

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MEETING AGENDA

Agenda subject to change

July 6, 2022
(Annual Meeting)

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

Call to Order

Roll Call

Public Notice June 30, 2022

Public Comment

Approval of May 19, 2022 1-2
Minutes

Financial Report: May 2022 3-9
 June 2022 10-16

Committee Reports Nominating Committee (Committee Chairman, Ernest LaBaff)
 Election of Officers

Staff Report Patrick Kelly

Old Business None

New Business Resolution: Project Authorizing Resolution: Alcoa Track Rehabilitation &
 Grade Crossing Safety Improvements 17-20

Executive Session

Adjournment

THIS PAGE INTENTIONALLY LEFT BLANK

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 9:21 am)
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

St. Lawrence County Industrial Development Agency
 Highlights for
April 2022

Revenue

- Building Revenues	9,055.00
- St Law County Revenue - 2nd qtr 2022	87,500.00
- Project Fees (Corning PILOT Fee)	79,560.12
- Interest Income/Investments	<u>2,547.74</u>

\$178,662.86

Expenses

- Building Expenses	3,391.45
- NF Rail Expenses	193.50
- Educational Workshop Expense (IDA Annual Cooperstown)	2,032.24
- Marketing (Streaming Ad, Dockets, Hockey Ads)	1,660.00
- Other Operating Expenses	3,588.49
- Payroll Expenses	<u>47,221.04</u>

\$58,086.72

Net Income \$120,576.14

Balance Sheet

As of April 30, 2022

Apr 30, 22

ASSETS

Current Assets

Checking/Savings

200 · Cash	1,182,908.95
200P · Cash - Payroll Checking Account	39,173.40
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,464.25
201K · Key Bank Cash in Time	1,386,687.62
201 · Cash in Time Deposits	3,808,151.87
203 · Cash - Rental Deposits	9,057.55

Total Checking/Savings 5,039,291.77

Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	290.00
211C · Special Reserve NBT	994,805.10
Total 211 · Special Reserve	<u>995,095.10</u>
220 · Due from Others	
220A · Misc. Due from Others	6,001.01

Total 220 · Due from Others 6,001.01

Total Other Current Assets 1,007,285.11

Total Current Assets 6,046,576.88

Fixed Assets

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 -39,560.00

Total 112 · Vehicles 0.00

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 -16,390.05

Total 128 · Canton Industrial Park 351,118.95

129 · Canton Industrial Building

129-A · Canton Industrial Building 2,002,339.75

129-B · Canton Industrial Bldg Improv 180,397.87

St. Lawrence County Industrial Development Agency

Balance Sheet

As of April 30, 2022

	<u>Apr 30, 22</u>
129-C - Canton Ind Bldg - Depreciation	-523,027.49
Total 129 - Canton Industrial Building	<u>1,659,710.13</u>
Total Fixed Assets	2,125,931.81
Other Assets	
299 - Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 - L/R - Capital Lease OpTechLot20	91,397.27
592 - L/R - NY Power Tools - Lot 17	185,929.86
594 - L/R - From the Heart Cabinetry	<u>570,199.52</u>
Total Capital Lease Receivable	847,526.65
Notes Receivable (N/R)	
591 - N/R - LC Drives RDBG EquipLease	20,975.76
593 - N/R - LC Drives 2018 RDBG	<u>34,434.54</u>
Total Notes Receivable (N/R)	<u>55,410.30</u>
Total Other Assets	<u>1,964,847.95</u>
TOTAL ASSETS	<u>10,137,356.64</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 - Deferred Grant Revenue(RDBG)	119,615.80
2100 - Deposit - Rental	9,057.55
522 - Prepaid Revenue	<u>289,038.25</u>
Total Other Current Liabilities	<u>417,711.60</u>
Total Current Liabilities	417,711.60
Long Term Liabilities	
511 - Deferred Inflow of Pension	844,610.00
510 - Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	<u>538,476.45</u>
Total Notes Payable (N/P)	538,476.45
500 - Emp Compensated Time Accruals	296,628.67
501 - PostEmpBenft Other Than Pension	<u>2,491,833.00</u>
Total Long Term Liabilities	<u>4,172,836.12</u>
Total Liabilities	4,590,547.72
Equity	
3700 - Investment in Capital Assets	1,579,985.28
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	1,756,965.23
Net Income	209,858.41
Total Equity	<u>5,546,808.92</u>
TOTAL LIABILITIES & EQUITY	<u>10,137,356.64</u>

St. Lawrence County Industrial Development Agency
 Budget Report
 January 1 - April 30, 2022

	2022 Budget	Apr-22	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	15.60	(3,980.75)	38,980.75
2409B · Interest Income - Banking	500.00	18.50	192.05	307.95
2409L · Interest Income - Lease	32,500.00	2,513.64	8,674.88	23,825.12
2421 · St. Lawrence County Revenue	350,000.00	87,500.00	175,000.00	175,000.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	625,400.00	90,047.74	179,886.18	445,513.82
2450 · Rental Income - CIB				
	108,660.00	9,055.00	45,275.00	63,385.00
Total Revenue for CIB	108,660.00	9,055.00	45,275.00	63,385.00
6455408 · Maintenance Expense - CIB				
	15,000.00	1,997.71	9,014.68	5,985.32
6455411 · Insurance Expense - CIB				
	5,250.00	0.00	0.00	5,250.00
6455416 · Utilities Expense - CIB				
	2,500.00	1,168.60	1,755.47	744.53
6455499 · Miscellaneous Expense - CIB				
	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB				
	8,000.00	225.14	680.88	7,319.12
6455510 · Depreciation Expense - CIB				
	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	95,850.00	3,391.45	11,451.03	84,398.97
Total Canton Industrial Building	12,810.00	5,663.55	33,823.97	(21,013.97)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(2,000.00)	0.00	0.00	(2,000.00)
Total Expenditure for CIP	2,000.00	0.00	0.00	2,000.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	4,000.00	0.00	0.00	4,000.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	4,305.00	0.00	0.00	4,305.00
Total Gouverneur Industrial Park	(4,305.00)	0.00	0.00	(4,305.00)
Total Building Revenues	108,660.00	9,055.00	45,275.00	63,385.00
Total Building Expenses	102,155.00	3,391.45	11,451.03	90,703.97
Total Building Net Income	6,505.00	5,663.55	33,823.97	(27,318.97)

	2022			
	Budget	Apr-22	YTD	Balance
Miscellaneous Projects				
2413 · Project Fees	10,000.00	79,560.12	236,560.12	(226,560.12)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	264,823.00	79,560.12	236,560.12	28,262.88
6420617 · NF Rail Rehab Expense	1,000.00	193.50	1,195.06	(195.06)
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00	193,791.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
Total Expenditure for Misc. Projects	229,791.00	193.50	1,195.06	228,595.94
Total Miscellaneous Projects	35,032.00	79,366.62	235,365.06	(200,333.06)

	2022			
	Budget	Apr-22	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	300.00	0.00	0.00	300.00
6460408 · Maintenance Expense	1,500.00	90.00	240.90	1,259.10
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	5,000.00	812.55	3,212.64	1,787.36
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	44.95	379.45	2,120.55
6460421 · Office Equipment Expense	7,500.00	0.00	0.00	7,500.00
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,500.00	653.82	1,905.02	5,594.98
6460424 · Postage Expense	500.00	133.12	142.68	357.32
6460425 · Printing and Copying Expense	2,000.00	226.81	596.19	1,403.81
6460426 · IT Expense	3,000.00	107.40	535.80	2,464.20
6460427 · Professional Associations Expens	1,500.00	0.00	1,350.00	150.00
6460432 · Other Legal Expense	5,000.00	419.32	1,572.32	3,427.68
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	1,660.00	13,985.45	11,014.55
6460440 · Auto Expense	2,000.00	88.34	186.15	1,813.85
6460441 · Subscriptions & Periodicals	500.00	75.00	75.00	425.00
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	420.62	420.62	579.38
6460444 · Education Workshops Expense	10,000.00	2,032.24	2,032.24	7,967.76
6460445 · Travel Expense	2,500.00	511.10	511.10	1,988.90
6460499 · Miscellaneous Expense	200.00	5.46	73.25	126.75
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	448,500.00	35,485.48	146,124.10	302,375.90
503B · Employee Benefits	157,000.00	8,996.60	54,446.94	102,553.06
503C · Post Employment Benefits Expe	150,000.00	0.00	0.00	150,000.00
503D · Payroll Tax Expense	32,500.00	2,589.30	10,689.31	21,810.69
503E · Payroll Processing Fees	2,000.00	149.66	737.64	1,262.36
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	893,775.00	54,501.77	239,216.80	654,558.20
Total Revenue	998,883.00	178,662.86	461,721.30	537,161.70
Total Expenses	1,225,721.00	58,086.72	251,862.89	973,858.11
Net Income	(226,838.00)	120,576.14	209,858.41	(436,696.41)

St. Lawrence County Industrial Development Agency
 Cash and In Time Report
April 2022

Type of Account	Bank	Amount
Checking	NBT Bank	1,182,908.95
Payroll Account	NBT Bank	39,173.40
Savings	NBT Bank	2,421,464.25
Money Market	Key Bank	1,386,687.62
Tenant Security Deposit	NBT Bank	9,057.55
		\$5,039,291.77
US Treasuries	Key Bank	994,805.10
Money Market	Key Bank	290.00
		\$995,095.10
		\$6,034,386.87

St. Lawrence County Industrial Development Agency
 Highlights for
May 2022

Revenue

- Building Revenues	9,055.00
- Gain/Loss on Investments	6,301.34
- Project Fees (Rochester Regional)	885,013.06
- Interest Income/Investments	<u>1,639.70</u>

\$902,009.10

Expenses

- Building Expenses (includes PILOT/Tax payments on CIB)	22,959.17
- NF Rail Expenses	1,104.00
- Other Legal Expenses (Actuary Study for 2022)	3,200.00
- Office Equipment Expense (Samsung Tablet)	801.34
- Other Operating Expenses	2,746.29
- Payroll Expenses	<u>49,941.30</u>

\$80,752.10

Net Income \$821,257.00

Balance Sheet

As of May 31, 2022

May 31, 22

ASSETS

Current Assets

Checking/Savings

200 · Cash	1,073,061.40
200P · Cash - Payroll Checking Account	37,775.49
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,464.25
201K · Key Bank Cash in Time	1,386,972.16
201 · Cash in Time Deposits	3,808,436.41
203 · Cash - Rental Deposits	9,057.70

Total Checking/Savings 4,928,331.00

Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	2,001,106.44
Total 211 · Special Reserve	<u>2,001,106.44</u>
220 · Due from Others	
220A · Misc. Due from Others	5,241.43
Total 220 · Due from Others	<u>5,241.43</u>

Total Other Current Assets 2,012,536.87

Total Current Assets 6,940,867.87

Fixed Assets

111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park	74,139.65
Total 111 · Gouverneur Industrial Park	<u>74,139.65</u>
112 · Vehicles	
112-A · Vehicles	39,560.00
112-B · Vehicles Depreciation	-39,560.00
Total 112 · Vehicles	<u>0.00</u>
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	<u>0.00</u>
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	-16,390.05
Total 128 · Canton Industrial Park	<u>351,118.95</u>
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,002,339.75
129-B · Canton Industrial Bldg Improv	180,397.87
129-C · Canton Ind Bldg - Depreciation	-523,027.49

Balance Sheet

As of May 31, 2022

	<u>May 31, 22</u>
Total 129 - Canton Industrial Building	1,659,710.13
Total Fixed Assets	2,125,931.81
Other Assets	
299 - Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 - L/R - Capital Lease OpTechLot20	87,926.23
592 - L/R - NY Power Tools - Lot 17	185,929.86
594 - L/R - From the Heart Cabinetry	567,052.94
Total Capital Lease Receivable	840,909.03
Notes Receivable (N/R)	
591 - N/R - LC Drives RDBG EquipLease	17,510.76
593 - N/R - LC Drives 2018 RDBG	18,729.54
Total Notes Receivable (N/R)	36,240.30
Total Other Assets	1,939,060.33
TOTAL ASSETS	11,005,860.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 - Deferred Grant Revenue(RDBG)	168,731.48
2100 - Deposit - Rental	9,057.70
522 - Prepaid Revenue	289,038.25
Total Other Current Liabilities	466,827.43
Total Current Liabilities	466,827.43
Long Term Liabilities	
511 - Deferred Inflow of Pension	844,610.00
510 - Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	536,606.99
Total Notes Payable (N/P)	536,606.99
500 - Emp Compensated Time Accruals	296,628.67
501 - PostEmpBenft Other Than Pension	2,491,833.00
Total Long Term Liabilities	4,170,966.66
Total Liabilities	4,637,794.09
Equity	
3700 - Investment in Capital Assets	1,579,985.28
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	1,756,965.23
Net Income	1,031,115.41
Total Equity	6,368,065.92
TOTAL LIABILITIES & EQUITY	11,005,860.01

St. Lawrence County Industrial Development Agency
Budget Report
January 1 - May 31, 2022

	2022			
	Budget	May-22	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	6,301.34	2,320.59	32,679.41
2409B · Interest Income - Banking	500.00	27.21	219.26	280.74
2409L · Interest Income - Lease	32,500.00	1,612.49	10,287.37	22,212.63
2421 · St. Lawrence County Revenue	350,000.00	0.00	175,000.00	175,000.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	625,400.00	7,941.04	187,827.22	437,572.78
2450 · Rental Income - CIB				
	108,660.00	9,055.00	54,330.00	54,330.00
Total Revenue for CIB	108,660.00	9,055.00	54,330.00	54,330.00
6455408 · Maintenance Expense - CIB				
	15,000.00	688.24	9,702.92	5,297.08
6455411 · Insurance Expense - CIB				
	5,250.00	0.00	0.00	5,250.00
6455415 · Tax/PILOT Expense - CIB				
	0.00	21,666.82	21,666.82	(21,666.82)
6455416 · Utilities Expense - CIB				
	2,500.00	379.74	2,135.21	364.79
6455499 · Miscellaneous Expense - CIB				
	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB				
	8,000.00	224.37	905.25	7,094.75
6455510 · Depreciation Expense - CIB				
	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	95,850.00	22,959.17	34,410.20	61,439.80
Total Canton Industrial Building	12,810.00	(13,904.17)	19,919.80	(7,109.80)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(2,000.00)	0.00	0.00	(2,000.00)
Total Expenditure for CIP	2,000.00	0.00	0.00	2,000.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	4,000.00	0.00	0.00	4,000.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	4,305.00	0.00	0.00	4,305.00
Total Gouverneur Industrial Park	(4,305.00)	0.00	0.00	(4,305.00)
Total Building Revenues	108,660.00	9,055.00	54,330.00	54,330.00
Total Building Expenses	102,155.00	22,959.17	34,410.20	67,744.80
Total Building Net Income	6,505.00	(13,904.17)	19,919.80	(13,414.80)

	2022			
	Budget	May-22	YTD	Balance
Miscellaneous Projects				
2413 · Project Fees	10,000.00	885,013.06	1,121,573.18	(1,111,573.18)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	264,823.00	885,013.06	1,121,573.18	(856,750.18)
6420617 · NF Rail Rehab Expense	1,000.00	1,104.00	2,299.06	(1,299.06)
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00	193,791.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
Total Expenditure for Misc. Projects	229,791.00	1,104.00	2,299.06	227,491.94
Total Miscellaneous Projects	35,032.00	883,909.06	1,119,274.12	(1,084,242.12)

	2022			
	Budget	May-22	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	300.00	0.00	0.00	300.00
6460408 · Maintenance Expense	1,500.00	60.90	301.80	1,198.20
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	5,000.00	640.71	3,853.35	1,146.65
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	245.18	624.63	1,875.37
6460421 · Office Equipment Expense	7,500.00	801.34	801.34	6,698.66
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,500.00	626.51	2,531.53	4,968.47
6460424 · Postage Expense	500.00	32.10	174.78	325.22
6460425 · Printing and Copying Expense	2,000.00	261.89	858.08	1,141.92
6460426 · IT Expense	3,000.00	107.40	643.20	2,356.80
6460427 · Professional Associations Expen:	1,500.00	500.00	1,850.00	(350.00)
6460432 · Other Legal Expense	5,000.00	3,200.00	4,772.32	227.68
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	5.00	13,990.45	11,009.55
6460440 · Auto Expense	2,000.00	100.64	286.79	1,713.21
6460441 · Subscriptions & Periodicals	500.00	39.00	114.00	386.00
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	420.62	579.38
6460444 · Education Workshops Expense	10,000.00	100.00	2,132.24	7,867.76
6460445 · Travel Expense	2,500.00	0.00	511.10	1,988.90
6460499 · Miscellaneous Expense	200.00	26.96	100.21	99.79
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	448,500.00	35,485.56	181,609.66	266,890.34
503B · Employee Benefits	157,000.00	11,716.78	66,163.72	90,836.28
503C · Post Employment Benefits Expe	150,000.00	0.00	0.00	150,000.00
503D · Payroll Tax Expense	32,500.00	2,589.30	13,278.61	19,221.39
503E · Payroll Processing Fees	2,000.00	149.66	887.30	1,112.70
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	893,775.00	56,688.93	295,905.73	597,869.27
Total Revenue	998,883.00	902,009.10	1,363,730.40	(364,847.40)
Total Expenses	1,225,721.00	80,752.10	332,614.99	893,106.01
Net Income	(226,838.00)	821,257.00	1,031,115.41	(1,257,953.41)

St. Lawrence County Industrial Development Agency
Cash and In Time Report
May 2022

Type of Account	Bank	Amount
Checking	NBT Bank	1,073,061.40
Payroll Account	NBT Bank	37,775.49
Savings	NBT Bank	2,421,464.25
Money Market	Key Bank	1,386,972.16
Tenant Security Deposit	NBT Bank	9,057.70
		\$4,928,331.00
NBT-LPL Investments	NBT	2,001,106.44
		\$2,001,106.44
		\$6,929,437.44

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT AUTHORIZING RESOLUTION
 (Alcoa Track Rehabilitation & Grade Crossing Safety Improvements PIN 7395.35.301)
 Resolution No. IDA-22-07-xx
 July 6, 2022

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened in public session on July 6, 2022, at 10:30 a.m., local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, located at 19 Commerce Lane, Canton, New York.

The meeting was called to order by the Chairman and, upon roll being called, the following were:

MEMBER	PRESENT	ABSENT
Blevins, Lynn		
Hall, Mark		
LaBaff, Ernest		
McMahon, Andrew		
Morrill, Steven		
Reagen, James		
Staples, Brian		

The following persons were ALSO PRESENT: IDA Staff (Patrick Kelly, Richard Williams and Lori Sibley)

On a motion duly made by Mr. _____ and seconded by Mr. _____, the following resolution was placed before the members of the St. Lawrence County Industrial Development Agency:

Resolution No. 22-07-xx

(1) ACCEPTING THE PROVISION OF A GRANT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR THE BENEFIT OF ALCOA USA CORP. (THE “COMPANY”); AND EXECUTE AND DELIVER RELATED DOCUMENTS; AND

WHEREAS, the SLCIDA is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State") as amended, and Chapter 358 of the Laws of 1971 of the State, as amended (collectively, the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their

recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the SLCIDA was created under the Act with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **ALCOA USA CORP.**, (the “Company”), has requested the SLCIDA’s assistance with a certain project consisting of (A) the design and construction of rehabilitation of existing track and grade crossings in the Town of Massena, St. Lawrence County, New York being a portion of the parcel Tax Map Id.: 9.002-3-3.11, 9.002-3-3.2, and 9.002-3-4 (the “Project”); and

WHEREAS, pursuant to Article 18-A of the General Municipal Law the SLCIDA desires to adopt a resolution describing the Project and the Financial Assistance that the SLCIDA is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the SLCIDA will (i) conduct SEQRA review with respect to the Project; (ii) manage a grant from the New York State Department of Transportation; (iii) enter into an agreement with the Company to allocate various responsibilities under the Project; and (iv) execute construction of the Project in accordance with the terms outlined in said agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT SLCIDA AS FOLLOWS:

Section 1. The Chairman, Vice Chairman and/or the Chief Executive Officer of the SLCIDA are hereby authorized, on behalf of the SLCIDA, to negotiate, execute and deliver the terms of the Grant Agreement from the New York State Department of Transportation and Sub Agreement between SLCIDA and the Company.

Section 2. The officers, employees and agents of the SLCIDA are hereby authorized and directed for and in the name and on behalf of the SLCIDA to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the SLCIDA with all of the terms, covenants and provisions of the documents executed for and on behalf of the SLCIDA.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT AUTHORIZING RESOLUTION
 (Alcoa Track Rehabilitation & Grade Crossing Safety Improvements PIN 7395.35.301)
 Resolution No. IDA-22-07-xx
 July 6, 2022

MEMBER	YEA	NAY	ABSTAIN	ABSENT
Blevins, Lynn				
Hall, Mark C.				
LaBaff, Ernest				
McMahon, Andrew				
Morrill, Steven				
Reagen, James				
Staples, Brian W.				

The resolution was thereupon declared duly adopted.

[Remainder of page intentionally left blank]

