

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
LOCAL DEVELOPMENT CORPORATION
Resolution No. LDC-22-02-01
February 22, 2022

AUTHORIZING A LOAN OF UP TO \$250,000 TO RIVERSIDE IRON, LLC.

WHEREAS, the St. Lawrence County Industrial Development Agency Local Development Corporation (the “SLCIDA-LDC”) was formed by the St. Lawrence County Industrial Development Agency to relieve and reduce unemployment, to promote and to provide for additional and maximum employment, to better and maintain job opportunities, to instruct or train individuals to improve or to develop their capabilities for jobs, to carry on scientific research for the purpose of aiding the community of St. Lawrence County, New York by attracting industry to the community and by encouraging the development of, or retention of, an industry in the community, and to lessen the burdens of government and to act in the public interest, thus performing an essential governmental function, and

WHEREAS, the SLCIDA-LDC entered in an Agreement with the St. Lawrence River Valley Redevelopment Agency (the “RVRDA”), and

WHEREAS, pursuant to Section II (1) NYPA Allocation Agreement, “...nothing herein shall cause the (Corporation) to undertake any act or participate in any portion of the Allocation Program unless approved by the (Corporation).”, and

WHEREAS, Riverside Iron, LLC has applied to the SLCIDA-LDC for up to \$250,000 in loan financing for the purchase of several pieces of equipment and to refinance existing debt, and

WHEREAS, on February 9, 2022, the RVRDA adopted Resolution No. RVR-22-02-03, “Authorizing a Loan of up to \$125,000 to Riverside Iron, LLC,” a copy of which is attached to this resolution,

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency Local Development Corporation as follows:

1. That the Corporation agrees to lend to Riverside Iron, LLC a total of \$250,000, \$125,000 of which shall originate from the funds of the St. Lawrence County IDA Local Development Corporation Revolving Loan Fund and the remaining \$125,000 of which shall originate from the funds of the St. Lawrence River Valley Redevelopment Agency, and
2. That the Chairman or CEO, in accordance with Agency Counsel opinion, is authorized to execute any and all documents necessary to effectuate said loan, and

BE IT FURTHER RESOLVED that said loan of up to \$250,000 shall be subject substantially to the following terms and conditions:

1. Principal	Up to \$250,000
2. Interest Rate	One-half of Prime Rate plus 1, the actual rate to be determined at closing and adjusted at the end of the fifth year
3. Term	Ten (10) year amortization schedule
4. Security	<ul style="list-style-type: none"> • First mortgage on real estate at 21 Water Street, Gouverneur, New York. • First lien on newly acquired equipment including a 5' x 10' Hi-Def. plasma table with Hypertherm model XPR 300 capable of handling plate in excess of 2" thick, COMAC 308 HV4 angle roll capable of rolling small beams, channels, pipes, and angles, and a Buffalo Vertical Angle Roll. • Blanket lien on all other equipment, machinery, inventory, accounts receivable behind Gouverneur Savings & Loan and the SBA
5. Other	<ul style="list-style-type: none"> • Unlimited Personal Guarantee of Eric S. Tessmer. • Guarantee of Riverside Holdings, LLC (property holding company) • Evidence of additional financing/cash equity in the project of a least \$125,00 • Current or future stockholders' subordination to the public lenders. • Key Man Life insurance on Eric S. Tessmer in an amount sufficient to cover the outstanding balance of the loan. • The Company agrees to Maintain 7.5 and create 2 FTE new jobs over the next three years. • Use of a portion of these funds will be used to pay off existing debt from a 2014 loan by the IDALDC and Gouverneur Area Development Corporation.

Move:	LaBaff			
Second:	Staples			
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				X
Reagen	X			
Hall	X			
LaBaff	X			
McMahon	X			
Staples	X			
Morrill	X			

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

February 22, 2022