

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. Reagan. 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