

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of May 19, 2022

CALL TO ORDER: Chairman Staples calls the meeting to order at 9:14 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples.....	Present (via Zoom)	McMahon	Present (via Zoom)
LaBaff.....	Present (via Zoom)	Morrill	Absent
Blevins	Absent	Reagen.....	Present (via Zoom 9:21am)
Hall	Present (via Zoom)		

Mr. Staples announces there is a quorum.

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

PUBLIC NOTICE: Public notifications sent May 16, 2022 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: Motion to accept the minutes of the March 29, 2022 meeting by Mr. LaBaff seconded by Mr. Hall. Motion carried unanimously.

FINANCIAL REPORTS: Motion to accept the financial reports by Mr. Hall, seconded by Mr. LaBaff. Ms. Gilbert reports on the January, February, and March financial reports. Ms. Gilbert highlights that the first quarter revenue was received from the County in January. She also explains that there will be a monthly entry on the gain/loss on investment accounts that will reconcile the investments to the current market value at the end of each month. She also notes that upon maturity of each investment there will be a gain recorded. February financials include the receipt of project fees from the EDF solar projects (Ruler and Royal). In March, an application fee was received from LF BioEnergy for the proposed renewable natural gas project in the town of Lawrence. Ms. Gilbert also notes that all of the IDA’s lease receivables are current. Motion is approved by unanimous vote.

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

Correctional Facilities: Mr. Kelly, Mr. Reagen, and John Pinkerton toured the Riverview Correctional Facility on May 10th. The NYS Department of Corrections and Community Supervision (“DOCCS”) is providing tours to a limited number of invited officials to demonstrate how the correctional facilities operate. Mr. Kelly states that the tour was very interesting and was attended by a number of local and county officials. He also notes that there will be a resolution later in the meeting showing our support for the remaining DOCCS facilities in the County.

Rochester Regional Health: A bond closing has been completed for the multi-jurisdictional financing with Rochester Regional Health and the St. Lawrence Health System. There was great coordination between the counties involved that allowed the project to be completed rapidly.

Curran Renewable Energy: Curran has paid off the IDA bond utilized for the construction of the pellet mill facility in Massena.

Solar Projects: Mr. Kelly notes that there are about 5-6 solar projects that are progressing toward the final closing process.

Request For Proposal (RFP): There is an RFP for lawn care at 100 Paterson St that is due today at 1pm.

Newell Rehabilitation Project: We are in the process of wrapping up the rehabilitation project, the board may see additional change orders come through at upcoming meetings that will fine tune the rehabilitation work and finish the project so that it is available for lease to future tenants.

Marketing: We have subscribed to 30 days of streaming TV advertisements in Canada using the video created for our website. Initial response appears strong and we have renewed the streaming for an additional 30 days.

ARPA Funding: Approximately \$4 million will be administered by the IDA. There was a County ARPA committee meeting earlier this week. Mr. Kelly, Ms. Gilbert, and Mr. Pinkerton attended and discussed with the committee members the best uses and path for proceeding. The conclusion presented to the committee was that the IDA would present at the June Finance Committee meeting a plan for the funds by using rather broad categories that address tourism and economic development following the CEDS and ARPA guidelines. Once the categories are accepted, the IDA will then receive and utilize the funds to leverage other funding sources, increase the tax base, create and retain jobs, and try to get the most impact from the funding. Mr. Staples notes that this is a critical time in our economy to utilize the monies for the most positive impact. Mr. Reagen commends Mr. Kelly and the staff for the work done, and notes that the county allocating the funds to the IDA for the best use is a testament to the work that has been completed over the years by both the County and the IDA working together.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-22-05-11: Authorizing a Contract for Exterior Lighting: Mr. LaBaff motions to approve, seconded by Mr. Hall. Mr. Kelly explains that this is an update to lighting at the Canton Industrial Building that will be more cost effective and more environmentally sound. There will be 10 pole mounts and light heads. The cost of the light heads will be covered by National Grid, approximate savings of \$5,800. Motion is approved by unanimous vote

Resolution: IDA-22-05-12: Authorizing the Lease of Real Property located at 100 Paterson Street, Ogdensburg: Mr. LaBaff motions to approve, seconded by Mr. Hall. The IDA will lease the property from the St. Lawrence County Property Development Corporation, allowing the IDA to manage the property, make necessary improvements, and negotiate lease and PILOT agreements with potential tenants. Motion is approved by unanimous vote.

Resolution: IDA-22-05-13: Authorizing the Continuation of Remote Public Meetings: Mr. LaBaff motions to approve, seconded by Mr. Hall. This is a resolution required in order to allow for the continuation of hybrid remote meetings based on Open Meetings Law changes passed in the New York State budget process. Motion is approved by unanimous vote.

Resolution: IDA-22-05-14: Support for the Continued Operation of New York State Correctional Facilities in St. Lawrence County: Mr. LaBaff motions to approve, seconded by Mr. Reagen. Motion is approved by unanimous vote.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Hall. The meeting adjourns at 9:42 AM by unanimous vote.

Lynn Blevins, Secretary