

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MEETING AGENDA**

Agenda subject to change

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

August 15, 2023

Call to Order

Roll Call

Public Notice August 10, 2023

Public Comment

Approval of July 25, 2023 1-3
Minutes

Financial Report: June 2023 4-10

Committee Reports

Staff Report Patrick Kelly

Old Business None

New Business Resolution: Approving Resolution for NY USLE CANTON MEADE, LLC 11-24

 Resolution: Authorizing Allocations through the St. Lawrence County American Rescue
 Plan Act "ARPA" Economic Development and Tourism Funding Program
 25

Executive Session

Adjournment

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ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of July 25, 2023

CALL TO ORDER: Vice Chairman Blevins calls the meeting to order at 1:03 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples	Present (via Zoom)	McMahon.....	Present
LaBaff.....	Present	Morrill.....	Present
Blevins.....	Present	Reagen	Present
Hall	Present		

A quorum is recognized.

IDA Staff present: Patrick Kelly, Lori Sibley, Kimberly Gilbert, Robert Ahlfeld, and Brian Norton.

PUBLIC NOTICE: Public notifications sent July 19, 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: None

APPROVAL OF MINUTES: Motion to accept the minutes of the June 27, 2023 meeting by Mr. LaBaff, seconded by Mr. Reagen. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly reports the following:

100 Paterson Street Building: The 1946 portion of the building is substantially complete. Paving work is finished. The plan is to replace the curved roof of the 1946 section once the summer is over and the contractor completes work in schools. Work is now focused on the 1912 space.

Marketing: Staff attended the Bass Masters Open last week in Massena. Distributed Come Here/Come Home information. Over 400 anglers from all over parts of the U.S. participated in the event. Mr. McMahon asks where the majority of anglers are from. Mr. Ahlfeld replies that most competitors are from the southern states, and data collected from the St. Lawrence County Chamber of Commerce indicates the average stay in the County was 6 days.

Realtors Roundtable: Discussions with our local realtors focused on capturing information about the people looking to purchase property in St. Lawrence County and advocating on our behalf to let people know about business and workforce opportunities available in the county. Mr. McMahon asks if people are still coming here from out of the area. Mr. Kelly, yes, but not at the same pace as during the pandemic. COVID helped open those doors sooner to more remote opportunities, allowing people the ability to relocate to smaller towns and cities, without having to physically be in a large corporate office. Attracting people seeking to leave larger urban and suburban areas was a goal the late Tom Plastino always felt was important to include in our Comprehensive Economic Development Strategy.

Tradeshows: Staff will be attending tradeshows in Ontario and Quebec this fall.

Economic Development Services Agreement: Our current agreement with the County will expire this year. Staff will meet with County representatives to discuss goals and opportunities for contract renewal.

Consolidated Funding Applications (“CFA”): As we get closer to the deadline for submitting CFAs, several municipalities, businesses, and not-for-profits have asked for a letter of support from us, indicating the potential for additional project activity in the coming months.

St. Lawrence-Lewis BOCES: BOCES Adult Education and Workforce Development recently informed us that they received a Reimagine Workforce Grant for over \$250,000 to help leverage training funds for the Heavy Equipment Operator and Certified Clinical Medical Assistant Programs. As American Rescue Plan Act (“ARPA”) funds are depleting, this will serve as an additional funding stream to help sustain these program offerings. The Grant was based on the program models that were created for the ARPA funding.

Semi-Annual Report: Staff is currently working on composing the semi-annual report with highlights from the first half of 2023.

NEW BUSINESS:

Resolution IDA-23-07-23: Adopting a Policy for Providing Notice to Affected Taxing Jurisdictions: The state introduced into law a relating to the notification to local taxing jurisdictions of IDA project activity. This resolution and policy outline our notification procedures to ensure compliance with the new rules. A discussion ensues regarding promoting and explaining IDA activity, both to jurisdictions and the public, and ways to better clarify and explain complex projects and incentives, such as PILOT agreements. Mr. LaBaff motions to approve Resolution IDA-23-07-23, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-23-07-24: Authorizing Letter of Resolution with the New York State Office of Parks, Recreation & Historic Preservation and Empire State Development: Due to the historic nature of the School of Business, in order to move forward with the project, a Letter of Resolution is required between the SLCIDA, the New York State Office of Parks, Recreation & Historic Preservation, and Empire State Development to ensure that redevelopment efforts will accommodate the New York State Office of Parks, Recreation & Historic Preservation’s recommendations. Mr. LaBaff motions to approve Resolution IDA-23-07-24, seconded by Mr. Reagen. The motion is approved by unanimous vote.

Resolution IDA-23-07-25: Approving Resolution for Solitude Solar Russell County Road 31 Microgrid, LLC: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review. Mr. Kelly provides a summary of the proposed 2.1 MW solar array project located in the Town of Russell. A public hearing was held July 11th for consideration of the 20-year PILOT with no public comment. Mr. McMahon motions to approve Resolution IDA-23-07-25, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-23-07-26: Authorizing Lease for 100 Paterson Street Building with Corning Incorporated: Mr. Kelly states the company will utilize 20,000 square feet of warehouse space in the 1946 section of the 100 Paterson Street Building. This is a 2-year lease with extension options that will assist a local manufacturer with over 300 employees. Mr. Staples adds that the SLCIDA is still responsible for the maintenance of the common area and grounds. Discussion ensues regarding the amount of space available if Corning is leasing space, and Canexsys decides to expand from their 8,000 square feet of space to an additional 30,000 square feet of space for which the company has an option. Mr. Kelly mentions there will be 8,000 square feet available in the cold storage area and 3,000 square feet available for office space if Canexsys decides to take the extra space. Mr. Hall motions to accept Resolution IDA-23-07-26, 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: 32 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary

DRAFT

St. Lawrence County Industrial Development Agency
Highlights for
June 2023

Revenue

- Building Revenues	2,666.66
- Gain/Loss on Investments	14,278.97
- Project Fees (TJA Oswegatchie, app fees from Grass River & US Light & Energy Solar Projects)	99,560.28
- ARPA Revenue from SLC - 1st payment rec'd	95,000.00
- SLC Revenues (3rd Qtr Revenue - Econ Dev Agreement)	100,000.00
- Interest Income	<u>3,749.10</u>

\$315,255.01

Expenses

- Building Expenses (<i>Includes Build Out for Tenants at Paterson St</i>)	312,701.13
- ARPA Program Expenses	357,254.97
- IT Expenses (Inc Cyber Security)	1,658.70
- Office Equipment Expense (Chair small Conf Room & Cell Phones x 4)	1,070.94
- Marketing Expenses	3,862.50
- Educational Workshop Expense	595.00
- Subscription Expenses	534.16
- Other Travel Expenses (Meals & Canadian Travel)	1,616.14
- Other Operating Expenses	2,472.61
- Payroll Expenses	<u>71,675.47</u>

\$753,441.62

Net Income (\$438,186.61)

St. Lawrence County Industrial Development Agency

Balance Sheet

As of June 30, 2023

Jun 30, 23

ASSETS

Current Assets

Checking/Savings

200 · Cash	294,801.36
200P · Cash - Payroll Checking Account	17,394.94
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	1,922,058.85
201K · Key Bank Cash in Time	1,391,094.04
Total 201 · Cash in Time Deposits	3,313,152.89
202ARPA · NBT Account - ARPA Funding	21,297.05
203 · Cash - Rental Deposits	9,059.64

Total Checking/Savings 3,655,705.88

Other Current Assets

260 · Grant Receivable	100,576.72
202 · Accrued Interest Receivable	14,599.00
206 · Accrued Accounts Receivable	119,622.49
211 · Special Reserve	
211A · Special Reserve-LPL Investing	2,000,000.00
211C · Special Reserve LPL Cash Acct	43,205.91
Total 211 · Special Reserve	2,043,205.91
220 · Due from Others	
220-I · Due from Others for Insurance	3,070.60
220A · Misc. Due from Others	4,221.01
Total 220 · Due from Others	7,291.61

Total Other Current Assets 2,285,295.73

Total Current Assets 5,941,001.61

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	39,669.00
128-C · CIP Depreciation	-10,451.96
Total 128 · Canton Industrial Park	372,457.04

St. Lawrence County Industrial Development Agency

Balance Sheet

As of June 30, 2023

	<u>Jun 30, 23</u>
129 - Canton Industrial Building	
129-A - Canton Industrial Building	2,024,824.19
129-B - Canton Industrial Bldg Improv	165,873.20
129-C - Canton Ind Bldg - Depreciation	<u>-598,195.18</u>
Total 129 - Canton Industrial Building	1,592,502.21
Total Fixed Assets	2,080,061.98
Other Assets	
510P - Net Pension Asset	121,868.00
299 - Deferred Outflow - Pension	1,071,561.00
Capital Lease Receivable	
590 - L/R - Capital Lease OpTechLot20	42,027.02
592 - L/R - NY Power Tools - Lot 17	128,567.34
594 - L/R - From the Heart Cabinetry	<u>533,967.01</u>
Total Capital Lease Receivable	704,561.37
Notes Receivable (N/R)	
591 - N/R - LC Drives RDBG 2017	16,420.76
593 - N/R - LC Drives 2018 RDBG	<u>33,934.54</u>
Total Notes Receivable (N/R)	50,355.30
Total Other Assets	1,948,345.67
TOTAL ASSETS	<u>9,969,409.26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 - Deferred Grant Revenue(RDBG)	
526 - A - Deferred Grant Rev - NAFG-NBRC	92,599.24
526 - Deferred Grant Revenue(RDBG) - Other	<u>50,355.30</u>
526 - Deferred Grant Revenue(RDBG)	142,954.54
2100 - Deposit - Rental	9,059.64
522 - Prepaid Revenue(ESD Rail \$)	112,141.49
523 - Accrued Expenses Payable	<u>171,331.70</u>
Total Other Current Liabilities	435,487.37
Total Current Liabilities	435,487.37
Long Term Liabilities	
511 - Deferred Inflow of Pension	885,728.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	<u>512,232.96</u>
Total Notes Payable (N/P)	512,232.96
500 - Emp Compensated Time Accruals	306,082.34
501 - PostEmpBenft Other Than Pension	<u>2,682,545.00</u>
Total Long Term Liabilities	4,386,588.30
Total Liabilities	4,822,075.67
Equity	
3700 - Investment in Capital Assets	1,556,563.05
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	2,758,545.88
Net Income	<u>-1,167,775.34</u>
Total Equity	5,147,333.59
TOTAL LIABILITIES & EQUITY	<u>9,969,409.26</u>

St. Lawrence County Industrial Development Agency
Budget Report
June 1 - June 30, 2023

	2023 Budget	Jun-23	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	14,278.97	29,916.72	5,083.28
2409B · Interest Income - Banking	725.00	8.63	2,968.14	(2,243.14)
2409L · Interest Income - Lease	26,000.00	3,740.47	14,692.03	11,307.97
2421 · St. Lawrence County Revenue	400,000.00	100,000.00	300,000.00	100,000.00
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	469,125.00	118,028.07	347,576.89	121,548.11
Canton Industrial Building				
2450 · Rental Income - CIB	63,385.00	0.00	47,540.00	15,845.00
Total Revenue for CIB	63,385.00	0.00	47,540.00	15,845.00
6455408 · Maintenance Expense - CIB	15,000.00	650.00	6,453.16	8,546.84
6455411 · Insurance Expense - CIB	5,250.00	0.00	0.00	5,250.00
6455415 · Tax/PILOT Expense - CIB	22,500.00	0.00	0.00	22,500.00
6455416 · Utilities Expense - CIB	2,500.00	263.48	2,832.59	(332.59)
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	2,566.00	214.21	1,081.87	1,484.13
6455510 · Depreciation Expense - CIB	67,208.00	0.00	0.00	67,208.00
Total Expenditure for CIB	115,124.00	1,127.69	10,367.62	104,756.38
Total Canton Industrial Building	(51,739.00)	(1,127.69)	37,172.38	(88,911.38)
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	2,755.00	0.00	0.00	2,755.00
Total Expenditure for CIP	4,505.00	0.00	0.00	4,505.00
Total Canton Industrial Park	(4,505.00)	0.00	0.00	(4,505.00)
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	6,000.00	0.00	2,500.00	3,500.00
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	6,305.00	0.00	2,500.00	3,805.00
Total Gouverneur Industrial Park	(6,305.00)	0.00	(2,500.00)	(3,805.00)
100 Paterson Street Building				
2485 - Rental Income - 100 Paterson St	32,000.00	2,666.66	13,333.30	18,666.70
Total Revenue for 100 Paterson Street	32,000.00	2,666.66	13,333.30	18,666.70
6455408 · Maintenance Expense - 100 Paterson St	20,000.00	10,329.32	109,479.06	(89,479.06)
6455410 · Tenant Buildout - 100 Paterson St	0.00	300,094.43	436,750.00	(436,750.00)
6455411 · Insurance Expense - 100 Paterson St	16,000.00	0.00	0.00	16,000.00
6455416 · Utilities Expense - 100 Paterson St	7,500.00	1,149.69	18,166.71	(10,666.71)
6455499 · Miscellaneous Expense - 100 Paterson St	1,000.00	0.00	0.00	1,000.00
6455510 · Depreciation Expense - 100 Paterson St	70,000.00	0.00	0.00	70,000.00
Total Expenditure for 100 Paterson St	114,500.00	311,573.44	564,395.77	(449,895.77)
Total - 100 Paterson Street	(82,500.00)	(308,906.78)	(551,062.47)	468,562.47
Total Building Revenues	95,385.00	2,666.66	60,873.30	34,511.70
Total Building Expenses	240,434.00	312,701.13	577,263.39	(336,829.39)
Total Building Net Income	(145,049.00)	(310,034.47)	(516,390.09)	371,341.09

	2023			
	Budget	Jun-23	YTD	Balance
ARPA Revenue				
2480 · ARPA Revenues from SLC	3,387,000.00	95,000.00	95,000.00	3,292,000.00
Total Revenue for ARPA	3,387,000.00	95,000.00	95,000.00	3,292,000.00
6458501 · ARPA - Facility&Infrastructure	1,000,000.00	92,583.55	109,983.55	890,016.45
6458502 · ARPA - Small Business & NP	300,000.00	27,500.00	97,500.00	202,500.00
6458503 · ARPA - Tourism Promotion	350,000.00	158,000.00	160,701.75	189,298.25
6458504 · ARPA - Tourism Capacity	350,000.00	40,000.00	40,000.00	310,000.00
6458505 · ARPA - Workforce -New Worker	300,000.00	0.00	5,000.00	295,000.00
6458506 · ARPA - Workforce -Existing Worker	300,000.00	4,148.00	17,196.17	282,803.83
6458507 · ARPA - Workforce -Heavy Equip	150,000.00	0.00	41,100.00	108,900.00
6458508 · ARPA - Workforce -Healthcare	125,000.00	0.00	3,304.00	121,696.00
6458509 · ARPA - Workforce -Pipeline	25,000.00	0.00	0.00	25,000.00
6458510 · ARPA - CDLA Program	287,000.00	20,340.00	66,560.00	220,440.00
6458511 · ARPA - Family Child Care	200,000.00	14,683.42	17,858.92	182,141.08
Total Expenditure for ARPA	3,387,000.00	357,254.97	559,204.39	2,827,795.61
Total ARPA Programs	0.00	(262,254.97)	(464,204.39)	464,204.39
Miscellaneous Projects				
2413 · Project Fees	10,000.00	99,560.28	111,560.28	(101,560.28)
2420 · PILOT Revenue	335,000.00	0.00	341,530.28	(6,530.28)
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	345,600.00	99,560.28	453,090.56	(107,490.56)
6420617 · NF Rail Rehab Expense	2,500.00	0.00	0.00	2,500.00
6420623 · NBRC-NAFG Expenses	0.00	0.00	219,269.39	(219,269.39)
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
6490616 · PILOT Payment Expense	335,000.00	0.00	341,530.28	(6,530.28)
Total Expenditure for Misc. Projects	372,500.00	0.00	560,799.67	(188,299.67)
Total Miscellaneous Projects	(26,900.00)	99,560.28	(107,709.11)	80,809.11

	2023			
	Budget	Jun-23	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	250.00	3.02	103.21	146.79
6460408 · Maintenance Expense	1,500.00	60.90	399.71	1,100.29
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	8,400.00	380.33	3,390.74	5,009.26
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	0.00	1,052.51	1,447.49
6460421 · Office Equipment Expense	7,500.00	1,070.94	8,878.68	(1,378.68)
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,000.00	299.56	1,778.80	5,221.20
6460424 · Postage Expense	500.00	37.47	283.06	216.94
6460425 · Printing and Copying Expense	2,000.00	330.84	1,621.34	378.66
6460426 · IT Expense	3,000.00	1,658.70	16,327.21	(13,327.21)
6460427 · Professional Associations Expense	1,500.00	0.00	1,350.00	150.00
6460432 · Other Legal Expense	5,000.00	0.00	15,173.10	(10,173.10)
6460433 · Legal Expense - Retainer	5,500.00	0.00	1,375.00	4,125.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	3,862.50	27,712.69	(2,712.69)
6460440 · Auto Expense	2,000.00	131.03	431.44	1,568.56
6460441 · Subscriptions & Periodicals	500.00	534.16	648.16	(148.16)
6460442 · Meeting Expense	1,000.00	659.02	1,602.20	(602.20)
6460443 · Mileage Expense	1,000.00	555.44	555.44	444.56
6460444 · Education Workshops Expense	10,000.00	595.00	4,370.00	5,630.00
6460445 · Travel Expense	2,500.00	1,616.14	3,544.47	(1,044.47)
6460499 · Miscellaneous Expense	500.00	15.00	113.01	386.99
6460503 · Payroll Expenses				
503A · Salaries & Wages	486,500.00	57,419.55	253,092.87	233,407.13
503B · Employee Benefits	177,250.00	9,882.58	63,757.32	113,492.68
503C · Post Employment Benefits Expense	160,000.00	0.00	0.00	160,000.00
503D · Payroll Tax Expense	36,250.00	4,099.47	18,091.41	18,158.59
503E · Payroll Processing Fees	2,000.00	273.87	1,396.27	603.73
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	968,925.00	83,485.52	427,048.64	541,876.36
Total Revenue	4,297,110.00	315,255.01	956,540.75	3,340,569.25
Total Expenses	4,968,859.00	753,441.62	2,124,316.09	2,844,542.91
Net Income	(671,749.00)	(438,186.61)	(1,167,775.34)	496,026.34

St. Lawrence County Industrial Development Agency
Cash and In Time Report
June 2023

Type of Account	Bank	Amount
Checking	NBT Bank	294,801.36
Payroll Account	NBT Bank	17,394.94
Savings	NBT Bank	1,922,058.85
Money Market	Key Bank	1,391,094.04
MM - ARPA Funds	NBT Bank	21,297.05
Tenant Security Deposit	NBT Bank	9,059.64
		\$3,655,705.88
NBT-LPL Investments	NBT	2,043,205.91
		\$2,043,205.91
		\$5,698,911.79

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPROVING RESOLUTION

NY USLE CANTON MEADE, LLC *Project Number 4001-23-05*

Resolution No. IDA-23-08 –xx

August 15, 2023

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on August 15, 2023 at 1:00 P.M., local time, in the Main Conference Room of the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

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

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

The following persons were ALSO PRESENT: Staff (Patrick Kelly, Robert Ahlfeld, and Kimberly Gilbert).

After the meeting had been duly called to order, the Chairman announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to proposed project for the benefit of NY USLE Canton Meade, LLC.

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

A RESOLUTION (1) AUTHORIZING THE DEVELOPMENT OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) BY NY USLE CANTON MEADE, LLC (THE “COMPANY”) A NEW YORK LIMITED LIABILITY COMPANY; (2) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; (3) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, AND EQUIPPING OF THE PROJECT; AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX

AGREEMENT (PILOT AGREEMENT”) IN ACCORDANCE WITH A DEVIATION FROM THE AGENCY’S UNIFORM TAX EXEMPTION POLICY MORE SPECIFICALLY DESCRIBED HEREIN; (4) AUTHORIZING ACCEPTANCE OF A LEASEHOLD INTEREST IN CERTAIN REAL PROPERTY AND THE IMPROVEMENTS THEREON IN RELATION TO UNDERTAKING THE PROJECT; AND (5) APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, Title 1 of Article 18 A of the General Municipal Law of the State of New York (the “**Enabling Act**”) was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (“**State**”); and

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction which shall be suitable for manufacturing, warehousing, civic, commercial and research facilities, including recreation facilities, in order to advance job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 358 of the Laws of 1971 of the State, (collectively, with the Enabling Act, the “**Act**”), and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so promote job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, the Company previously presented an application (the “**Application**”) to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project, as further described in Exhibit A (the “**Project**”) consisting of: (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York 13617 (the “**Land**”); (B) the construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (the “**Improvements**”); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “**Equipment**” and, together with the Land and Improvements, the “**Facility**”), and (D) the sub sub-lease of the Agency’s interest in the Facility back to the Company pursuant to a leaseback agreement; and

WHEREAS, the Company further requested a deviation from the Agency’s Uniform Tax Exemption Policy (“**UTEP**”) in the form of a PILOT Agreement with a term of 15 years

(the “**Deviation**”), which Deviation exceeds the Agency’s standard 10-year period of abatement under the Agency’s UTEP; and

WHEREAS, as required by the Agency’s UTEP the consent of the Town of Canton (the “**Town**”), and the Canton Central School District (the “**School District**”) was required prior to the Agency approval of the Deviation; and

WHEREAS, by a Resolution adopted July 6, 2023, the School District consented to the Deviation, and, by Resolution adopted July 12, 2023, the Town consented to the Deviation; and

WHEREAS, to aid the Agency in making a determination whether the acquisition, construction, installation and equipping of the Facility will be in conformance with Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), the Company has submitted to the Agency a completed Full Environmental Assessment Form-Part I dated October 17, 2022 and completed Full Environmental Assessment Form-Parts II and III dated November 28, 2022 (collectively, the “**EAF**”) with respect to the Project; and

WHEREAS, pursuant to SEQRA, the Agency has been informed that (1) the Town Planning Board (the “Planning Board”) was designated to act as “lead agency” with respect to the Project, and (2) the Planning Board issued a Determination of Non-Significance on November 28 2022 (the “Negative Declaration”) determining that (a) the acquisition, construction and installation of the Project Facility will result in no significant adverse impacts on the environment and (b) an environmental impact statement need not be prepared with respect to the Project;

WHEREAS, a public hearing (the “**Hearing**”) was held on August 1, 2023, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

WHEREAS, notice of the Hearing was published in the Watertown Daily Times on July 17, 2023, in the St. Lawrence Plaindealer on July 17, 2023, and in the North County This Week on July 19, 2023 and such notice (together with proof of publication), was substantially in the form annexed hereto as **Exhibit B**; and

WHEREAS, the report of the Hearing is annexed hereto as **Exhibit C**; and

WHEREAS, the Agency has been requested to enter into (a) a sublease agreement by and between the Company and the Agency whereby the Company will sublease the Facility to the Agency (the “**Lease Agreement**”) and (b) a leaseback agreement by and between the Agency and Company whereby the Agency sub subleases the Facility back to the Company (the “**Leaseback Agreement**”).

NOW, THEREFORE, BE IT RESOLVED by the St. Lawrence County Industrial Development Agency as follows:

Section 1. Based upon the EAF, the Planning Board, as Lead Agency under SEQRA, and coordinated review with Involved and Interested Agencies, determined that the Project, involving the construction, installation and equipping of the Facility, is a Type I action as contemplated by 6 NYCRR Section 617.5(c)(1), and that there will be not have a “significant effect” on the environment and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQRA, which is binding on the Agency.

Section 2. The Agency hereby finds and determines:

- a. By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- b. The Facility constitutes a “project”, as such term is defined in the Act; and
- c. The acquisition, construction, improvement and equipping of the Facility and the leasing of the Facility to the Company, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of St. Lawrence County (the “**County**”), and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and
- d. Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations and all regional and local land use plans for the area in which the Facility is located; and
- e. The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder; and
- f. It is desirable and in the public interest for the Agency to sublease the Facility back to the Company; and
- g. The Lease Agreement will be an effective instrument whereby the Agency leases the Facility from the Company; and
- h. The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility to the Company, and by which the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company; and
- i. The Facility is a 30.11+/- acre parcel of land, being a portion of a 54.8+/- acre parcel of land, where the Company will install a 5.0 MW-AC ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical

cables, grid interconnection, site preparation, access roads and any other required improvements. The Facility, being located in the Town of Canton; and

- j. The Deviation incentivizes the Company to complete the Project, which is expected to have a material positive impact on further economic development projects in the Town and the County; and
- k. Based upon the representations of the Company, the transactions contemplated by the Leaseback Agreement shall not result in the removal of a plant from one area of the State to another area of the State.

Section 3. The Agency has assessed all material information included in connection with the application for financial assistance submitted by the Company, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the Financial Assistance to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) sublease the Land and the Improvements from the Company pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) sub sublease the Facility to the Company pursuant to the Leaseback Agreement, and (iv) execute, deliver and perform the Leaseback Agreement.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Schedule A and Schedule B, respectively, to the Leaseback Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire the Facility and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 7. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the construction, improvement and equipping of the Facility in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$50,000.00 in connection with the purchase or lease of equipment, building materials, services or other personal property and (ii) the abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit D hereof), consistent with the policies of the Agency.

Section 8. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, construct, improve and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, construct, improve and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for

purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, construct, improve and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$50,000.00 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the completion of the transaction and the execution of the documents contemplated by this resolution.

Section 9. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and the Leaseback Agreement.

Section 10. The form and substance of the Agency Documents, as hereinafter defined, to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 11.

- a. The Chairman, the Executive Director of the Agency or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, and the Leaseback Agreement to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, the Director of the Agency or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Executive Director and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, the Executive Director of the Agency or any member of the Agency shall constitute conclusive evidence of such approval.
- b. The Chairman, the Executive Director of the Agency or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any

additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 12. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, 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 resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 13. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. By acceptance hereof, the Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 14. This Resolution shall take effect immediately.

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.

STATE OF NEW YORK)

COUNTY OF ST. LAWRENCE) ss.:

I, the undersigned Secretary of the St. Lawrence County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the St. Lawrence County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on August 15, 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the Directors of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand of said Agency as of August 15, 2023.

Mr. Ernest LaBaff, Secretary

EXHIBIT A

1.	Applicant Name/ Project Number:	NY USLE CANTON MEADE, LLC Project #4001-23-05
2.	Project Description: NY USLE CANTON MEADE, LLC plans to undertake a project (the “ Project ”) consisting of (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York 13617 (the “ Land ”); (B) the construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (the “ Improvements ”); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “ Equipment ” and, together with the Land and Improvements, the “ Facility ”), and (D) the sub sub-lease of the Agency’s interest in the Facility back to the Company pursuant to a leaseback agreement.	
3.	Type of Financial Assistance Requested:	Exemption from Sales and Use taxes on purchases and rentals of goods and services relating to the undertaking of the “ Project ” as described above. Partial Real Property Tax Abatement through a PILOT.
4.	Total Amount of Project:	\$14,094,599
5.	Benefited Project Amount:	\$14,094,599
6.	Estimated value of NYS Sales & local sales and use tax exemption to be provided to the Company for this Project:	\$50,000
7.	PILOT Structure and Estimated Net Exemption from PILOT	15 Year PILOT
8.	Mortgage Recording Tax Exemption	\$0
9.	Full-time Equivalent Jobs to be Retained as a Result of the Project:	0
10.	Full-Time Equivalent Jobs to be Created as a Result of the Project:	0
11.	Expiration of the Financial Assistance:	2041

EXHIBIT B

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the St. Lawrence County Industrial Development Agency (the “Agency”) on the 1st day of August, 2023 at 10:00 a.m., local time, in-person at the St. Lawrence County Industrial Development Agency office, 19 Commerce Lane, Suite 1 (IDA Meeting Room), Canton, New York 13617 and via Zoom meeting. Members of the public may attend by viewing and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing by logging into the Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/83752593449?pwd=OXF6OVJ3bkY3SGtPc0lpTzBrZXRJdz09>

Meeting ID: 837 5259 3449

Passcode: 175209

One tap mobile

+19292056099,,83752593449#,,,,*175209# US (New York)

+16469313860,,83752593449#,,,,*175209# US

Dial by your location

- +1 929 205 6099 US (New York)
- +1 646 931 3860 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)

NY USLE Canton Meade, LLC, a New York limited liability company (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of: (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York 13617 (the “Land”); (B) the construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar energy system including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements (the “Improvements”); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment” and, together with the Land and Improvements, the “Facility”), and (D) the sub sub-lease of the Agency’s interest in the Facility back to the Company pursuant to a leaseback agreement.

The Company will own a leasehold interest in the Facility from the current owner through a long-term lease. The Agency will acquire an interest in the Facility. The financial assistance contemplated by the Agency will consist generally of the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in,

possession or control (by lease, license or otherwise) of the Facility, or of the Company acting as the agent of the Agency, consisting of (i) an exemption from state and local sales and use tax with respect to the construction and renovation of the Facility; and (ii) an exemption from general real property taxation with respect to the Facility, which exemption shall be offset, in whole or in part, by contractual payments in lieu of taxes (the “PILOT”) by the Company for the benefit of the affected tax jurisdictions.

A representative of the Agency will be at the above stated place and time to hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Project. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617, or at rwilliams@slcida.com and must be received no later than 10:00 a.m. one day prior to Public Hearing. Written statements provided to the Agency regarding the project will also become part of the record of public hearing. A transcript of the public hearing will be made available at a later date.

Please check the meeting information posted on the Agency website (www.slcida.com) to access instructions to join the meeting and to find copies of the application and the cost benefit analysis.

DATED: July 14, 2023

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

EXHIBIT C

**MINUTES OF PUBLIC HEARING HELD ON August 1, 2023
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RE: NY USLE Canton Meade, LLC**

Robert Ahlfeld of the St. Lawrence County Industrial Development Agency called the public hearing to order at 10:00 AM, local time, in-person and via Zoom, at the St. Lawrence County Industrial Development Agency office, 19 Commerce Lane, Suite 1 (IDA Meeting Room), Canton, New York 13617, and stated that the minutes of this public hearing would be recorded.

<https://us02web.zoom.us/j/83752593449?pwd=OXF6OVJ3bkY3SGtPc0lpTzBrZXRJdz09>
Meeting ID: 837 5259 3449
Passcode: 175209

One tap mobile

+19292056099,,83752593449#,,,,*175209# US (New York)

+16469313860,,83752593449#,,,,*175209# US

A public hearing at 10:00 AM, local time in-person at the St. Lawrence County Industrial Development Agency office, 19 Commerce Lane, Suite 1 (IDA Meeting Room), Canton, New York 13617

Public in Attendance: Michael McQuade, Canton Town Code Enforcement Officer; and Paige Beyer, Associate for Barclay Damon.

Mr. Ahlfeld then read the following:

We are in-person and streaming live via zoom.

NY USLE Canton Meade, LLC has submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,

The Project consists of the (A) the acquisition of a sub-leasehold interest in an approximately 30.11 acre parcel of land, being a portion of a 54.8 acre parcel of land, located at 161 Meade Road, Town of Canton, St. Lawrence County, New York. The construction on the Land of an approximately 30.11 acre 5.0 MWac ground-mounted photovoltaic solar array including panels, racking, inverters, electrical cables, grid interconnection, site preparation, access roads and any other required improvements.

All of the foregoing to constitute a solar energy generating facility (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease or sale of the Project Facility to

the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, which may include (1) an exemption from state and local sales and use tax with respect to the construction and renovation (2) exemption from mortgage recording taxes, transfer taxes (3) potential exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, subject to the obligation of the Company to make payments in lieu of taxes with.

The Project is not consistent with the Agency's uniform tax exemption policy, the Agency has followed procedures for deviation from such policy prior to granting such portion of the Financial Assistance.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.

Public Comments: No public comment was made.

There being no comments, the Public Hearing was closed at 10:15 AM.

By: Robert Ahlfeld
For: St. Lawrence County Industrial Development Agency

EXHIBIT D

Table for In-Lieu-of-Taxes Payment:
St. Lawrence County, Town of Canton,
and
Canton Central School District

The St. Lawrence County Industrial Development Agency will bill the amounts listed on the table below to the respective taxing authority based upon the pro rata share for the current tax year.

Taxable Status Date: March 1, 2024

Tax Year Beginning: School District 2024/2025
Town and County 2025

\$5,000 per MW for the first year, resulting in \$25,000 to the School District, Town and County, on a pro rata basis.

The amount would increase by 2% each year for 15.

PILOT term would be 15 years

YEAR	SCHOOL	TOWN/COUNTY	PAYMENT
1	2024/2025	2025	\$25,000.00
2	2025/2026	2026	\$25,500.00
3	2026/2027	2027	\$26,010.00
4	2027/2028	2028	\$26,530.20
5	2028/2029	2029	\$27,060.80
6	2029/2030	2030	\$27,602.02
7	2030/2031	2031	\$28,154.06
8	2031/2032	2032	\$28,717.14
9	2032/2033	2033	\$29,291.48
10	2033/2034	2034	\$29,877.31
11	2034/2035	2035	\$30,474.86
12	2035/2036	2036	\$31,084.36
13	2036/2037	2037	\$31,706.04
14	2037/2038	2038	\$32,340.17
15	2038/2039	2039	\$32,986.97

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Resolution No. IDA-23-08-xx
 August 15, 2023

**AUTHORIZING ALLOCATIONS THROUGH THE
 ST LAWRENCE COUNTY AMERICAN RESCUE PLAN ACT
 ECONOMIC DEVELOPMENT AND TOURISM FUNDING PROGRAM**

WHEREAS, on August 1, 2022, the St. Lawrence County Board of Legislators approved accepting the County’s American Rescue Plan Act (“ARPA”) Committee’s recommendation for the portion of American Rescue Plan Act Funds to be administered by the St. Lawrence County Industrial Development Agency (“IDA”), and

WHEREAS, the Board of Legislators declared that “economic development and tourism are essential to improving the services and activities available in St. Lawrence County” and allocated \$2,900,000 in ARPA funds to be distributed through the St. Lawrence County Industrial Development Agency (“IDA”) to organizations impacted by the COVID-19 pandemic, and

WHEREAS, these recommendations included authorizing funds for Economic Development and Tourism as allowed within the scope of the ARPA Final Rule, and

WHEREAS, St. Lawrence County and the IDA have an existing economic development services agreement through which the IDA provides economic development services for the County and the allocation of these funds by the IDA is being performed within the scope of this existing economic development services agreement, and

WHEREAS, the St. Lawrence County Industrial Development Agency is now accepting applications for ARPA funding assistance,

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Industrial Development Agency, having exercised its own due diligence in the matter, authorizes the allocation of ARPA funds in the amounts as described in the attached document (Exhibit A), and

BE IT FURTHER RESOLVED that the St. Lawrence County Industrial Development Agency authorizes the creation, execution and/or delivery of any and all documents and/or budget accounts that may be required to effectuate the transactions contemplated by this resolution.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Morrill				
Reagen				
Staples				

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

 Lori Sibley August 15, 2023