

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Meeting of June 27, 2023**  
**(Annual Meeting)**

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**CALL TO ORDER:** Chairman Staples calls the ANNUAL MEETING to order at 1:00 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

**ROLL CALL:**

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

A quorum is recognized.

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

**PUBLIC NOTICE:** Public notifications sent June 20, 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. Gordon Woodcock, Director of Project Development for PIVOT Energy and Andy Gardner, Reporter for Johnson Newspapers are both present, neither offer any comment.

**APPROVAL OF MINUTES:** Motion to accept the minutes of the May 23, 2023 meeting by Mr. LaBaff, seconded by Mr. Reagen. Motion carried unanimously.

**FINANCIAL REPORTS:** Ms. Gilbert reports on the April 2023 financial report, mentioning payment received from the County for the 2<sup>nd</sup> quarter installment of the Economic Development Agreement, in addition to expenditures for North American Forest Group that will be reimbursed through the Northern Border Regional Commission Grant, as well as ARPA award expenditures. Additionally, all PILOT payments were received and distributed. Ms. Gilbert continues with the May 2023 financial report where she mentions costs for the 100 Paterson Street property. Motion to accept the April and May 2023 financial reports by Mr. LaBaff, seconded by Mr. Reagen. Motion is approved by unanimous vote.

**COMMITTEE REPORTS:** Nominating Committee (LaBaff – Chair, Blevins and Reagen). Nominating Committee Chairman Ernest LaBaff offers the following slate of officers: Brian W. Staples (Chairman), Lynn Blevins (Vice-Chairman) and Ernest LaBaff (Secretary). Hearing no other nominations, motion to accept the slate of officers made by Mr. LaBaff, seconded by Mr. Reagen. Motion carried unanimously.

**STAFF REPORT:** Mr. Kelly reports the following:

**Solar Projects:** So far this year, 15 solar PILOTs have been billed for approximately \$290,000 in new PILOT revenue to the affected taxing jurisdictions. Projections for January 2024 indicate over 20 solar PILOTs will be billed for approximately \$390,000.

**Michels Power:** Michels Power has now moved out of the Canton Industrial Building and moved into the Massena Industrial Park Lot 19 Building.

**100 Paterson Street Building:** Phase III work, consisting of paving the front and back entranceways, as well as painting and metal sheeting the inside walls, is underway.

Downtown Revitalization Initiative (Massena Award): A Memorandum of Agreement with the Village of Massena will be presented under New Business today.

Reappointments: The terms of Brian Staples and Ernest LaBaff will expire in September 2023. Mr. LaBaff and Mr. Reagen motion/second to recommend to the County Board of Legislators that Mr. Staples and Mr. LaBaff be reappointed for another term. Carried Unanimously.

St. Lawrence County Center for Entrepreneurial Leadership (“CEL”): Seven people graduated from the 2023 CEL Training Program on June 5<sup>th</sup>. This is the 3<sup>rd</sup> class and over 30 small business leaders in St. Lawrence County have now completed the program. Participants are pleased with the content of the program, with several former and recent participants recommending the course to other local business leaders.

St. Lawrence County American Rescue Plan Act “ARPA”: An agreement was formalized with the County, and we received reimbursement for expenditures paid for the initial round of awards. Mr. Kelly provides a brief overview of awards/amounts already allocated through various ARPA programs and amounts remaining to be allocated for each program. Further, Mr. Kelly provides a summary of the number of participants that have completed various training programs that are paid with ARPA funds. A similar report was given by Mr. Kelly to the County at a recent Finance Committee meeting. Mr. Hall asks if there was any feedback from the County’s Finance Committee regarding the awards that have been approved to date. Mr. Kelly responds that the County is pleased with the work that has gone into the process and businesses are very appreciative, adding that many have indicated that the awards have brought a great deal of value to them after experiencing financial loss as a result of the pandemic. Mr. Reagen adds that the IDA provides a map to the County Legislators indicating where awards are going throughout the County. This is very beneficial in showing how widespread the awards are in each district throughout the County.

CDL-A Training Program: Seaway Timber Harvesting has donated a trailer for the SUNY Canton’s CREST Center’s CDL-A program. The trailer needed a modest amount of work, costing \$5,000, to be made ready for use.

Job Fairs: St. Lawrence-Lewis BOCES held job fairs at each of their tech centers earlier this month. This is the first attempt at having an event of this type at each of the centers. Senior students with an interest in summer job opportunities, or full-time work after high school, had the opportunity to speak with over 30 employers. The feedback was very good and the BOCES Career and Technical Education Department anticipates the event will be held again next year. Ms. Sibley assisted with outreach and invites to employers and attended each of the events.

NYSEDC: The New York State Economic Development Council held their Basic Introduction to Economic Development Course last week in Albany. Mr. Kelly conducted a lecture for one of the classes at the event.

North Country Alliance: Staff attended the NCA Annual Meeting that was held last Wednesday in Saranac Lake.

#### NEW BUSINESS:

Resolution IDA-23-06-20: Approving Resolution for PIVOT Solar NY 10, LLC: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review. Mr. Kelly provides a brief summary of the proposed 5 MW solar array project located in the Town of Oswegatchie. A public hearing was held June 13<sup>th</sup> for consideration of the 15-year PILOT with no public comment. Chairman Staples adds that the length of the project is expected to be 35-40 years. Mr. LaBaff motions to approve Resolution IDA-23-06-20, seconded by Mr. Morrill. The motion is approved by unanimous vote.

Mr. Gordon Woodcock exits the meeting.

Resolution IDA-23-06-21: Approving the Execution of a Memorandum of Agreement with the Town of Massena for the Downtown Revitalization Initiative: Mr. Kelly briefly describes the project and our role as we work with the Village of Massena to preserve the historic façade, while enhancing accessibility to the river. The Memorandum of Agreement with the Village of Massena will serve as a guide to identifying the specific roles of each party involved in the project. Mr. LaBaff motions to approve Resolution IDA-23-06-21, seconded by Mr. Reagen. The motion is approved by unanimous vote.

EXECUTIVE SESSION: Mr. LaBaff/Mr. Hall motion/second for executive session at 1:21 PM to review the employment and financial documents of specific companies. The motion was approved by unanimous vote. At 1:32 PM Mr. Mr. LaBaff/Mr. Hall motion/second to return to regular session. The motion is approved by unanimous vote.

Resolution IDA-23-06-22: Authorizing Allocations through the St. Lawrence County ARPA Economic Development and Tourism Funding Program: Mr. Hall motions to accept Resolution IDA-23-06-22, seconded by Mr. Reagen. Mr. LaBaff abstains. The motion is approved by majority vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Reagen. The meeting adjourns at 1: 32 PM by unanimous vote.

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Mr. Ernest LaBaff, Secretary