

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of April 27, 2021

CALL TO ORDER: Chairman Staples requests that Mr. Blevins (who is attending the meeting in person) lead the meeting. Mr. Blevins calls the meeting to order at 9:04 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

There is a quorum.

Others: IDA Staff (Patrick Kelly, Richard Williams, Kimberly Gilbert and Lori Sibley); Andrew Silver, Esq. (Agency Counsel), Christopher C. Canada, Esq. (Transaction Counsel for Agency Solar Projects) via teleconference, Ryan McCune (Business Development Manager, Nexamp Solar) via teleconference, Genevieve Trigg (Barclay Damon, Counsel for Nexamp Solar) via teleconference, Karen D'Antonio (Barclay Damon, Counsel for Nexamp Solar) via teleconference, and Edmund J. Russell III (Transaction Counsel for Agency Solar Projects).

PUBLIC NOTICE: Public notifications sent April 19, 2021 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: Ryan McCune (Business Development Manager, Nexamp Solar), Karen D'Antonio (Barclay Damon), and Genevieve Trigg (Barclay Damon) attorneys for Nexamp are on the call as well and decline to comment unless and until any questions come up regarding the five proposed Nexamp projects on today's agenda.

APPROVAL OF MINUTES: Motion to accept the minutes of the March 26, 2021 meeting by Mr. Hall seconded by Mr. LaBaff. Motion carried unanimously.

FINANCIAL REPORTS: Motion to accept the January, February, and March 2021 financial reports by Mr. Hall, seconded by Mr. LaBaff. Mrs. Gilbert reports that the *January* highlights include revenue representing the balance of the ESD Grant not expended at the end of 2020 for the Newton Falls Rail Rehabilitation project was moved from 2020 to 2021 on the balance sheet as well grant income from Northern Border Regional Commission for the North American Forest Group project; *February* highlights include revenue from the NBRC grant for the Newton Falls Rail Rehabilitation Project, a first quarter revenue for the St. Lawrence County Economic Services Agreement, and PILOT payments for The Quarry Potsdam, LLC Project (which are passed along in total to the taxing jurisdictions); *March* highlights include administrative revenue from the St. Lawrence River Valley Redevelopment Agency and 2nd quarter revenue from the County Economic Development Services Contract. Motion to accept the January, February, and March 2021 financial reports by Mr. Hall, seconded by Mr. LaBaff. Motion carried unanimously.

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

COVID-19 Response: Staff continue to connect with businesses regarding new funding assistance programs, such as the SBA's Restaurant Revitalization and Shuttered Venues Programs that recently became available.

As a way of getting program information out in-person and gradually bringing back networking opportunities for businesses, the SLC Chamber and the IDA are hosting a series of in-person, outdoor networking opportunities referred to as “Nature and Networking” events in various areas around the County. Local development partners from the Small Business Development Center at SUNY Canton, BOCES Adult Education, the St. Lawrence County Workforce Development Board, NYPA – Economic Development, and other local developers will present materials and engage in conversations with local businesses and entrepreneurs. The first such event will be held April 29th at Indian Creek Nature Center in Rensselaer Falls

US Department of Transportation Grants: Applications are being submitted for two DOT Grants on behalf of Dunn Paper and Alcoa to help with rail infrastructure upgrades serving each facility.

Former Newell Manufacturing Building: Doyle Builders has been selected by the St. Lawrence County Property Development Corporation for the next phase of the former Newell building rehabilitation project. A walk-thru is scheduled for this Thursday, April 29th.

Customer Relations Management (“CRM”) System: We are working with National Grid to utilize \$10,000 in grant funding toward the purchase of the CRM system.

National Grid: In response to a request from National Grid, we are providing an easement over the Newton Falls Rail property for power access to the Benson warehouse building.

Clarkson University: A public hearing was held yesterday (April 26th) for the Clarkson University Bond request through the IDA Civic Development Corporation. The County’s Finance Committee met last night and approved the initial resolution for the project. A final resolution will be brought to the full County Board for approval at the May 3rd meeting. Mr. Reagen echoed a statement by Mr. Kelly that the County Board of Legislators was very pleased and applauded the IDA’s efforts with providing assistance to businesses during the pandemic.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-21-04-12: Modifying FY2020 Budget: A budget modification is completed at the end of each fiscal year to reconcile the budget line items to actual amounts. Some of the larger modification amounts are due to revenues received in 2020 for the rail and J&L projects. Changes related to COVID restrictions also led to modifications being necessary, for example phone costs were higher than predicted, while travel costs were lower. Ms. Gilbert asks the board if there are any specific questions that she can answer. No additional questions are presented. Mr. Hall motions to approve Resolution IDA-21-04-17, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-04-13: Authorizing Madrid Solar 1 Project: This resolution was tabled at the last meeting to allow enough time for updated information to be included in Exhibit A and available for review before a decision was made to proceed with the project. Mr. Kelly mentions that the Company is seeking a 20-year PILOT for a \$7.3 million project as well \$10,000 in sales tax exemptions per megawatt, totaling up to \$50,000 in requested sales tax exemptions. Mr. LaBaff questions if the project will only include 22.4 acres on a 30.5-acre parcel, Mr. Kelly confirms it will. Mr. Staples questions the long-term employment impact of the project, Mr. Kelly states that any employment is indirect employment via contract and maintenance work when the project is complete. Mr. LaBaff inquires further about the wages and Mr. Williams confirms that the wage range is anywhere from \$20 to \$60 per hour depending on the scale of work being completed for the project.

Mr. McCune from Nexamp Solar adds that there is periodic surveillance of the site and that workers would not be on the site every day. Mr. LaBaff wraps up the conversation by asking about the end use of the power being generated by the project. Mr. McCune states that the power is connected to the local grid and that the community aspect of the power means that there are benefits available to homes and businesses in that area. Hall motions to approve Resolution IDA-21-04-18, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-04-14: Authorizing Madrid Solar 2 Project: Mr. Kelly refers to the Project Evaluation criteria sheet and notes the information is consistent with Exhibit A from the resolution. Regional priorities are discussed and other information that is specific to renewable energy projects. The project will utilize 10 acres of land on an approximately 20-acre parcel. The project capacity is 2 megawatts and the project cost is estimated to be \$3.8 million. Estimated value of sales and use tax exemptions will be up to \$20,000 with a 20-year PILOT benefit. Mr. Hall motions to approve Resolution IDA-21-04-19, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-04-15: Authorizing Stockholm Solar Project: As Mr. Kelly reviews the Exhibit A highlights, he points out that 3.35 megawatts will be used on 17.3 acres of land from a 69.5-acre site due to wetlands on the remainder of the property. Mr. Staples asks if any additional property can be added later to which Mr. Ryan McCune notes that once the project is approved by National Grid, no additional property can be added from the site to the project. Mr. McMahon points out that there is a 10-15-foot buffer around the residence and asks if the prime soil is leased back to the farmer or landowner. Mr. McCune states that the farmer or landowner is in control of the lease on the remainder of the property not utilized for the project and that typically prime soils are avoided where possible. Mr. Hall motions to approve Resolution IDA-21-04-20, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution IDA-21-04-16: Authorizing Waddington Solar, LLC Project: A review of the project indicates that 23 acres of the 55.8-acre property will be utilized for this project, generating 5 megawatts of power. The remaining details for the project are consistent with the previous projects. Mr. Hall motions to approve Resolution IDA-21-04-21, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-04-17: Authorizing Oswegatchie Solar, LLC Project: Mr. Kelly references the Exhibit A information in the meeting packet and notes that 33 acres of the 171.5-acre property will be used for this 5-megawatt project. The remainder of the property will continue as hayfield, the owner's storage area and the landowner's residence. Mr. LaBaff asks if there is any resistance from landowners. Mr. McCune responds that if a landowner is not on board with the project, it will not move forward. Mr. Staples asks if the property will be returned to the owner when the project is complete. Mr. McCune states that it will and that all projects have decommissioning bonds in place. Fields will be tillable and post operational rights will be returned back to the landowner. Mr. Blevins asks where the panels are made. Mr. McCune replies that they are manufactured in different countries depending on the type of panel, but none in the U.S.A. Mr. McCune notes that the U.S.A. doesn't have operating capacity and is limited on the supply side. Racking, burners, and other materials are made in the U.S.A., but not the panels. Mr. Hall motions to approve Resolution IDA-21-04-17, seconded by LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-04-18: Authorizing RPNY Solar, LLC Project: This project is part of Renewable Properties, LLC using a similar format as the previous projects approved for Nexamp Solar. A review of Exhibit A shows a 29-acre solar project on an 89.4-acre parcel in the Town of Gouverneur. There is a unique consent process with the jurisdictions. No sales and use tax exemption will apply, only a mortgage recording tax exemption. The PILOT is a 30-year agreement where the first 20 years will show a 2% increase in the PILOT payments and a decrease in payments for the remaining 10 years due to the depreciation and

decreasing operating efficiency of the project. Mr. Hall asks if the panels have a 30-year life expectancy to which Mr. Williams, IDA Facilities Manager replies that the panels typically have 30-35 years expectancy. Mr. Kelly notes that Exhibit A from the resolution and the Cost Benefit Analysis/Project Evaluation are consistent. At the end of the PILOT, the property will go back on the tax rolls. Mr. Blevins adds that when they go back on the tax rolls, they will be fully taxed. Mr. Staples motions to approve Resolution IDA-21-04-18, seconded by Mr. Hall. The motion is approved by unanimous vote.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff. The meeting adjourns at 9:43 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary