

St. Lawrence River Valley Redevelopment Agency

Town of Louisville Municipal Offices

Meeting Minutes of October 26, 2022

Call to Order: The meeting was called to order at 4:03 PM by Mr. McNeil.

Roll Call/Determination of Quorum: In attendance at the Town of Louisville Municipal Offices are Messrs. McNeil, Strait, Clark and Forsythe. Mr. Kramer is absent. Patrick Kelly and Kimberly Gilbert are in attendance from the St. Lawrence County IDA. Also present is Mr. McMahon from Massena Electric Department. Chairman McNeil announces there is a quorum.

Public Notice: Public notifications were sent on October 21, 2022 at a minimum: St. Lawrence County's newspapers designated for the publication of local laws and other matters required by law to be published. Notifications are also sent to other local media sources and websites.

Public Comment: None

Approval of Minutes: Strait/Clark motion/second to approve the September 21, 2022 meeting minutes. Mr. Kelly notes a small grammatical error in the minutes. In the following sentence "Mr. Kelly states that he feels this is one if the best outcomes we could have hoped for with the property between the retention of ACCO and the future development plans of the new ownership group." Where it states one if..., it should say one of. With this change made, the motion passes unanimously.

Financial Report: Ms. Gilbert reviews the August and September 2022 financials. In review of the August financials, Ms. Gilbert notes that there was a CDEIP payment to the Business Development Corporation for a Greater Massena (BDC) on the 2016 grant for Massena downtown revitalization. Ms. Gilbert informs the board that there is one more business that needs to provide backup documentation to the BDC before they can submit for the final draw and close out the grant. Ms. Gilbert also informs the board that the Village of Canton was issued the final payment for their 2017 CDEIP project, restoring the Canton Park Fountain. Ms. Gilbert then proceeds to review the September financials highlighting that the RVRDA reimbursed the IDA for the insurance costs on the Lot 19 building. Ms. Gilbert explains that the tenant who occupies approximately half of the building does reimburse the RVRDA monthly for the insurance costs. Ms. Gilbert asks if there are any specific questions that she can answer, hearing none, the financials are voted upon. Forsythe/Clark motion/second to accept the financial reports. Motion passes unanimously.

Committee Reports: None

New Business:

Resolution RVR-22-10-13 Accepting 2023 Final Budget. Strait/Forsythe motion/second. Mr. McNeil tells the board that he has reviewed the final budget and that there seems to be only a minor change from the draft. Ms. Gilbert then explains that the only change from the draft budget is a slight increase to the building insurance line item. Mr. Forsythe asks about the marketing budget line. Mr. Kelly explains that marketing represents attendance at trade shows, advertising, radio ads during Clarkson and SLU hockey games, etc. The IDA pays for the marketing costs and the RVRDA reimburses 50% of these costs. The IDA also seeks other grants to optimize this budget annually and some years additional funds are there from grant awards from sources like National Grid. Ms. Gilbert asks if there are any specific questions, hearing none the resolution is voted on. Motion passes unanimously.

Resolution RVR-22-10-14 Authorizing an Allocation of CDEIP Funds of up to \$25,100 for the Acquisition of the Former Massena School of Business. Forsythe/Clark motion/second. Mr. Kelly explains that at the prior months meeting he had spoken of this upcoming resolution. Now we have a formal resolution that will provide a CDEIP award to the village of Massena to assist with the acquisition cost of the former Massena School of Business as part of the Downtown Revitalization Award process in the Village.

Mr. Kelly gives a summary of the project. The IDA has worked with the Village to propose a DRI project to demolish the former Massena School of Business. This will leave the front façade of the building with a courtyard behind it. It will leave a visually appealing connection between buildings downtown and the riverwalk and parking areas behind Main Street. Mr. Kelly explains that though the DRI project still must receive final approval at the state level, he is optimistic that it will be funded and then the IDA will proceed with paying for the demolition and rehabilitation costs and then be able to receive reimbursement from the DRI funds. The property had been foreclosed on for lack of tax payments and the Village recently won the bid for the property at a cost of \$25,100 through the County auction process.

This resolution reallocates prior years' awards remaining balances that were not utilized in the completion of the projects. Discussion ensues between the board members in attendance. Mr. Forsythe states that he cannot support this project. He states that the Village has created a large financial burden on the County in the way they dealt with the cost incurred on this property and similar properties subject to the foreclosure process and that this award will in turn enable to reacquire the property at no cost. Mr. McNeil states that though he understands the situation, this project must go on and is an important part of improving Massena and alleviating a huge eyesore and liability for the Village and the entire County as a whole. Mr. Kelly explains that these issues aside, Mr. Forsythe proceeds to state that we normally do awards for the CDEIP program annually, requiring an application and setting the maximum award at \$20,000. He does not think it is fair to make an award for more than \$20,000 outside of the normal annual process. Discussion ends and a roll call vote is completed. The resolution passes with Mr. McNeil, Mr. Clark, and Mr. Strait voting yes, Mr. Forsythe votes no.

IDA Staff Report: Mr. Kelly reports that the loan to Canexsys closed late last week. They are currently moving into the 100 Paterson Street location in Ogdensburg (the former Newell Manufacturing building).

Mr. Kelly thanks the board members for attending the recent Fort Tribute tour at the St. Lawrence Power and Equipment Museum in Madrid and asks if they would be interested in attending more events like this in the future. The board members agreed that it was a great event and would like to have more tours/events in the future.

MED Report: Mr. McMahon informs the board that he has a call schedule with Shawn Ewart this coming Monday to talk about the monetization of power. Mr. Ewart was once a reporter for the Ogdensburg Journal and is now the Assistant Secretary for Energy for Governor Hochul. Mr. McMahon is hoping that this conversation will lead to a positive outcome and more support for the monetization of the full 20 megawatts of St. Lawrence County Economic Development Power.

Executive Session: Forsythe/Clark motion/second to go into executive session at 4:52PM to discuss the financials of particular companies. Motion passes unanimously.

At 5:11 PM, Strait/Clark motion/second to return to regular session. Motion passes unanimously.

Adjournment: At 5:12 PM, Chairman McNeil declares the meeting adjourned.