

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of December 11, 2019

CALL TO ORDER: Vice Chairman LaBaff called the meeting to order at 9:03 AM at the IDA office, Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

SLCIDA Vice Chairman LaBaff announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, and Lori Sibley); IDA-LDC Staff (Thomas Plastino)

PUBLIC NOTICE: Public notifications sent December 6, 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: Honorable Larry Denesha from the St. Lawrence County Board of Legislators is in attendance.

APPROVAL OF MINUTES: Motion to accept the minutes of the October 31, 2019 meeting by Mr. Morrill seconded by Mr. Reagen. Motion carried unanimously.

FINANCIAL REPORTS: Motion to accept the October 2019 financial reports by Mr. Blevins, seconded by Mr. Morrill. Mrs. Gilbert reports expenses that were paid out in October. Additionally, she notes expenses for the former Newell Manufacturing facility in the amount of \$547,354.00 were also paid. This brings the amount of total expenditures for the former Newell Manufacturing facility to approximately \$1.25 million to date. Motion carried unanimously.

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

St. Lawrence Gas Company: Liberty Utilities recently acquired St. Lawrence Gas from Enbridge. As part of the acquisition the Liberty is requesting that the IDA assign the current PILOT agreement to the new entity. Discussion will continue under New Business.

Empire State Mines: The current price of zinc is down to \$1.01 (a decrease in what was reported at the last meeting). However, Mr. Kelly references a recent article in the media which showed positive findings in the mineral deposits at the Fowler operation.

Vecino Group: Discussions continue with the taxing jurisdictions relative to the potential PILOT for the Old Snell Hall Remediation Project.

Community Bank: Earlier discussions indicated an interest in the bank extending their PILOT for the Canton facility which was due to expire the end of this year. However, the bank has decided not to make a request at this time to extend the PILOT. The bank continues to work with the Village on a plan to extend Village water system to the bank's facility.

Renewable Energy (Solar): A meeting has been scheduled with the Town of Morristown Board for December 17th regarding a proposed solar project in Morristown. This is one of several projects proposed throughout the County.

Former Newell Manufacturing Rehabilitation Project: As was expected, it appears the project will go over the \$1.3 million in available grant funds by approximately \$350,000. Mr. Reagen and Mr. Hall have toured the facility.

Parker Maple: The Company recently submitted a request to maintain the current monthly lease amount rather than increasing the lease at the beginning of the year, as outlined in the current lease agreement. Discussion ensues and Mr. Reagen motions, Mr. Morrill seconds, to keep the lease payments the same for the next year.

From the Heart Cabinetry: Although the company had 3 years to decide whether they would purchase the building, they have decided to move forward now and are exercising the option to convert the lease of the building to a lease-purchase. All properties owned by the IDA are now occupied.

Marketing: *The North Country Symposium* - The Symposium was held on November 18th at St. Lawrence University's campus. *The Placemaking Summit* was held in Clayton on November 14th with a theme of how communities can work together to attract businesses and people to the area. Banner ads are currently posted on the Northern New York Newspapers websites as part of the *Come Back Here Campaign*. Mr. Reagen reminds Mr. Kelly that links to the various towns and villages from the site is highly recommended. Mr. Kelly agrees and says that we will reach out to the communities to assist in providing this linkage.

Economic Development Services Agreement: At its November 4th meeting, the St. Lawrence County Board of Legislators approved a four-year economic development services agreement that will provide the IDA \$250,000 the first year, and increasing by \$50,000 each year of the agreement in return for the IDA providing its services to the County. The IDA is expected to receive an amendment of the current contract to reflect the new payment structure.

Potsdam Downtown Revitalization Initiative ("DRI"): The local planning committee has asked the IDA to serve in staff capacity for the Potsdam DRI.

Successor Agreement to NAFTA: It appears the United States-Mexico-Canada agreement on trade will be approved by the federal government. Mr. Kelly is currently reviewing some agreement fact sheets for potential impacts locally. Mr. LaBaff notes that the agreement was supported by the labor unions.

Mr. McMahon suggests going back to periodically moving the location of the meetings around the County, as the group did several years ago. Mr. Kelly adds that the meetings will be required to be recorded and available to the public for viewing purposes after the first of the year. This may impact where the meetings can be held, but that it is a good idea to move around the County periodically and that the staff will review our options and ability to have meetings in other locations.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-19-12-29: Authorizing Modifications to the Investment Policy and Authorization of Depositories: The policy is required as part of an annual review of internal documents. Within Section 6 of the Internal Controls, a request to omit the line referencing the time period specified by law to transfer funds collected to the CFO, as there is no specific law which describes this procedure. Mr. Reagen motions to approve Resolution IDA-19-12-29, seconded by Mr. Morrill. The motion is approved by unanimous vote.

Resolution IDA-19-12-30: Project Authorizing Resolution for Pepsi-Cola Ogdensburg Bottlers, Inc: Mr. Kelly notes the proposed project will allow the Company to acquire equipment that will improve the efficiency of its recycling operations and will add chilled storage space enabling the company to offer a new product line. Mr. Kelly references Exhibit A as part of the new format within the resolution which provides a summary of the project. Mr. Blevins motions to approve Resolution IDA-19-12-30, seconded by Mr. Reagen. The motion is approved by unanimous vote.

Resolution IDA-19-12-31: Authorizing Resolution for the Acquisition of St. Lawrence Gas Company by Liberty Utilities – Consent to Assignment: As part of a recent company acquisition, a request has been made by Liberty Utilities, the new owners of St. Lawrence Gas Company, Inc., to transfer the current PILOT agreement to Liberty Utilities. There have been no changes in terms of the project – other than the project is now under the newly acquired company’s name. Mr. McMahon motions to approve Resolution IDA-19-12-31, seconded by Mr. Reagen. The motion is approved by unanimous vote.

Resolution IDA-19-12-32: Authorizing Execution of Memorandum of Understanding Pertaining to PILOT Agreements for Newton Falls Secondary Rail: Mohawk, Adirondack and Northern Railroad Corporation has requested clarification regarding terms and conditions used in the PILOT agreement for the Newton Falls Secondary Rail Project. The proposed Memorandum of Understanding will clarify the terms “Freight Cars” and Stone Cars”, as well as a notification that the Company will provide certified statements of rail car shipments on a quarterly basis to the IDAs involved in the PILOT agreement for determining their pro-rata share of the total PILOT payments to be paid each year. Mr. Blevins motions to approve Resolution IDA-19-12-32, seconded by Mr. McMahon. The motion is approved by unanimous vote.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. Blevins, seconded by Mr. Morrill. The meeting adjourns at 9:20 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary