

**ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION
Meeting of May 13, 2021**

CALL TO ORDER: Chairman Staples requests that Mr. Blevins (who is attending the meeting in person) direct the meeting. Mr. Blevins calls the meeting to order at 9:14 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

McMahon	Present (via teleconference)	Reagen.....	Present (via teleconference)
LaBaff	Present (via teleconference)	Hall.....	Present (via teleconference)
Staples	Present (via teleconference)	Blevins	Present
Morrill	Present (via teleconference)		

Mr. Blevins announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, and Lori Sibley); and Richard Williams (via teleconference)

PUBLIC NOTICE: Public notifications sent May 7, 2021 to, 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 April 20, 2021 meeting by Mr. LaBaff seconded by Mr. Staples. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

Renewable Energy Projects: Mr. Kelly mentions a recent article about a solar project at Benson Mines in Star Lake. Discussion ensues regarding the project, which is being funded through the NYSERDA Build Ready Program. He adds that there is not a solar developer associated with the property at this time. The project will consist of 200 acres of the 4,000 plus acre property which is owned by Benson Mines. This is a project that will take years in the making.

Star Lake Grocery: Mr. Hall has been assisting with some field work to try to work out the issues with property tax billing. A third tax bill was received for the property (school taxes). The St. Lawrence County Property Development Corporation holds tax-exempt status on the property. Mr. Hall has been instrumental in helping to straighten out the tax status of the billing.

Former Newell Manufacturing Facility: Doyle Builders is the contractor currently on site. Demolition work is now underway for this phase of the project. A few minor obstacles have been encountered. An old water leak was discovered in the office space that needs attention. New foundation walls for the new entranceway are being constructed. The sewer line appears to be in good shape. Doyle Builders has agreed to track additional work as additional materials so we will put in a change order for that work soon. It doesn't appear to be a large expense at this time. Mr. McMahon inquires about fire protection to which Mr. Williams (IDA Facilities Manager) states that the existing sprinkler system is not operational. Future needs will determine

what we need to address immediately versus down the road when tenants are ready to occupy the building space.

NEW BUSINESS:

Resolution PDC-21-05-11: Authorizing a Loan in an Amount up to \$100,000 from the Development Authority of the North Country (“DANC”) to the St. Lawrence County Property Development Corporation (“SLCPDC”): Mr. Kelly mentions that there are 2 primary components for this phase of the former Newell Manufacturing facility project and both components were approved through separate entities. The IDA would like to switch over the \$200,000 half loan and half grant funding to the SLCPDC. DANC needs information from the SLCPDC to secure the loan. The second component involves the authorization to borrow \$100,000 of the \$200,000 loan/grant funding to use toward the Northern Border Regional Commission (“NBRC”) funding that was applied for via the St. Lawrence County IDA Local Development Corporation (“SLCIDA-LDC”). The SLCIDA-LDC will put the money into the project so the funds do not need to be switched to the SLCPDC. Mr. Kelly reviews the commitment letter that was received by DANC that reflects the full terms and conditions of the agreement. Mr. LaBaff motions to approve Resolution PDC-21-05-11, seconded by Mr. Staples. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. McMahon. The meeting adjourns at 9:26 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary