee approved by unanimous vote a four-year agreement that will allow the IDA to receive funding, starting at \$250,000 the first year, and increasing by \$50,000 each year of the agreement. The resolution will be presented to the full board at the Legislator's next meeting on November 4th.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-19-10-23: Approving and Adopting FY2020 Budget and Authorizing the Chief Executive Officer to Make Line Item Changes: Mrs. Gilbert provides an overview of the budget with the suggested changes which include updated estimated insurance costs. Mr. Blevins motions to approve Resolution IDA-19-10-23, seconded by Mr. Morrill. The motion is approved by unanimous vote.

Resolution IDA-19-10-24: Annual Review of Conflicts of Interest Policy: Mr. Blevins, Chairman of the Governance Committee, reports that the policy was reviewed by the committee and there are no changes recommended. Mr. Hall motions to approve Resolution IDA-19-10-24, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-19-10-25: Annual Review of the Procurement Policy: Committee Chair, Mr. Blevins, reports that the policy was reviewed by the committee and there are no changes recommended. Mr. Hall motions to approve Resolution IDA-19-10-25, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-19-10-26: Annual Review of the Sexual Harassment Policy: Mr. Blevins, Governance Committee Chair, announces that the committee has reviewed the recommendations by the New York State Department of Labor in relation to the current IDA Sexual Harassment Policy and offers no changes to the policy at this time. Mr. Blevins adds that all staff participated in live, interactive training on September 19th

which meets State requirements. Mr. Morrill motions to approve Resolution IDA-19-10-26, seconded by Mr. Blevins. The motion is approved by unanimous vote.

Resolution IDA-19-10-27: Amending an Agreement with the City of Ogdensburg Regarding the Former Newell Manufacturing Facility: Mr. Kelly reports that the rehabilitation project is about 50% complete. The IDA is providing upfront costs that will be reimbursed through a \$1 million Restore NY grant to the City of Ogdensburg and a \$300,000 commitment from National Grid. When the project is complete, the building will be turned over to the IDA to be developed for lease or sale. After a thorough review of proposed alternate bid work, Mr. Blevins motions to approve Resolution IDA-19-10-27, seconded by Mr. Reagen. The motion is approved by unanimous vote. Mr. Kelly adds that as demolition continues, it is possible we will encounter more issues that will add to the cost of the project. Mr. Morrill asks if there is a strong likelihood the space will be leased when the project is complete. Mr. Kelly responds that there are currently a few prospects that have an interest and that we currently have no other available space owned by the IDA or its affiliated organizations. Mr. Hall suggests the board members tour the property to see what repairs are being done to the facility. Mr. Kelly supports the suggestion made by Mr. Hall and offers to provide a tour of the site when he receives confirmation that the site is clear of any asbestos.

Resolution IDA-19-10-28: Naming the Multi-Purpose Conference Room in the Ernest J. LaBaff Industrial Building the “Thomas A. Plastino Meeting Room.” Mr. Kelly reads aloud the resolution brought forward for approval by the Board Members which honors Tom Plastino for his years of dedication to economic development in St. Lawrence County. Mr. McMahon motions to approve Resolution IDA-19-10-28, seconded by the other five members of the board present. The motion is approved by unanimous vote.

Review of the Assessment of Internal Controls: Ms. Sibley notes minor changes in the language referencing the payroll service that is now Paychex versus Surepay, as was noted in last year’s policy. The changes in the policy are approved unanimously. Mr. Kelly points out that as a result of the internal controls structure, no single individual has control of the Agency’s funds.

EXECUTIVE SESSION: Hall/McMahon motion for Executive Session at 9:20 AM to discuss the financial history of a particular company. LaBaff/Morrill motion to return to Regular Session at 9:33 AM

ADJOURNMENT: A motion to adjourn is made by Mr. Blevins, seconded by Mr. Hall. The meeting adjourns at 9:34 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary