

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of August 15, 2023

CALL TO ORDER: Chairman Staples calls the meeting to order at 1:01 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

A quorum is recognized.

IDA Staff present: Patrick Kelly, Kimberly Gilbert, and Robert Ahlfeld.

PUBLIC NOTICE: Public notifications sent August 10, 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 July 25, 2023, meeting motion made by Mr. LaBaff, seconded by Mr. Morrill. Motion carried unanimously.

FINANCIAL REPORTS: Ms. Gilbert reports on the June 2023 financial report. She highlights some of the activities for June, mentioning payments were received for the project fees for the TJA Oswegatchie Solar project. Application fees were also received from Grass River Solar and US Light & Energy Solar projects. We did receive the 3rd quarter payment from the County for the Economic Development Agreement and our first ARPA request that was submitted to the county for reimbursement of \$95,000 has been received. We have 2 more requests that have been sent and are pending. June 2023 does show significant expenses related to the modifications to the Paterson Street building, these are for repairs necessary for the building to be occupied and the expenses have been approved through resolutions at prior meetings. We also had a little over \$350,000 expended for the ARPA grant programs, this is all reimbursement based and we hope to receive the reimbursement very soon. Motion to accept the June 2023 financial reports by Mr. Hall, seconded by Mr. LaBaff. Motion is approved by unanimous vote.

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly reports the following:

A handout has been presented to the board about the 2023 Ag Tour. If you want to join us on the tour, please let the IDA know and we will register you. The tour will begin in Canton, with multiple visits scheduled to various farms around the county.

This Thursday, Mr. Kelly will be attending the Massena Central School board meeting to discuss the Air Products project. If consent is given, we will then move forward with our resolution and approval process.

100 Paterson Street Building: With the substantial amount of rain that we have received lately, there are some leaks in the roof, specifically the curved roof section. We awarded the work to specific contractors, and we are waiting for their availability, which will be once they finish school projects that they are involved in. Once they are available, we will have them make the repairs. It does not appear to have caused substantial damage and should be a relatively easy repair.

NEW BUSINESS:

Resolution IDA-23-08-27: Approving Resolution for NY USLE CANTON MEADE, LLC: The Cost Benefit Analysis/Project Evaluation documents have been distributed to the members for review. Mr. Kelly provides a summary of the proposed 30-acre, 5.0 MW solar array project located in the Town of Canton. He mentions that this is not a standard PILOT but deviates from the typical. It is a 15-year PILOT and the current land taxes that would be paid on the land is approximately \$973 annually, this amount over 15 years would equal \$14,595. Now that the PILOT is in place, those taxes will be paid as well as PILOT payments that equal \$432,000. This is an example of the huge financial benefit to the county and jurisdictions. A public hearing was held August 1st for consideration of the 15-year PILOT with no public comment. Mr. LaBaff motions to approve the resolution seconded by Mr. Reagan. The motion is approved by unanimous vote.

EXECUTIVE SESSION: Mr. LaBaff/Mr. Reagan motion/second for executive session at 1:11 PM to review the employment and financial documents of specific companies. The motion was approved by unanimous vote. At 1:33 PM Mr. Reagan/Mr. Blevins motion/second to return to regular session. The motion is approved by unanimous vote.

Resolution IDA-23-08-28: Authorizing Allocations through the St. Lawrence County American Rescue Plan Act "ARPA" Economic Development and Tourism Funding Program: Mr. LaBaff motions to accept the resolution, seconded by Mr. Blevins. Mr. Kelly summarizes the proposed ARPA grant awards. Highlighting that there are Small Business and Non-Profit awards to 3 small businesses that total \$20,000. There are awards for Facility & Infrastructure to 2 businesses that total \$9,600, and there are Workforce Training and Development awards that total \$65,140 to 3 applicants and for funds for the Heavy Equipment Operator class that is now complete. Mr. Staples abstains from the vote since one awardee is a tenant in a building that he owns; all other board members approve the resolution.

Mr. Reagan notes that he would ask staff to look at the grants that have been made and the remaining balances and make a recommendation for him to present to the ARPA Committee for approval to shift some of the funds around to expedite spending and make sure that no monies are left unspent in the ARPA program.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Staples. The meeting adjourns at 1:35 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary