

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

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**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