

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
MEETING AGENDA**

**\*Agenda subject to change\***

October 29, 2021

**Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Suite 1, Canton, New York 13617**

Call to Order

Roll Call

Public Notice                      October 22, 2021

Public Comment

Approval of Minutes              October 1, 2021 ..... 1-3

Financial Report                      August 2021 ..... 4-10

Reports of Committees

Staff Report                          Patrick Kelly

Old Business

New Business                      Resolution:    Accepting FY2022 Final Budget..... 11-14

Executive Session

Adjournment

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**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Meeting of October 1, 2021**

**CALL TO ORDER:** Chairman Staples calls the meeting to order at 9:10 PM in the Thomas A. Plastino Conference Room at the Ernest J. LaBaff Industrial Building, Canton.

**ROLL CALL:**

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

Mr. Staples announces there is a quorum.

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

**PUBLIC NOTICE:** Public notifications sent September 23, 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:** None

**APPROVAL OF MINUTES:** Mr. LaBaff requests a minor change to the August 23, 2021 meeting minutes. Under Workforce Recruitment, it is noted that Mr. LaBaff served in the U.S. Army as a Colonel. The proposed change should indicate that Mr. LaBaff served as a Corporal. Motion to accept the proposed change and the revised August 23, 2021 meeting minutes by Mr. LaBaff, seconded by Mr. Hall. Motion carried unanimously.

**FINANCIAL REPORTS:** None

**COMMITTEE REPORTS:** None

**STAFF REPORT:** Patrick Kelly reports the following:

**Office of the State Comptroller (“OSC”) Audit:** The OSC audit is near completion. A summary report is expected by year-end. A favorable review of the Agency’s performance and report monitoring is anticipated, as the Agency is committed to following procedures as suggested.

**Michels:** A helicopter is currently flying around the property while the meeting is in session. Mr. Kelly notes that Michels, a tenant in the building, is performing inspection work as part of a project with the New York Power Authority. Mr. Blevins questions the ownership of the road where the helicopter is taking off and landing as it performs inspection work. Mr. Blevins is concerned about the liability insurance should something happen to the helicopter (i.e. equipment) or the people involved with the project. Mr. Kelly responds that the road is a public road, not owned by the St. Lawrence County IDA.

**Fort Drum:** Mr. Kelly and Mr. LaBaff were invited to attend a luncheon with Commanding Officer Milfred J. Beagle, Jr. at Fort Drum as a follow up to the letter that was sent to CO Beagle, Jr. in August. Mr. LaBaff asked that Chairman Staples attend in his place. Mr. Kelly, Chairman Staples and John Pinkerton from the St. Lawrence County IDA – Local Development Corporation will attend the October 7<sup>th</sup> luncheon with CO Beagle, Jr.

Marketing: Submersive Media, the firm hired to redesign the IDA website and provide technical support for the new social media platforms, was in town last week for 4 days to take photographs and drone footage of the area that will be used for marketing purposes. While the media crew was in the County, they conducted interviews with several companies that have utilized services offered by the IDA. This will help promote awareness of the types of businesses in St. Lawrence County and the programs that have served those businesses via the St. Lawrence County IDA.

Minimum Wage: As of January 1, 2022, the New York State minimum wage for the Upstate area will increase to \$13.20 per hour.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-21-10-20: Accepting FY2022 Tentative Budget: The draft budget for FY2022 will be filed with the County Clerk's office and will be available for at least 20 days for public view and comment. Mrs. Gilbert mentions that certain line items will need to be fine-tuned, particularly the insurance rates for FY2022 since they just came in. The maintenance costs for the Canton building will increase since the parking lot will need to be sealed again. Interest calculations are figured based on on-time payments. Under miscellaneous, projects that close out will not be carried forward and although expenses for the NBRC were submitted this year, we can't draw money back until next year. Mrs. Gilbert asks if a capital line item should be added for a new vehicle. Discussion ensues about the current state of the vehicles and it is decided that the line item should be added. Mr. Hall inquires about the revenue from the County for the Economic Development Services Contract. Mr. Kelly adds that the County money is added in because it is a contractual agreement. Mr. Blevins indicates that post employment benefits have increased. Mrs. Gilbert responds that the exact number isn't listed yet. The number is based on the actuarial study and New York State Retirement and the 2021 number will be more formalized by the end of the year. Mr. Hall motions to approve Resolution IDA-21-10-20, seconded by Mr. Blevins. The motion is approved by unanimous vote.

Resolution IDA-21-10-21: Adopting a Standard Workday Reporting Resolution: A Workday Reporting resolution used to be completed annually until a couple of years ago when it appeared that the guidelines changed and only those employees that were not part of a time keeping system were required to be listed on the form. Since all IDA staff are members are part of a time keeping system, it appeared the form was no longer required. However, during the recent OSC audit, it was discovered that the Standard Workday Reporting Resolution is required, and titles of each position and the number of hours worked for each position must be listed on the resolution. The resolution presented today mirrors the model resolution currently posted on the OSC website. Mr. Hall motions to approve Resolution IDA-21-10-21, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-10-22: Authorizing Approving Resolution for GSPP 409 Ferris Road, LLC: The application was received last year. However, the project was on hold as Omni Navitas sold to Green Street Power Partners ("GSPP"). A public hearing was conducted on September 30<sup>th</sup>. There were no comments made either for or against the project. The Town appears to be excited about the project and they are anxious to get started. Mr. Staples inquires about the Developer and Mr. Williams, Project Manager for the SLCIDA, notes that GSPP owns power generation facilities nationally. They are using prime farmland because it was tiled. This project consists of 70 acres of a 229 acre lot. There is no opposition that was expressed concerning this project. Mr. LaBaff motions to approve Resolution IDA-21-10-22, seconded by Mr. Hall. The motion is approved by unanimous vote.

Resolution IDA-21-10-23: Authorizing Approving Resolution for GSPP 641 Ferris Road East, LLC: Similar to the previous resolution. Same company, same road, different lot. This project will consist of 29.5 acres. There was no opposition presented against the project at the public hearing yesterday. Only the Town

Assessor was present during the hearing. Mr. Blevins motions to accept Resolution IDA-21-10-23, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-10-24: Authorizing Approving Resolution for GSPP 641 Ferris Road West, LLC: Specifics of the project are reviewed and discussed. Mr. Kelly mentions that the capacity of the connection changes the megawatt numbers. The analysis is consistent with other similar projects, and he adds that these are some of the lowest power costs in the country. However, they may not remain that way as Mr. McMahon explains changes will take effect soon. The New York Power Authority will complete their transmission work soon and this is expected to affect the power rates. The less expensive power rates in our zone will be increased and other higher cost areas will see prices go down as power costs become more equalized. Mr. Williams adds that consent resolutions were received. Mr. LaBaff motions to accept Resolution IDA-21-10-24, seconded by Mr. Blevins. The motion is approved by unanimous vote.

Resolution IDA-21-10-25: Authorizing Approving Resolution for Wadhams Solar, LLC: Details regarding the project are discussed in detail. Mr. Kelly notes this is property owned by the Diocese of Ogdensburg. The property is not currently on the tax role. This is a 4.57 megawatt project. NexAmp Solar is the project developer whom we have worked with before. Details concerning the PILOT and Sales and Use Tax structure remain consistent with previous projects with NexAmp Solar. Mr. Kelly adds that the improvements mentioned are on panels. The property is going from no tax to taxes associated with improvements. Mr. Blevins motions to accept Resolution IDA-21-10-25, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-21-10-26: Authorizing Approving Resolution for Heuvelton Solar, LLC.: The property is owned by the Village of Heuvelton. The PILOT will be placed on a property that is currently exempt from taxes. The project developer is Community Energy Solar. The Sales and Use Tax and PILOT structure are consistent with other projects. Mr. Staples highlights the uniformity with exemptions that are distributed between these solar projects. Mr. Kelly agrees that there is consistency with the megawatt levels with a cap at 10,000 megawatts for Sales and Use Tax to cover purchases done locally.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff. The meeting adjourns at 9:37 AM by unanimous vote.

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(Mr.) Lynn Blevins, Secretary

St. Lawrence County Industrial Development Agency  
Highlights for  
**August 2021**

Revenue

- Building Revenues	9,055.00
- SLC Econ Dev Revenue (4th install of 2021)	75,000.00
- Refund of Prior Years Expense (Refund of Newell Costs)	107,515.00
- Project Fees (RPNY Fees)	69,985.00
- Interest Income/Investments	<u>3,364.23</u>

\$264,919.23

Expenses

- Building Expenses	2,429.12
- NF Rail Expenses	580.50
- RBDG Adult Ed CDL Expenses	7,000.00
- Legal Expenses (Retainer Costs)	1,375.00
- Other Operating Expenses	4,207.39
- Payroll Expenses	<u>56,837.82</u>

\$72,429.83

Net Income    \$192,489.40

## St. Lawrence County Industrial Development Agency

**Balance Sheet**

As of August 31, 2021

	<u>Aug 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
200 - Cash	683,372.43
200P - Cash - Payroll Checking Account	39,525.26
201 - Cash in Time Deposits	
201N - NBT Bank Cash in Time	1,421,212.48
201K - Key Bank Cash in Time	391,424.96
Total 201 - Cash in Time Deposits	1,812,637.44
203 - Cash - Rental Deposits	9,056.36
Total Checking/Savings	2,544,591.49
<b>Other Current Assets</b>	
260 - Grant Receivable	19,000.00
211 - Special Reserve	
211A - Special Reserve-Key MM Treasury	5,000.00
211B - Special Reserve -Key Treasury	1,995,000.00
Total 211 - Special Reserve	2,000,000.00
220 - Due from Others	
220A - Misc. Due from Others	5,868.74
220B - City of Ogdensburg(Newell)	1,000,000.00
Total 220 - Due from Others	1,005,868.74
Total Other Current Assets	3,024,868.74
Total Current Assets	5,569,460.23
<b>Fixed Assets</b>	
111 - Gouverneur Industrial Park	
111-A - Gouverneur Industrial Park	74,139.65
Total 111 - Gouverneur Industrial Park	74,139.65
112 - Vehicles	
112-A - Vehicles	39,560.00
112-B - Vehicles Depreciation	-35,661.67
Total 112 - Vehicles	3,898.33
119 - Massena Industrial Park-Lot 12	40,963.08
122 - Furnishings	
122-A - Furnishing	25,880.04
122-B - Furnishing Depreciation	-25,880.04
Total 122 - Furnishings	0.00
128 - Canton Industrial Park	
128A - Canton Industrial Park - Land	166,250.00
128B - Canton Industrial Park - Imp-ND	176,990.00
128BD - Canton Ind Park - Imp Deprec	24,269.00
128-C - CIP Depreciation	-13,636.48
Total 128 - Canton Industrial Park	353,872.52
129 - Canton Industrial Building	

## St. Lawrence County Industrial Development Agency

**Balance Sheet**

As of August 31, 2021

	<b>Aug 31, 21</b>
129-A · Canton Industrial Building	2,047,308.63
129-B · Canton Industrial Bldg Improv	143,388.76
129-C · Canton Ind Bldg - Depreciation	-463,779.34
<b>Total 129 · Canton Industrial Building</b>	<b>1,726,918.05</b>
<b>Total Fixed Assets</b>	<b>2,199,791.63</b>
<b>Other Assets</b>	
299 · Deferred Outflow - Pension	611,914.00
<b>Capital Lease Receivable</b>	
590 · L/R - Capital Lease OpTechLot20	118,856.61
592 · L/R - NY Power Tools - Lot 17	211,218.54
594 · L/R - From the Heart Cabinetry	591,786.22
<b>Total Capital Lease Receivable</b>	<b>921,861.37</b>
<b>Notes Receivable (N/R)</b>	
591 · N/R - LC Drives RDBG EquipLease	20,975.76
593 · N/R - LC Drives 2018 RDBG	34,434.54
<b>Total Notes Receivable (N/R)</b>	<b>55,410.30</b>
<b>Total Other Assets</b>	<b>1,589,185.67</b>
<b>TOTAL ASSETS</b>	<b>9,358,437.53</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
526 · Deferred Grant Revenue(RDBG)	65,455.18
2100 · Deposit - Rental	9,056.36
<b>Total Other Current Liabilities</b>	<b>74,511.54</b>
<b>Total Current Liabilities</b>	<b>74,511.54</b>
<b>Long Term Liabilities</b>	
511 · Deferred Inflow of Pension	564,152.00
510 · Net Pension Liability	368,736.00
<b>Notes Payable (N/P)</b>	
654 · N/P - SLCIDA-LDC CIB Loan	553,404.16
655 · N/P - SLRVRA CIB Loan	481,982.24
<b>Total Notes Payable (N/P)</b>	<b>1,035,386.40</b>
500 · Emp Compensated Time Accruals	247,882.55
501 · PostEmpBenft Other Than Pension	1,873,017.00
<b>Total Long Term Liabilities</b>	<b>4,089,173.95</b>
<b>Total Liabilities</b>	<b>4,163,685.49</b>
<b>Equity</b>	
3700 · Investment in Capital Assets	1,127,070.66
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,420,196.10
<b>Net Income</b>	<b>647,485.28</b>
<b>Total Equity</b>	<b>5,194,752.04</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,358,437.53</b>



St. Lawrence County Industrial Development Agency  
Budget Report  
January 1 - August 31, 2021

	2021 Budget	Aug-21	YTD	Balance
<b>Operating Revenue</b>				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	40,000.00	290.00	290.00	39,710.00
2409B · Interest Income - Banking	1,000.00	81.84	135.99	864.01
2409L · Interest Income - Lease	32,325.00	2,992.39	19,360.58	12,964.42
2411 · Refund of Prior Years Expenses	0.00	107,515.00	126,699.00	(126,699.00)
2421 · St. Lawrence County Revenue	300,000.00	75,000.00	300,000.00	0.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	100,000.00	100,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2505 · Gain/Loss on Sale of Asset	0.00	0.00	0.00	0.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
<b>Total Operating Revenue</b>	<b>580,725.00</b>	<b>185,879.23</b>	<b>546,485.57</b>	<b>34,239.43</b>
<b>2450 · Rental Income - CIB</b>				
	0.00	9,055.00	72,440.00	(72,440.00)
<b>Total Revenue for CIB</b>	<b>0.00</b>	<b>9,055.00</b>	<b>72,440.00</b>	<b>(72,440.00)</b>
<b>6455408 · Maintenance Expense - CIB</b>				
	5,000.00	857.82	7,771.80	(2,771.80)
<b>6455411 · Insurance Expense - CIB</b>				
	5,000.00	0.00	0.00	5,000.00
<b>6455416 · Utilities Expense - CIB</b>				
	2,500.00	385.94	3,805.85	(1,305.85)
<b>6455499 · Miscellaneous Expense - CIB</b>				
	100.00	0.00	0.00	100.00
<b>6455500 · Interest Expense - CIB</b>				
	8,150.00	635.36	4,521.94	3,628.06
<b>6455510 · Depreciation Expense - CIB</b>				
	65,000.00	0.00	0.00	65,000.00
<b>Total Expenditure for CIB</b>	<b>85,750.00</b>	<b>1,879.12</b>	<b>16,099.59</b>	<b>69,650.41</b>
<b>Total Canton Industrial Building</b>	<b>(85,750.00)</b>	<b>7,175.88</b>	<b>56,340.41</b>	<b>(142,090.41)</b>
<b>Canton Industrial Park</b>				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	950.00	0.00	0.00	950.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
<b>Total Canton Industrial Park</b>	<b>(1,950.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,950.00)</b>
<b>Total Expenditure for CIP</b>	<b>1,950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,950.00</b>
<b>Gouverneur Industrial Park</b>				
6486408 · Maintenance Expense - GIP	2,000.00	550.00	1,650.00	350.00
6486411 · Insurance Expense - GIP	50.00	0.00	0.00	50.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
<b>Total Expenditure for GIP</b>	<b>2,300.00</b>	<b>550.00</b>	<b>1,650.00</b>	<b>650.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(2,300.00)</b>	<b>(550.00)</b>	<b>(1,650.00)</b>	<b>(650.00)</b>
Total Building Revenues	0.00	9,055.00	72,440.00	(72,440.00)
Total Building Expenses	90,000.00	2,429.12	17,749.59	72,250.41
Total Building Net Income	<b>(90,000.00)</b>	<b>6,625.88</b>	<b>54,690.41</b>	<b>(144,690.41)</b>

	2021 Budget	Aug-21	YTD	Balance
<b>Miscellaneous Projects</b>				
2413 · Project Fees	10,000.00	69,985.00	122,785.00	(112,785.00)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2406B - Grant Income RDBG CDLA	0.00	0.00	0.00	0.00
2406C - Grant Income NBRC NAFG	0.00	0.00	64,205.50	(64,205.50)
2424 · NF Rail NBRC Revenue	234,155.00	0.00	40,363.95	193,791.05
2504 · CDC Project Revenue	100.00	0.00	64,837.50	100.00
2510 · NF Rail Revenue	0.00	0.00	289,038.25	(289,038.25)
2515 · Newell Bldg Revenue	0.00	0.00	0.00	0.00
2420 · PILOT Revenue	0.00	0.00	119,774.01	(119,774.01)
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
<b>Total Revenue for Misc. Projects</b>	259,823.00	69,985.00	701,004.21	(376,343.71)
6420617 · NF Rail Rehab Expense	0.00	580.50	43,639.95	(43,639.95)
6420618 · NF Rail NBRC Expense	234,155.00	0.00	0.00	234,155.00
6420621 · Newell Project Expense	0.00	0.00	(0.21)	0.21
6420622 · RDBG Adult Ed CDL Expense	0.00	7,000.00	39,000.00	(39,000.00)
6490616 · PILOT Payment Expense	0.00	0.00	119,774.01	(119,774.01)
<b>Total Expenditure for Misc. Projects</b>	234,155.00	7,580.50	202,413.75	31,741.25
<b>Total Miscellaneous Projects</b>	25,668.00	62,404.50	498,590.46	(408,084.96)

	<b>2021</b>			
	<b>Budget</b>	<b>Aug-21</b>	<b>YTD</b>	<b>Balance</b>
<b>General Operating Expenses</b>				
6460408 · Maintenance Expense	1,500.00	150.90	544.05	955.95
6460411 · Insurance Expense	10,000.00	538.80	551.80	9,448.20
6460416 · Utilities Expense	5,000.00	27.42	1,830.70	3,169.30
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	292.98	1,969.80	530.20
6460421 · Office Equipment Expense	2,500.00	0.00	1,936.68	563.32
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	6,000.00	1,010.83	4,722.25	1,277.75
6460424 · Postage Expense	750.00	4.00	182.30	567.70
6460425 · Printing and Copying Expense	750.00	148.39	1,263.60	(513.60)
6460426 · IT Expense	1,000.00	734.82	2,757.00	(1,757.00)
6460427 · Professional Associations Expens	2,500.00	0.00	500.00	2,000.00
6460432 · Other Legal Expense	5,000.00	0.00	1,845.37	3,154.63
6460433 · Legal Expense - Retainer	5,500.00	1,375.00	5,225.00	275.00
6460434 · Accounting Expense	7,875.00	0.00	7,875.00	0.00
6460436 · Promotion/Marketing Expense	25,000.00	25.00	26,865.62	(1,865.62)
6460440 · Auto Expense	2,000.00	57.24	202.68	1,797.32
6460441 · Subscriptions & Periodicals	500.00	0.00	45.15	454.85
6460442 · Meeting Expense	1,000.00	57.13	80.87	919.13
6460443 · Mileage Expense	1,000.00	234.08	506.63	493.37
6460444 · Education Workshops Expense	10,000.00	245.74	5,028.44	4,971.56
6460445 · Travel Expense	2,500.00	484.00	484.00	2,016.00
6460499 · Miscellaneous Expense	500.00	196.06	1,364.50	(864.50)
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	423,500.00	33,425.10	279,145.14	144,354.86
503B · Employee Benefits	156,000.00	20,770.96	85,131.03	70,868.97
503C · Post Employment Benefits Expe:	190,000.00	0.00	0.00	190,000.00
503D · Payroll Tax Expense	32,000.00	2,450.58	20,428.22	11,571.78
503E · Payroll Processing Fees	1,980.00	191.18	1,795.33	184.67
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
<b>Total General Operating Expenses</b>	<b>901,005.00</b>	<b>62,420.21</b>	<b>452,281.16</b>	<b>448,723.84</b>
Total Revenue	840,548.00	264,919.23	1,319,929.78	(414,544.28)
Total Expenses	1,225,160.00	72,429.83	672,444.50	552,715.50
<b>Net Income</b>	<b>(384,612.00)</b>	<b>192,489.40</b>	<b>647,485.28</b>	<b>(967,259.78)</b>

St. Lawrence County Industrial Development Agency  
Cash and In Time Report  
**August 2021**

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<b>Type of Account</b>	<b>Bank</b>	<b>Amount</b>
Checking	NBT Bank	683,372.43
Payroll Account	NBT Bank	39,525.26
Savings	NBT Bank	1,421,212.48
Money Market	Key Bank	391,424.96
Tenant Security Deposit	NBT Bank	9,056.36
		<b>\$2,544,591.49</b>
US Treasuries	Key Bank	1,995,000.00
Money Market	Key Bank	5,000.00
		<b>\$2,000,000.00</b>
		<b>\$4,544,591.49</b>

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
 Resolution No. IDA-21-10-xx  
 October 29, 2021

**APPROVING AND ADOPTING FY2022 BUDGET  
 and  
 AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO MAKE LINE ITEM CHANGES**

**WHEREAS**, the St. Lawrence County Industrial Development Agency (the “SLCIDA”) has caused to be prepared a Fiscal Year 2022 budget, and

**WHEREAS**, a tentative Budget, after acceptance by the SLCIDA on October 1, 2021, was made available for at least 20 days for public inspection and comment pursuant to Title 1 of Article 18-A, Section 861 of New York General Municipal Law, and

**WHEREAS**, SLCIDA has reviewed any and all comments received during the public comment period,

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Industrial Development Agency approves and adopts the attached Fiscal Year 2022 Budget, and

**BE IT FURTHER RESOLVED** that the St. Lawrence County Industrial Development Agency does hereby confer authority to its Chief Executive Officer to make line item changes within the various components of the budget, provided that: (i) No line item change exceeds \$2,500; (ii) The change does not alter the "Total Expenses" of the relevant component Schedule, and (iii) the Chief Executive Officer must advise the SLCIDA Board of any such modifications at the SLCIDA meeting held immediately after such modification has been made, and

**BE IT FURTHER RESOLVED** that the SLCIDA shall cause to have copies of the Fiscal Year 2022 Budget forwarded to the St. Lawrence County Clerk, County Treasurer, County Administrator, Legislative Chair, and NYSABO, and to do all other things as may be required by statute.

Move:				
Second:				
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Blevins				
Hall				
LaBaff				
McMahon				
Reagen				
Staples				
Morrill				

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

/s/ \_\_\_\_\_  
 Lori Sibley  
 October 29, 2021

**ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
FINAL BUDGET 2022**

	2020 Actual	2021 Budget	YTD 7/31/2021	2022 Budget
<b>OPERATING REVENUE- Other</b>				
2400 · Late Fees Received	0.00	100.00	0.00	100.00
2401 · Gain/Loss on Investments	12,884.17	40,000.00	477.76	35,000.00
2409B · Interest Income - Banking	376.52	1,000.00	195.33	500.00
2409L · Interest Income - Lease	36,077.59	32,325.00	16,368.19	32,500.00
2411 · Refund of Prior Years Expense	0.00	0.00	19,184.00	0.00
2421 · St. Lawrence County Revenue	250,000.00	300,000.00	225,000.00	350,000.00
2422 · IDALDC Admin Revenue	200,000.00	200,000.00	100,000.00	200,000.00
2423 · GMEDF Admin Revenue	7,200.00	7,200.00	0.00	7,200.00
2505 · Gain/Loss on Sale of Asset	47,756.73	0.00	0.00	0.00
2999 · Miscellaneous Income	2,000.00	100.00	0.00	100.00
<b>Total OPERATING REVENUE</b>	<b>556,295.01</b>	<b>580,725.00</b>	<b>361,225.28</b>	<b>625,400.00</b>
<b>Canton Industrial Building - CIB</b>				
2450 · Rental Income - CIB	17,054.00	0.00	63,385.00	108,660.00
<b>Total Revenue for CIB</b>	<b>17,054.00</b>	<b>0.00</b>	<b>63,385.00</b>	<b>108,660.00</b>
6455408 · Maintenance Expense - CIB	11,933.55	5,000.00	6,913.98	15,000.00
6455411 · Insurance Expense - CIB	4,961.00	5,000.00	0.00	5,250.00
6455416 · Utilities Expense - CIB	1,611.69	2,500.00	3,419.91	2,500.00
6455499 · Miscellaneous Expense - CIB	0.00	100.00	0.00	100.00
6455500 · Interest Expense - CIB	8,090.66	8,150.00	3,886.58	8,000.00
6455510 · Depreciation Expense - CIB	67,207.92	65,000.00	0.00	65,000.00
<b>Total Expenditure for CIB</b>	<b>93,804.82</b>	<b>85,750.00</b>	<b>14,220.47</b>	<b>95,850.00</b>
<b>Total Canton Industrial Building</b>	<b>(76,750.82)</b>	<b>(85,750.00)</b>	<b>49,164.53</b>	<b>12,810.00</b>
<b>Canton Industrial Park</b>				
6456408 · Maintenance Expense - CIP	0.00	500.00	0.00	500.00
6456411 · Insurance Expense - CIP	948.00	950.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	0.00	250.00	0.00	250.00
6456510 · Depreciation Expense - CIP	2,553.57	250.00	0.00	250.00
<b>Total Expenditure for CIP</b>	<b>3,501.57</b>	<b>1,950.00</b>	<b>0.00</b>	<b>2,000.00</b>
<b>Total Canton Industrial Park</b>	<b>(3,501.57)</b>	<b>(1,950.00)</b>	<b>0.00</b>	<b>(2,000.00)</b>
<b>Gouverneur Industrial Park</b>				
6486408 · Maintenance Expense - GIP	2,750.00	2,000.00	1,100.00	4,000.00
6486411 · Insurance Expense - GIP	44.00	50.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	0.00	250.00	0.00	250.00
<b>Total Expenditure for GIP</b>	<b>2,794.00</b>	<b>2,300.00</b>	<b>1,100.00</b>	<b>4,305.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(2,794.00)</b>	<b>(2,300.00)</b>	<b>(1,100.00)</b>	<b>(4,305.00)</b>

**ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
FINAL BUDGET 2022**

	<b>2020 Actual</b>	<b>2021 Budget</b>	<b>YTD 7/31/2021</b>	<b>2022 Budget</b>
<b>Miscellaneous Projects</b>				
2413 · Project Fees	182,000.00	10,000.00	52,800.00	10,000.00
2406A · RBEG Revenue-LC Drives	15,067.32	15,068.00	0.00	15,068.00
2406B · RBEG Revenue-CDL	19,000.00	0.00	0.00	0.00
2407 · NBRC NAFG Revenue	0.00	0.00	64,205.50	0.00
2420 · PILOT Payments Received	0.00	0.00	119,774.01	0.00
2421 · COVID 19Grant-United Helpers	(10,000.00)	0.00	0.00	0.00
2424 · NF Rail NBRC Revenue	108,160.05	234,155.00	0.00	234,155.00
2455 · NF Rail Rehab Revenue	0.00	0.00	289,038.25	0.00
2456 · J&L Project Revenue	16,799.26	0.00	0.00	0.00
2504 · CDC Project Revenue	13,625.38	100.00	64,837.50	100.00
2515 · Newell Project Revenue	0.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	0.00	500.00	0.00	500.00
<b>Total Revenue for Misc. Projects</b>	344,652.01	259,823.00	590,655.26	264,823.00
6420617 · NF Rail Rehab Expense	107,010.05	0.00	43,059.45	1,000.00
6420618 · NF Rail NBRC Expense	0.00	234,155.00	40,363.95	193,791.00
6420620B . J&L Project Expense II	14,204.85	0.00	0.00	0.00
6420621 · Newell Project Expense	334,493.55	0.00	(0.21)	0.00
6420622 · RDBG Adult Ed CDL Exp	19,000.00	0.00	32,000.00	0.00
6475515 · CAP IMP Vehicle	0.00	0.00	0.00	35,000.00
6490616 · PILOT Payments out	0.00	0.00	119,774.01	0.00
<b>Total Expenditure for Misc. Projects</b>	474,708.45	234,155.00	235,197.20	229,791.00
<b>Total Miscellaneous Projects</b>	(130,056.44)	25,668.00	355,458.06	35,032.00

(Continued on next page)

**ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
FINAL BUDGET 2022**

	2020 Actual	2021 Budget	YTD 7/31/2021	2022 Budget
<b>IDA General Operating Expenses</b>				
6460408 · Maintenance Expense	1,995.00	1,500.00	393.15	1,500.00
6460411 · Insurance Expense	6,802.38	10,000.00	13.00	7,500.00
6460416 · Utilities Expense	3,737.11	5,000.00	1,803.28	5,000.00
6460418 · Underwriting/Credit Report	0.00	100.00	0.00	100.00
6460420 · Office Supplies Expense	3,710.82	2,500.00	1,676.82	2,500.00
6460421 · Office Equipment Expense	8,699.09	2,500.00	1,936.68	7,500.00
6460422 · Equipment Repair Expense	0.00	250.00	0.00	250.00
6460423 · Telephone Expense	9,366.68	6,000.00	3,711.42	7,500.00
6460424 · Postage Expense	508.61	750.00	178.30	500.00
6460425 · Printing Expense	974.46	750.00	1,115.21	2,000.00
6460426 · IT Expense	2,501.62	1,000.00	2,022.18	3,000.00
6460427 · Professional Assoc. Expense	1,350.00	2,500.00	500.00	1,500.00
6460432 · Other Legal Expense	7,571.83	5,000.00	1,845.37	5,000.00
6460433 · Legal Expense - Retainer	7,777.00	5,500.00	3,850.00	5,500.00
6460434 · Accounting Expense	7,725.00	7,875.00	7,875.00	8,125.00
6460436 · Marketing Expense	15,929.69	25,000.00	26,840.62	25,000.00
6460440 · Auto Expense	567.49	2,000.00	145.44	2,000.00
6460441 · Subscriptions & Periodicals	665.60	500.00	45.15	500.00
6460442 · Meeting Expense	247.93	1,000.00	23.74	1,000.00
6460443 · Mileage Expense	685.29	1,000.00	272.55	1,000.00
6460444 · Educ. Workshops Expense	775.00	10,000.00	4,782.70	10,000.00
6460445 · Travel Expense	531.74	2,500.00	0.00	2,500.00
6460499 · Miscellaneous Expense	1,963.10	500.00	1,168.44	500.00
6460502 · Outside Contracted Expense	0.00	100.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	369,322.10	423,500.00	245,720.04	448,500.00
503B · Employee Benefits	193,624.60	156,000.00	64,360.07	157,000.00
503C · Post-Employment Benefits	102,803.24	190,000.00	0.00	150,000.00
503D · Payroll Tax Expense	26,988.30	32,000.00	17,977.64	32,500.00
503E · Payroll Processing Fees	2,783.11	1,980.00	1,604.15	2,000.00
6460599 · Depreciation Expense	4,790.88	3,700.00	0.00	3,700.00
<b>Total IDA General Operating Expenses</b>	<b>784,397.67</b>	<b>901,005.00</b>	<b>389,860.95</b>	<b>893,775.00</b>
Total Revenue	918,001.02	840,548.00	1,015,265.54	998,883.00
Total Expenditures	1,359,206.51	1,225,160.00	640,378.62	1,225,721.00
<b>Net Income</b>	<b>(441,205.49)</b>	<b>(384,612.00)</b>	<b>374,886.92</b>	<b>(226,838.00)</b>