

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of May 23, 2023

CALL TO ORDER: Chairman Staples calls the meeting to order at 1:05 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples	Present	McMahon.....	Absent
LaBaff.....	Present	Morrill.....	Absent
Blevins.....	Present	Reagen	Present
Hall	Absent		

A quorum is recognized.

IDA Staff present: Patrick Kelly, Lori Sibley, Kimberly Gilbert, and Richard Williams.

PUBLIC NOTICE: Public notifications sent May 17, 2023 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: Mr. Kevin McAuliffe, Attorney at Barclay Damon representing the Massena Green Hydrogen Facility Project and Air Products and Chemicals, Inc., and Genevieve Trigg, Partner at Barclay Damon representing the TJA-NY-Canton Solar Farm, LLC Project. Each person states their reason for attending today’s meeting and adds no further comment.

APPROVAL OF MINUTES: Motion to accept the minutes of the March 30, 2023 meeting by Mr. LaBaff, seconded by Mr. Blevins. Motion carried unanimously.

FINANCIAL REPORTS: Ms. Gilbert reports on the December 2022 financial report, stating it reconciles back to the audit, which was already approved at the last meeting. She continues with the January 2023 financial report where she mentions the RVRDA issued its first installment of their administrative fee and CDEIP funding was issued to Norwood Village Green Concert Series. In February 2023, Ms. Gilbert mentions RVRDA administrative revenue was received by the IDA-LDC and CDEIP payments were issued. In March 2023, a CDEIP payment was issued to the Town of Louisville and Avalon was issued payment for our cyber security contract. Motion to accept the December 2022, January 2023, February 2023, and March 2023 financial reports by Mr. LaBaff, seconded by Mr. Reagen. Motion is approved by unanimous vote.

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly reports the following:

Michels Power: Michels Power plans to move out of the Canton Industrial Building soon. Their project with the New York Power Authority is moving further to the east. For the next phase of their project, Michels has expressed interest in occupying space in the Massena Industrial Park Lot 19 Building.

100 Paterson Street Building: Phase III of the rehabilitation project is underway.

Downtown Revitalization Initiative (Massena Award): We are corresponding with the New York State Historic Preservation Office regarding the Massena School of Business Rehabilitation Project. There will likely be a Memorandum of Understanding with the Village of Massena to be presented at the next IDA meeting. We received an Incentive Proposal from Empire State Development for the project.

Marketing: There are a few upcoming events in Canada this fall which staff plan to attend. Additionally, as part of our efforts to obtain a Lead Generation service in Canada, we will send out a second Request for Proposals this summer since we did not receive the level of response we had hoped for from our initial solicitation. Job Fairs are also scheduled for the three BOCES Career and Technical Centers the week of June 5th. IDA staff have connected with several businesses to inform them of the opportunities available for hiring graduating seniors from the three BOCES tech centers.

Annual Meeting: The Annual Meeting of the IDA is scheduled for June. Mr. Staples appoints a nominating committee consisting of Mr. LaBaff, Mr. Blevins and Mr. Reagen, to prepare nominations to be presented at the Annual Meeting.

NEW BUSINESS:

Resolution IDA-23-05-12: Approving Resolution for TJA-NY Canton Solar Farm: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review, a project summary is provided, and a public hearing was held this morning in consideration of the 15-year PILOT. There were no comments at the hearing. Mr. LaBaff asks about the employment projections, which there are expected to be 30-50 local construction workers employed initially, with contracted maintenance jobs throughout the duration of the project, but no permanent full-time positions. Mr. Staples adds that this is a 5 MW solar project that will take about 4-6 months to complete. Mr. LaBaff motions to approve Resolution IDA-23-05-12, seconded by Mr. Reagen. Motion is approved by unanimous vote.

Resolution IDA-23-05-13: Approving Resolution for St. Lawrence County, NY-S1, LLC: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review, a project summary is provided, and a public hearing was held this morning in consideration of the proposed PILOT. There were no comments at the hearing. Mr. Kelly adds that this is a 4.4 MW, \$6.76 million project. Mr. LaBaff motions to approve Resolution IDA-23-05-13, seconded by Mr. Reagen. Motion is approved by unanimous vote.

Resolution IDA-23-05-14: Approving Resolution for St. Lawrence County, NY-S2, LLC: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review, a project summary is provided, and a public hearing was held this morning in consideration of the proposed PILOT. There were no comments at the hearing. Mr. Kelly reviews the details of the project. Mr. LaBaff motions to approve Resolution IDA-23-05-14, seconded by Mr. Reagen. Motion is approved by unanimous vote.

Resolution IDA-23-05-15: Authorizing a Sales and Use Tax Exemption for Atlantic Testing Laboratories: Mr. Kelly references previous drill rig projects the Agency has undertaken with the company and reference the Cost Benefit Analysis/Project Evaluation. The company plans to acquire specialized Geoprobe drilling equipment to support its expanded focus into environmental, geotechnical, and exploration activities. The company has locations all around the state, with the headquarters located in St. Lawrence County. The previous projects have met employment requirements, and this project is expected to create two more full-time equivalent employees at the company's drilling division in Canton. Mr. Blevins motions to approve Resolution IDA-23-05-15, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-23-05-16: Initial Project Resolution for Massena Green Hydrogen Facility: Mr. Kelly explains that the New York Power Authority granted an allocation of power for this project. The PILOT request from the application would require a deviation from our standard 10-year PILOT, so will require the Town of Massena and the Massena School District will have providing consent resolution for the PILOT. This project has the potential to employ 65 full-time equivalent jobs. Mr. LaBaff suggests this will be a significant project for the area. Mr. McAuliffe adds that there is enough land to double the size of this project. Mr. Blevins motions to approve Resolution IDA-23-05-16, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-23-05-17: Authorizing a Subrecipient Agreement with St. Lawrence County for the St. Lawrence County American Rescue Plan Act Economic Development and Tourism Funding Program: The agreement will enable us to receive reimbursement for the ARPA funding program being administered by the IDA on behalf of the County. Mr. Kelly mentions the agreement has been reviewed by IDA Attorney Andrew Silver. Mr. LaBaff motions to approve Resolution IDA-23-05-17, seconded by Mr. Reagen. The motion is approved by unanimous vote.

Members of the Public exit the meeting at 1:31 PM.

Resolution IDA-23-05-18: Authorizing Professional Services for Rail at the Benson Mines Site Aggregate Loading Facility in the Town of Clifton: The project received an award in 2016 and has requested some extensions over the years. This resolution authorizes the expenditure of engineering funds for the project approved through the RFP process which was undertaken for the project. Mr. LaBaff motions to approve Resolution IDA-23-05-18, seconded by Mr. Blevins. The motion is approved by unanimous vote.

EXECUTIVE SESSION: Mr. LaBaff/Mr. Blevins motion for executive session at 1:35 PM to review the employment and financial documents of specific companies. The motion is approved by unanimous vote. At 1:52 PM Mr. Blevins/Mr. LaBaff motion to return to regular session. The motion is approved by unanimous vote.

Resolution IDA-23-05-19: Authorizing Allocations through the St. Lawrence County ARPA Economic Development and Tourism Funding Program: Mr. Blevins motions to accept Resolution IDA-23-05-19, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Reagen. The meeting adjourns at 1:57 PM by unanimous vote.

Mr. Lynn Blevins, Secretary