

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

**October 24, 2023**

Call to Order

Roll Call

Public Notice            October 18, 2023

Public Comment

Approval of            September 26, 2023..... 1-3  
Minutes

Financial Report:      August 2023 ..... 4-10

Committee Reports

Staff Report            Patrick Kelly

Old Business            None

New Business            Resolution: Authorizing Resolution for Air Products and Chemicals, Inc. .... 11-27

Resolution: Approving FY2024 Final Budget ..... 28-31

Resolution: Authorizing Allocations through the St. Lawrence County American Rescue  
Plan Act "ARPA" Economic Development and Tourism Funding Program  
..... 32

Executive Session

Adjournment

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**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Meeting of September 26, 2023**

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**CALL TO ORDER:** Chairman Staples calls the 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.....	Present (via Zoom)
LaBaff.....	Present	Morrill.....	Absent
Blevins.....	Absent	Reagen .....	Present
Hall .....	Present		

A quorum is recognized.

IDA Staff present: Patrick Kelly, Kimberly Gilbert, Lori Sibley, and Bob Ahlfeld. IDA-LDC Staff present: John Pinkerton.

**PUBLIC NOTICE:** Public notifications sent September 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:** Andy Gardner, Reporter from the Watertown Daily Times is present. No public comment.

**APPROVAL OF MINUTES:** Motion to accept the minutes of the August 15, 2023, meeting motion made by Mr. LaBaff, seconded by Mr. Hall. Motion carried unanimously.

**NEW BUSINESS:**

**Resolution IDA-23-09-29: Authorizing an Agreement with the Development Authority of the North Country for the Massena School of Business Downtown Revitalization Initiative.** The resolution will authorize an agreement for services with the Development Authority of the North Country (“DANC”) to assist with former Massena School of Business façade restoration project. Mr. LaBaff motions to approve Resolution IDA-23-09-29, seconded by Mr. Reagan. Mr. Hall abstains from the vote due to his position as Member of the Development Authority of the North Country Board. The motion is approved by a majority vote.

Mr. McMahon excuses himself from the meeting at 1:02 PM.

**FINANCIAL REPORTS:** Ms. Gilbert reports on the July 2023 financial report. She highlights some of the activities for July, noting this was a typical month. She summarizes the report showing building expenses, about \$76,000 in ARPA award expenses and work that was performed on the Benson Mines rail line. Another payment from the County was received on August 29<sup>th</sup> for 90% of expenses for the ARPA awards. The remaining 10% of reimbursement will come in after all of the final reporting has been submitted. Mr. Hall motions to accept the July 2023 meeting minutes, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

**COMMITTEE REPORTS:** None

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

**Air Products and Chemicals, Inc.:** The Massena Central School District approved a consent resolution at their meeting last Thursday. The Town of Massena already approved a consent resolution as well and a public hearing has been scheduled for October 10<sup>th</sup>, 2023.

High Peaks Winery: Matthew Whalen was presented with the Rural Business of the Year Award from the NYS SBDC on September 13<sup>th</sup>. High Peaks currently has an IDA PILOT, an IDA-USDA equipment lease, and a loan from the SLCIDA-LDC. Mr. Kelly points out that the High Peaks Winery project and the Air Products projects demonstrate the range of IDA activity, from small start-ups to a \$400 million project.

100 Paterson Street Project: Roof warranty work is underway. Mr. Kelly discusses the need for change orders for some work on issues which have come up during the current phase of the project. The work is within range of what we typically see in a project and is not surprising with a building of this size and vintage.

Marketing: Local outreach activities include attendance by IDA Staff at St. Lawrence County Chamber of Commerce Business Spotlight events, one this evening at Applewood Orchards, where the IDA helped assist in the packaging of a North Country Economic Development Fund loan, and an event at the Bayside Grill in Ogdensburg on August 29<sup>th</sup>.

The Business Connections: Spotlight on Resources committee, which includes IDA staff members, coordinated a tour of the Canino School of Engineering at SUNY Canton last Tuesday. About 30 business representatives were in attendance to learn how to connect with programs and students at SUNY Canton. This event was modeled after the successful BOCES tours which were proved valuable by employers. We are driving the effort to help connect local employers to these programs, so they are aware of the resources at hand and have access to potential employees. The next Spotlight on Resources event will be held at Southwest Tech BOCES on October 17, 2023. A CITEC Workplace Problem Solving Workshop was held at the IDA offices last Tuesday as well, with about a dozen local attendees including some IDA staff. Advocate Drum held their meeting in St. Lawrence County a couple of weeks ago at the Gouverneur Community Center. Lori Sibley attended the meeting and spoke about the efforts she shares with the St. Lawrence County Chamber of Commerce to recruit potential workforce talent to St. Lawrence County from the military community at Fort Drum.

Out of the area outreach activities: Staff attendance at the Canadian Manufacturing and Technology Show in Toronto tomorrow, attendance at the EpTech show in Montreal earlier this month, attendance at the Advanced Design and Manufacturing Expo in Toronto in November, and the Select USA event in Montreal in December. Staff will also host Empire State Development agri-business sector representatives to show the potential for agri-business development in St. Lawrence County as part of a Drum Country regional tour.

St. Lawrence County Chamber of Commerce - Lunch and Learn Webinar: The SLCIDA and the NYS Department of Labor will present on a topic involving job postings as a resource for recruiting workers. Lori Sibley will demonstrate how employers and applicants can utilize the jobs board on the IDA website. The event is scheduled for October 4, 2023.

Heavy Equipment Operator Training: The second HEO class started at BOCES Southwest Tech Center on September 12<sup>th</sup>.

NYS Economic Development Council: The next IDA Academy will be held on November 9<sup>th</sup> in Lyons Falls. We are co-presenting with NYSERDA about the Build Ready Solar program.

Re-Appointments: Brian Staples and Ernie LaBaff have been reappointed by the County Board of Legislators to the IDA for another three-year term.

Mr. Hall mentions how the interest in BOCES Career and Tech Education programs has grown over the years. About 70% of high school students in St. Lawrence County are attending a BOCES program. Mr. Staples adds that this is preparation for the real world.

NEW BUSINESS (continued):

Resolution IDA-23-09-30: Accepting FY2024 Tentative Budget: The first step toward approving a final budget. The tentative budget includes an estimation of revenues and expenses based on historical numbers, year-to-date information, and best estimates of next year's numbers based on the information we currently have at hand for each line item of the budget. The members are asked to review the budget and provide any questions or suggestions for the final budget that will be presented in November. Mr. LaBaff motions to accept Resolution IDA-23-09-30, seconded by Mr. Reagen. Motion is approved by unanimous vote.

EXECUTIVE SESSION: Mr. LaBaff/Mr. Hall motion/second for executive session at 1:18 PM to review the employment and financial documents of specific companies. The motion was approved by unanimous vote. At 1:43 PM Mr. LaBaff/Mr. Reagen motion/second to return to regular session. The motion is approved by unanimous vote.

Resolution IDA-23-09-31: Authorizing Allocations through the St. Lawrence County American Rescue Plan Act "ARPA" Economic Development and Tourism Funding Program: Mr. Kelly mentions that an Exhibit A has been attached to the resolution indicating the awards that are being presented for approval. Mr. LaBaff motions to accept Resolution IDA-23-09-31, seconded by Mr. Hall. The motion is approved by unanimous vote.

Resolution IDA-23-09-32: Initial Project Resolution: BR Benson Mines Solar Project: We have been working with NYSERDA on the Build Ready Solar Program. NYSERDA has been looking for sites with barriers to development where they can do the front-end permitting and project development work, including negotiating a PILOT, and then seek out a developer to implement the project. This resolution will accept the application, authorize a public hearing, and initiate the process for approving incentives for the project. If this resolution passes, we will then go to the school district and the town to provide consent resolutions as the project application requests a deviation from our standard PILOT. Mr. Staples inquires into the size of the land area for the proposed project. Mr. Kelly states that it is 111 acres that will be used on the property. NYSERDA is going through all the permitting and approval processes, then a bid process through the incentives they offer to undertake the capital investment and undertake the project. Mr. LaBaff asks about the status of another solar project on Patrick Curran's property in Massena that was turned down. Mr. Kelly states that at this point he believes the developer for that project is determining whether they wish to modify and resubmit the project for approval. Mr. Reagen mentions that the proposed Benson project would be located in an area covered by waste materials from the original mining operations at the site, land for which there are limited uses. Mr. LaBaff motions to accept Resolution IDA-23-09-32, seconded by Mr. Hall. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff. The meeting adjourns at 1:49 PM by unanimous vote.

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Mr. Ernest LaBaff, Secretary

St. Lawrence County Industrial Development Agency  
 Highlights for  
**August 2023**

Revenue

- Building Revenues	2,666.66
- Gain/Loss on Investments	5,547.55
- Project Fees	267,066.74
- Benson Mines FRAP Revenue	6,089.40
- ARPA Revenue from SLC (Remaining Balance of 90% advance payment)	2,364,294.25
- Interest Income	<u>1,374.09</u>

\$2,647,038.69

Expenses

- Building Expenses ( <i>Includes Paterson St projects</i> )	75,527.87
- ARPA Program Expenses	224,199.49
- IT Expenses (Inc Cyber Security)	2,913.53
- Other Legal Expenses (Underberg & Kessler )	1,825.00
- Legal Expenses (Retainer Costs)	2,750.00
- Accounting Expenses (2022 Audit Fees)	8,456.00
- Benson Mines Rail Expenses	10,426.80
- Marketing Expenses	1,118.00
- Other Operating Expenses	7,692.66
- Payroll Expenses	<u>47,121.85</u>

\$382,031.20

Net Income \$2,265,007.49

St. Lawrence County Industrial Development Agency

**Balance Sheet**

As of August 31, 2023

**Aug 31, 23**

**ASSETS**

**Current Assets**

**Checking/Savings**

200 · Cash	1,045,412.08
200P · Cash - Payroll Checking Account	42,959.26
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	1,822,058.85
201K · Key Bank Cash in Time	1,392,039.54
<b>Total 201 · Cash in Time Deposits</b>	<b>3,214,098.39</b>
202ARPA · NBT Account - ARPA Funding	1,630,635.19
203 · Cash - Rental Deposits	9,059.94
<b>Total Checking/Savings</b>	<b>5,942,164.86</b>

**Other Current Assets**

260 · Grant Receivable	100,576.72
202 · Accrued Interest Receivable	14,599.00
211 · Special Reserve	
211A · Special Reserve-LPL Investing	2,000,000.00
211C · Special Reserve LPL Cash Acct	54,176.44
<b>Total 211 · Special Reserve</b>	<b>2,054,176.44</b>
220 · Due from Others	
220-I · Due from Others for Insurance	1,128.60
220A · Misc. Due from Others	1,079.22
<b>Total 220 · Due from Others</b>	<b>2,207.82</b>

**Total Other Current Assets**

2,171,559.98

**Total Current Assets**

8,113,724.84

**Fixed Assets**

**111 · Gouverneur Industrial Park**

111-A · Gouverneur Industrial Park	74,139.65
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**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 August 31, 2023

**Aug 31, 23**

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	-598,195.18
<b>Total 129 - Canton Industrial Building</b>	<b>1,592,502.21</b>
<b>Total Fixed Assets</b>	<b>2,080,061.98</b>
<b>Other Assets</b>	
510P - Net Pension Asset	121,868.00
299 - Deferred Outflow - Pension	1,071,561.00
<b>Capital Lease Receivable</b>	
590 - L/R - Capital Lease OpTechLot20	34,817.34
592 - L/R - NY Power Tools - Lot 17	128,567.34
594 - L/R - From the Heart Cabinetry	527,146.62
<b>Total Capital Lease Receivable</b>	<b>690,531.30</b>
<b>Notes Receivable (N/R)</b>	
591 - N/R - LC Drives RDBG 2017	16,420.76
593 - N/R - LC Drives 2018 RDBG	33,934.54
<b>Total Notes Receivable (N/R)</b>	<b>50,355.30</b>
<b>Total Other Assets</b>	<b>1,934,315.60</b>
<b>TOTAL ASSETS</b>	<b>12,128,102.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
526 - Deferred Grant Revenue(RDBG)	
526 - A - Deferred Grant Rev - NAFG-NBRC	92,599.24
526 - Deferred Grant Revenue(RDBG) - Other	50,355.30
526 - Deferred Grant Revenue(RDBG)	142,954.54
2100 - Deposit - Rental	9,059.94
522 - Prepaid Revenue(ESD Rail \$)	112,141.49
523 - Accrued Expenses Payable	171,331.70
<b>Total Other Current Liabilities</b>	<b>435,487.67</b>
<b>Total Current Liabilities</b>	<b>435,487.67</b>
<b>Long Term Liabilities</b>	
511 - Deferred Inflow of Pension	885,728.00
<b>Notes Payable (N/P)</b>	
654 - N/P - SLCIDA-LDC CIB Loan	508,471.38
<b>Total Notes Payable (N/P)</b>	<b>508,471.38</b>
500 - Emp Compensated Time Accruals	306,082.34
501 - PostEmpBenft Other Than Pension	2,682,545.00
<b>Total Long Term Liabilities</b>	<b>4,382,826.72</b>
<b>Total Liabilities</b>	<b>4,818,314.39</b>
<b>Equity</b>	
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	994,679.10
<b>Total Equity</b>	<b>7,309,788.03</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,128,102.42</b>



St. Lawrence County Industrial Development Agency  
Budget Report  
August 1 - August 31, 2023

	2023 Budget	Aug-23	YTD	Balance
<b>Operating Revenue</b>				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	5,547.55	40,887.25	(5,887.25)
2409B · Interest Income - Banking	725.00	11.50	3,967.37	(3,242.37)
2409L · Interest Income - Lease	26,000.00	1,362.59	17,122.18	8,877.82
2421 · St. Lawrence County Revenue	400,000.00	0.00	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
<b>Total Operating Revenue</b>	<b>469,125.00</b>	<b>6,921.64</b>	<b>361,976.80</b>	<b>107,148.20</b>
<b>Canton Industrial Building</b>				
2450 · Rental Income - CIB	63,385.00	0.00	47,540.00	15,845.00
<b>Total Revenue for CIB</b>	<b>63,385.00</b>	<b>0.00</b>	<b>47,540.00</b>	<b>15,845.00</b>
6455408 · Maintenance Expense - CIB	15,000.00	796.00	8,860.16	6,139.84
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	173.36	3,432.59	(932.59)
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	2,566.00	212.65	1,507.95	1,058.05
6455510 · Depreciation Expense - CIB	67,208.00	0.00	0.00	67,208.00
<b>Total Expenditure for CIB</b>	<b>115,124.00</b>	<b>1,182.01</b>	<b>13,800.70</b>	<b>101,323.30</b>
<b>Total Canton Industrial Building</b>	<b>(51,739.00)</b>	<b>(1,182.01)</b>	<b>33,739.30</b>	<b>(85,478.30)</b>
<b>Canton Industrial Park</b>				
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
<b>Total Expenditure for CIP</b>	<b>4,505.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,505.00</b>
<b>Total Canton Industrial Park</b>	<b>(4,505.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(4,505.00)</b>
<b>Gouverneur Industrial Park</b>				
6486408 · Maintenance Expense - GIP	6,000.00	700.00	3,550.00	2,450.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
<b>Total Expenditure for GIP</b>	<b>6,305.00</b>	<b>700.00</b>	<b>3,550.00</b>	<b>2,755.00</b>
<b>Total Gouverneur Industrial Park</b>	<b>(6,305.00)</b>	<b>(700.00)</b>	<b>(3,550.00)</b>	<b>(2,755.00)</b>
<b>100 Paterson Street Building</b>				
2485 - Rental Income - 100 Paterson St	32,000.00	2,666.66	18,666.62	13,333.38
<b>Total Revenue for 100 Paterson Street</b>	<b>32,000.00</b>	<b>2,666.66</b>	<b>18,666.62</b>	<b>13,333.38</b>
6455408 · Maintenance Expense - 100 Paterson St	20,000.00	57,412.98	173,961.04	(153,961.04)
6455410 · Tenant Buildout - 100 Paterson St	0.00	15,000.00	451,750.00	(451,750.00)
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	1,232.88	21,788.19	(14,288.19)
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
<b>Total Expenditure for 100 Paterson St</b>	<b>114,500.00</b>	<b>73,645.86</b>	<b>647,499.23</b>	<b>(532,999.23)</b>
<b>Total - 100 Paterson Street</b>	<b>(82,500.00)</b>	<b>(70,979.20)</b>	<b>(628,832.61)</b>	<b>546,332.61</b>
Total Building Revenues	95,385.00	2,666.66	66,206.62	29,178.38
Total Building Expenses	240,434.00	75,527.87	664,849.93	(424,415.93)
Total Building Net Income	(145,049.00)	(72,861.21)	(598,643.31)	453,594.31

	<b>2023</b>			
	<b>Budget</b>	<b>Aug-23</b>	<b>YTD</b>	<b>Balance</b>
<b>ARPA Revenue</b>				
2480 · ARPA Revenues from SLC	3,387,000.00	2,364,294.25	2,490,500.00	896,500.00
<b>Total Revenue for ARPA</b>	3,387,000.00	2,364,294.25	2,490,500.00	896,500.00
6458501 · ARPA - Facility&Infrastructure	1,000,000.00	74,518.20	229,488.03	770,511.97
6458502 · ARPA - Small Business & NP	300,000.00	20,000.00	122,500.00	177,500.00
6458503 · ARPA - Tourism Promotion	350,000.00	547.50	168,875.00	181,125.00
6458504 · ARPA - Tourism Capacity	350,000.00	52,489.89	92,489.89	257,510.11
6458505 · ARPA - Workforce -New Worker	300,000.00	43,000.00	48,000.00	252,000.00
6458506 · ARPA - Workforce -Existing Worker	300,000.00	4,848.99	38,645.16	261,354.84
6458507 · ARPA - Workforce -Heavy Equip	150,000.00	298.00	41,398.00	108,602.00
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	26,647.00	95,207.00	191,793.00
6458511 · ARPA - Family Child Care	200,000.00	1,849.91	20,123.28	179,876.72
<b>Total Expenditure for ARPA</b>	3,387,000.00	224,199.49	860,030.36	2,526,969.64
<b>Total ARPA Programs</b>	0.00	2,140,094.76	1,630,469.64	(1,630,469.64)
<b>Miscellaneous Projects</b>				
2413 · Project Fees	10,000.00	267,066.74	387,727.02	(377,727.02)
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
2550 · Benson Mines FRAP Revenue	0.00	6,089.40	6,089.40	100.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
<b>Total Revenue for Misc. Projects</b>	345,600.00	273,156.14	735,346.70	(383,557.30)
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)
6420624 · Benson Mines Rail Expenses	0.00	10,426.80	17,590.80	(17,590.80)
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)
<b>Total Expenditure for Misc. Projects</b>	372,500.00	10,426.80	578,390.47	(205,890.47)
<b>Total Miscellaneous Projects</b>	(26,900.00)	262,729.34	156,956.23	(177,666.83)

	<b>2023</b>			
	<b>Budget</b>	<b>Aug-23</b>	<b>YTD</b>	<b>Balance</b>
<b>General Operating Expenses</b>				
6460405 · Bank Fees	250.00	6.92	118.21	131.79
6460408 · Maintenance Expense	1,500.00	60.90	581.06	918.94
6460411 · Insurance Expense	7,500.00	653.60	653.60	6,846.40
6460416 · Utilities Expense	8,400.00	375.65	4,205.18	4,194.82
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	39.90	1,391.56	1,108.44
6460421 · Office Equipment Expense	7,500.00	135.00	9,093.00	(1,593.00)
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,000.00	299.42	2,377.64	4,622.36
6460424 · Postage Expense	500.00	0.00	322.08	177.92
6460425 · Printing and Copying Expense	2,000.00	380.16	2,167.32	(167.32)
6460426 · IT Expense	3,000.00	2,913.53	20,142.83	(17,142.83)
6460427 · Professional Associations Expense	1,500.00	0.00	1,350.00	150.00
6460432 · Other Legal Expense	5,000.00	1,825.00	20,240.25	(15,240.25)
6460433 · Legal Expense - Retainer	5,500.00	2,750.00	4,125.00	1,375.00
6460434 · Accounting Expense	8,125.00	8,456.00	8,456.00	(331.00)
6460436 · Promotion/Marketing Expense	25,000.00	1,118.00	28,830.69	(3,830.69)
6460440 · Auto Expense	2,000.00	42.61	689.80	1,310.20
6460441 · Subscriptions & Periodicals	500.00	0.00	648.16	(148.16)
6460442 · Meeting Expense	1,000.00	298.50	2,462.86	(1,462.86)
6460443 · Mileage Expense	1,000.00	0.00	555.44	444.56
6460444 · Education Workshops Expense	10,000.00	0.00	3,432.00	6,568.00
6460445 · Travel Expense	2,500.00	0.00	3,566.63	(1,066.63)
6460499 · Miscellaneous Expense	500.00	0.00	119.51	380.49
6460503 · Payroll Expenses				
503A · Salaries & Wages	486,500.00	38,279.70	329,652.27	156,847.73
503B · Employee Benefits	177,250.00	11,307.29	85,541.77	91,708.23
503C · Post Employment Benefits Expense	160,000.00	0.00	0.00	160,000.00
503D · Payroll Tax Expense	36,250.00	2,732.98	23,557.37	12,692.63
503E · Payroll Processing Fees	2,000.00	201.88	1,800.03	199.97
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
<b>Total General Operating Expenses</b>	<b>968,925.00</b>	<b>71,877.04</b>	<b>556,080.26</b>	<b>412,844.74</b>
Total Revenue	4,297,110.00	2,647,038.69	3,654,030.12	649,269.28
Total Expenses	4,968,859.00	382,031.20	2,659,351.02	2,309,507.98
<b>Net Income</b>	<b>(671,749.00)</b>	<b>2,265,007.49</b>	<b>994,679.10</b>	<b>(1,660,238.70)</b>

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

<b>Type of Account</b>	<b>Bank</b>	<b>Amount</b>
Checking	NBT Bank	1,045,412.08
Payroll Account	NBT Bank	42,959.26
Savings	NBT Bank	1,822,058.85
Money Market	Key Bank	1,392,039.54
MM - ARPA Funds	NBT Bank	1,630,635.19
Tenant Security Deposit	NBT Bank	9,059.94
		<b>\$5,942,164.86</b>
NBT-LPL Investments	NBT	2,054,176.44
		<b>\$2,054,176.44</b>
		<b>\$7,996,341.30</b>

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
**APPROVING RESOLUTION**  
 AIR PRODUCTS AND CHEMICALS, INC. *Project Number 4001-23-03*  
 Resolution No. IDA-23-10-xx  
*October 24, 2023*

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on October 24, 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, Richard Williams, 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 Air Products and Chemicals, Inc.

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) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE SLCIDA WITH RESPECT TO THE PROJECT;**

- (2) **AUTHORIZING FINANCIAL ASSISTANCE TO AIR PRODUCTS AND CHEMICALS, INC. (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;**
- (3) **ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT IN RELATION TO THE PROJECT; AND**
- (4) **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 “State”), as amended, and Chapter 358 of the Laws of 1971 of the State, as may be amended from time to time (collectively 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 leasehold interest in an approximately 88.5 acre parcel of land located on Pontoon Bridge Road, Town of Massena, St. Lawrence County, New York 13617 (the “**Land**”); (B) the construction on the Land of an approximately 88.5 acre Green Hydrogen Facility designed to produce up to 35 metric tons per day (MTPD) of carbon free Green Hydrogen utilizing renewable power to be supplied by the New York Power Authority consisting of an electrolyzer building, a compressor building, a water treatment building, a control building, a terminal building and an electrical substation with associated parking areas, access roads, emergency generators and pads, all necessary utilities and stormwater basin, security fencing 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 20 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 Massena (the "**Town**"), and the Massena Central School District (the "**School District**") was required prior to the Agency approval of the Deviation; and

WHEREAS, by Resolution adopted July 19, 2023, the Town consented to the Deviation; and by a Resolution adopted September 21, 2023, the School District 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 (collectively with the SEQR Act, "**SEQRA**"), the Company has submitted to the Agency a completed Full Environmental Assessment (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 May 18, 2023 (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 October 10, 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 September 25, 2023, in the Courier Observer on September 25, 2023, and in the North County This Week on September 27, 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**"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of (i) exemptions from New York State and local sales and use taxes in an amount as listed in Exhibit A and (ii) abatement of real property taxes (as set forth in the Exhibit D hereof), consistent with the policies of the Agency pursuant to the terms of a Payment in Lieu of Tax Agreement (the “PILOT Agreement”) by and between the Agency and the Company; and

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 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 and improve their standard of living and thereby serve the public purposes of the Act; and
- d. The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State; and
- e. 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
- f. The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with SEQRA; and
- g. It is desirable and in the public interest for the Agency to sublease the Facility back to the Company; and



- h. The Lease Agreement will be an effective instrument whereby the Agency leases the Facility from the Company; and
- i. 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
- j. The Deviation incentivizes the Company to complete the Project by making the Project economically viable, 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, (iv) execute, deliver and perform the Leaseback Agreement, (v) 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, and (vi) to approve ratify and confirm all acts heretofore taken by the Agency with respect to such acquisition.

Section 5. 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 listed in Exhibit A 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 Exhibit D hereof), consistent with the policies of the Agency.

Section 6. 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.

Section 7. 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 8. 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 9.

- 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, the Leaseback Agreement, the PILOT 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 10. 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 11. 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 12. This Resolution shall take effect immediately.

<b>MEMBER</b>	<b>YEA</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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 October 24, 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 October 24, 2023.

---

Ernest LaBaff, Secretary

EXHIBIT A

1.	<b>Applicant Name/Project Number:</b> Air Products and Chemicals, Inc. Project [#4001-23-03]	
2.	<b>Project Description (the “Project”):</b>  Air Products & Chemicals, Inc. proposes the construction and operation of a green hydrogen production facility on an approximately 88.5-acre parcel located on Pontoon Bridge Road in Massena. The facility is designed to produce up to 35 MT/day carbon free Green Hydrogen using renewable hydropower and electrolysis of water.  The facility will consist of an electrolyzer building, a compressor building, a water treatment building, a control building, a terminal building and an electrical substation with associated parking areas, access roads, emergency generators and pads, all necessary utilities and stormwater basin, security fencing and any other required improvements as well as the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property.	
3.	<b>Type of Financial Assistance Requested:</b>	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.	<b>Total Amount of Project:</b>	\$425,000,000
5.	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$9,444,320
6.	<b>PILOT Structure</b>	Proposed PILOT has 20-year term based on fixed \$29,000,000 and abatement schedule starting at 95% and decreasing in 5% increments each year of the PILOT.
7.	<b>Mortgage Recording Tax Exemption</b>	N/A
8.	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	N/A
9.	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	90
10.	<b>Expiration of the Financial Assistance:</b>	2047

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 10<sup>th</sup> day of October, 2023 at 11:00 a.m., local time, in-person at the Massena Town Hall, Room 30, 60 Main Street, Massena, NY 13662 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 as follows:

Topic: Air Products & Chemicals, Inc. - Public Hearing  
Time: Oct 10, 2023 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87940812159?pwd=aXExODgwUXg2VzQyMk5ZQzB4S0R0QT09>

Meeting ID: 879 4081 2159

Passcode: 347907

One tap mobile

+19292056099,,87940812159#,,,,\*347907# US (New York)

+16469313860,,87940812159#,,,,\*347907# US

Dial by your location

- +1 929 205 6099 US (New York)
- +1 646 931 3860 US
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)

Air Products & Chemicals, Inc., a Delaware corporation with authority to do business in the State of New York (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 leasehold interest in an approximately 88.5 acre parcel of land located on Pontoon Bridge Road, Town of Massena, St. Lawrence County, New York 13617 (the “Land”); (B) the construction on the Land of an approximately 88.5 acre Green Hydrogen Facility to harvest up to 35 metric tons per day (MTPD) of Green Hydrogen utilizing renewable power to be supplied by the New York Power Authority consisting of an electrolyzer building, a compressor building, a water treatment building, a control building, a terminal building and an electrical substation with associated parking areas, access roads, emergency generators and pads, all necessary utilities and stormwater basin, security fencing 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 sublease of the Agency’s interest in the Facility back to the Company pursuant to a leaseback agreement.

The Company will own a fee interest in the Facility and the Agency will acquire a leasehold 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, and/or of the Company acting as the agent of the Agency, consisting of (i) an exemption from New York state and local sales and use tax with respect to the construction, installation and equipping 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](mailto: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](http://www.slcida.com)) to access instructions to join the meeting and to find copies of the application and the cost benefit analysis.

DATED: September 25, 2023

ST. LAWRENCE COUNTY  
INDUSTRIAL DEVELOPMENT

## EXHIBIT C

**MINUTES OF PUBLIC HEARING HELD ON OCTOBER 10, 2023  
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
RE: Air Products and Chemicals, Inc.**

Patrick J. Kelly, Chief Executive Officer of the St. Lawrence County Industrial Development Agency calls the public hearing to order at 11:04 AM, local time on October 10, 2023, in-person at the Massena Town Hall, Room 30, 60 Main Street, Massena N.Y., and via Zoom Meeting.

Present for the Hearing: Patrick J. Kelly, Bob Ahlfeld, and Lori Sibley from the St. Lawrence County IDA; and Trip Oliver, Fred Schreider, and Harry Johnston from Air Products & Chemicals, Inc.; and Genevieve Trigg from Barclay Damon LLP.; and other members of the community as noted in the attached sign-in sheet.

Join Zoom Meeting

<https://us02web.zoom.us/j/87940812159?pwd=aXExODgwUXg2VzQyMk5ZQzB4S0R0QT09>

Meeting ID: 879 4081 2159

Passcode: 347907

One tap mobile

+19292056099,,87940812159#,,,,\*347907# US (New York)

+16469313860,,87940812159#,,,,\*347907# US

Dial by your location

- +1 929 205 6099 US (New York)
- +1 646 931 3860 US
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)

Mr. Kelly Notes:

*We are in-person and streaming live via zoom.*

*Air Products & Chemicals, Inc. has submitted an application to the Agency, a copy of which is available here today, and has been posted to our website and will continue to be on file at the office of the Agency upon request. The Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the company.*

*The Projects consists of: (A) the acquisition of a leasehold interest in an approximately 88.5 acre parcel of land located on Pontoon Bridge Road, Town of Massena, St. Lawrence County, New York 13617; (B) the construction on the Land of an approximately 88.5 acre Green Hydrogen Facility to harvest up to 35 metric tons per day (MTPD) of Green Hydrogen utilizing renewable power to be supplied by the New York Power Authority consisting of an electrolyzer building, a compressor building, a water treatment building, a control building, a terminal building and an electrical substation with associated parking areas, access roads, emergency generators and pads, all necessary utilities and*



*stormwater basin, security fencing 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 sublease of the Agency’s interest in the Facility back to the Company pursuant to a leaseback agreement.*

*All of the foregoing, the Company will own a fee interest in the Facility and the Agency will acquire a leasehold 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, and/or of the Company acting as the agent of the Agency,*

*The Agency is considering whether (A) to undertake the Project and (B) to provide an exemption from taxation which may include (1) an exemption from New York state and local sales and use tax with respect to the construction, installation and equipping of the Facility; and (2) 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.*

*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.*

Mr. Kelly then introduces Mr. Trip Oliver, Director of Government and Community Relations for Air Products and Chemicals Inc., who provides background information on the company and further details regarding the proposed project. Mr. Oliver states that the company currently employs 20,000 people worldwide and is the world’s leading industrial gas company and the largest producer of hydrogen in the world. Plans include building a 35 metric ton green hydrogen facility on Pontoon Bridge Road in Massena, powered by hydropower supplied by the New York Power Authority. Initial steps have been taken to contract with the Village of Massena Water Department for 1 to 1.2 million gallons of water each day, with about 300,000 in excess water going back into the St. Lawrence River cleaner than it was when it came out. Mr. Oliver outlines the building improvements that will be developed on the property and the designated delivery route the trucks will take leading to and from the facility. The project is expected to be completed by the end of 2026 and operational in 2026 or early 2027. The company anticipates hiring 90 employees for the Massena facility (64 to work on-site and another 26 that will either be on-site or in another office building). There will be about 300-350 construction jobs during peak construction, which is expected to be in 2025. This project is expected to support New York State’s Climate and Energy Emission Goals and reduce about 6 million tons of CO2 over the life of the project and replace 600 million gallons of diesel fuel over the life of the project.

Public Comment: Mr. James Hidy, resident of Massena, asks for clarity about what hydrogen does and what the market is for this product. Mr. Harry Johnston, Senior Business Development Manager for Air Products and Chemicals Inc. answers the question, stating liquid hydrogen is used a lot in the transportation industry (mobility market which includes buses, trucks, fleet vehicles) and industrial processes. He adds that municipalities are also interested in decarbonizing and will use liquid hydrogen. Mr. Bill Fiacco then asks if hydrogen is currently being produced in this way in other plants. Mr. Johnston replies no, the Massena facility will be one of the first where water electrolysis will be

used, but there are other facilities that are contemplating the use of electrolysis as well. Mr. Fred Schreider, Northern Regional Line Manager for Air Products, adds that there is a distinction between using water electrolysis to make hydrogen today versus how it has been made in the past. Mr. Hidy comments on how Massena used to be the jewel of the north country with all the industry we had here. He asks if there could be any spin off companies that could take advantage of Air Products and Chemicals being here that may want to locate here as well. Mr. Johnston adds that they have been approached by other companies when they have been building facilities in other areas to see if there could be any synergies to keep costs down. It is possible that this facility could draw others. Mr. Scott Hillard from Laborers Local 1822, the North Country Building Trades, expresses his gratitude for the work this project will bring to the area. Mr. Hidy inquires about the environmental impacts of the project and asks if all the required permitting has been cleared. Mr. Oliver responds that back in May the Planning Board in Massena determined very little impact on the environment and a negative declaration was issued. Delivery trucks will have air emissions, and they are considering converting their diesel trucks to air emissions in the future, so there will be very few impacts to the environment. Permitting is still on-going, but they don't anticipate any issues.

Mr. Kelly then asks if there are any comments from the attendees using the Zoom platform. No comments were given. Mr. Oliver refers to an FAQ document that is located on the website: [www.cscos.com/massena-green-hydrogen-facility/](http://www.cscos.com/massena-green-hydrogen-facility/) if attendees would like to view more content relative to the project. Mr. Hassan Fayad asks about the sanitation requirements since the purchase of water was mentioned, and if the sanitation will be run on-site. He also wonders if the plant can be expanded in the future. Mr. Oliver believes the plant can be expanded, but it will depend on the demand for the market and adds that an on-site septic system will be used for the sewer. Mr. Hidy asked how the company decided on Massena. Mr. Oliver said there are several factors, including the availability of green power which is needed for green hydrogen, water supply, and the need for a good workforce, which he believes this area is capable of supplying. Additionally, the northeast regional markets are near for delivery purposes. Mr. Hidy asks if rail will be used and Mr. Oliver responds, no, it is all by truck. Mr. Patrick Casey states the cooling process seems pretty energy intensive and wonders if that is taken care of by the hydrogen that will be produced. Mr. Schreider states that while there is some complexity it's not all that different from a standard air conditioning system, but you cool and expand on a larger scale, and that electricity will be utilized for that purpose.

There being no other comments the Public Hearing closes at 11:30 AM.

By: Patrick J. Kelly  
For: St. Lawrence County Industrial Development Agency

**EXHIBIT D**

Table for In-Lieu-of-Taxes Payment:  
St. Lawrence County, Town of Massena, and Massena 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

PILOT term would be 20 years

<u>Tax Year</u>	<u>Exemption Percentage</u>	<u>School District Tax Year</u>	<u>County and Town Tax Year</u>	<u>Total Tax Payment</u>
Interim		2024-25, 2025-26, & 2026-27	2025, 2026, & 2027	Base Valuation Payment+
1	95%	2027-28	2028	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
2	90%	2028-29	2029	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
3	85%	2029-30	2030	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
4	80%	2030-31	2031	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
5	75%	2031-32	2032	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
6	70%	2032-33	2033	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
7	65%	2033-34	2034	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
8	60%	2034-35	2035	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
9	55%	2035-36	2036	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
10	50%	2036-37	2037	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
11	45%	2037-38	2038	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
12	40%	2038-39	2039	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
13	35%	2039-40	2040	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
14	30%	2040-41	2041	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
15	25%	2041-42	2042	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
16	20%	2042-43	2043	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
17	15%	2043-44	2044	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
18	10%	2044-45	2045	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
19	5%	2045-46	2046	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)
20	0%	2046-47	2047	(Base Valuation Payment), plus \$29,000,000 *(1-Exemption %* tax rate)

+Based Valuation Payment=Assessed value of land \* applicable tax rate.

**PUBLIC HEARING**  
**St. Lawrence County Industrial Development Agency**  
*Air Products and Chemicals, Inc.*

**October 10, 2023 at 11:00 AM**  
**Massena Town Hall, Room 30, 60 Main Street**  
**Massena, New York 13662**  
**Project 4001-23-03**

No.	Printed Name	Organization/Representation (Optional)
1.	Patrick Kelly	St. Lawrence County IDA
2.	Robert Ahlfeld	St. Lawrence County IDA
3.	Lori Sibley	St. Lawrence County IDA
4.	[REDACTED]	Labors Local 1822
5.	[REDACTED]	
6.	[REDACTED]	Town Council
7.	[REDACTED]	
8.	[REDACTED]	MASSENA
9.	[REDACTED]	Barclay Dama
10.	[REDACTED]	Sustainable PR
11.	[REDACTED]	Sustainable PR
12.	[REDACTED]	Air Products
13.	[REDACTED]	Air Products
14.	[REDACTED]	Air Products
15.	[REDACTED]	MASSENA
16.	[REDACTED]	Via Zoom
17.	[REDACTED]	Via Zoom
18.	[REDACTED]	Massena Elec Dept.
19.	[REDACTED]	-
20.	[REDACTED]	Via Zoom

**PUBLIC HEARING**  
**St. Lawrence County Industrial Development Agency**  
*Air Products and Chemicals, Inc.*

**October 10, 2023 at 11:00 AM**  
**Massena Town Hall, Room 30, 60 Main Street**  
**Massena, New York 13662**  
**Project 4001-23-03**

No.	Printed Name	Organization/Representation (Optional)
1.	[REDACTED]	Watutown Daily Times
2.	[REDACTED]	
3.		
4.		
5.		
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ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Resolution No. IDA-23-10-xx

October 24, 2023

**APPROVING AND ADOPTING FY2024 BUDGET  
and  
AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO MAKE LINE-ITEM CHANGES**

**WHEREAS**, the St. Lawrence County Industrial Development Agency (the ‘‘SLCIDA’’) has caused to be prepared a Fiscal Year 2024 budget, and

**WHEREAS**, a tentative Budget, after acceptance by the SLCIDA on September 26, 2023, was made available for at least 20 days for public inspection and comment pursuant to Title 1 of Article 18-A, Section 861 of New York General Municipal Law, and

**WHEREAS**, SLCIDA has reviewed any and all comments received during the public comment period,

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Industrial Development Agency approves and adopts the attached Fiscal Year 2024 Budget, and

**BE IT FURTHER RESOLVED** that the St. Lawrence County Industrial Development Agency does hereby confer authority to its Chief Executive Officer to make line item changes within the various components of the budget, provided that: (i) No line item change exceeds \$2,500; (ii) The change does not alter the ‘‘Total Expenses’’ of the relevant component Schedule, and (iii) the Chief Executive Officer must advise the SLCIDA Board of any such modifications at the SLCIDA meeting held immediately after such modification has been made, and

**BE IT FURTHER RESOLVED** that the SLCIDA shall cause to have copies of the Fiscal Year 2024 Budget forwarded to the St. Lawrence County Clerk, County Treasurer, County Administrator, Legislative Chair, and NYSABO, and to do all other things as may be required by statute.

Move:				
Second:				
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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

/s/

Lori Sibley

October 24, 2023

	2022 Actual	2023 Budget	YTD 6/30/2023	2024 Budget
<b>OPERATING REVENUE- Other</b>				
2400 · Late Fees Received	0	100	0	100
2401-Realized/Unrealized Gain/Loss-Investments	3,861	35,000	29,917	60,000
2409B · Interest Income - Banking	21,155	725	3,551	6,000
2409L · Interest Income - Lease	28,742	26,000	14,692	22,000
2411 · Refund of Prior Years Expense	1,418	0	0	0
2421 · St. Lawrence County Revenue	350,000	400,000	300,000	400,000
2423 · GMEDF Administrative Revenue	7,200	7,200	0	7,200
2999 · Miscellaneous Income	1	100	0	100
<b>Total OPERATING REVENUE</b>	<b>412,377</b>	<b>469,125</b>	<b>348,160</b>	<b>495,400</b>
<b>Canton Industrial Building - CIB</b>				
2450 · Rental Income - CIB	108,660	63,385	47,540	0
<b>Total Revenue for CIB</b>	<b>108,660</b>	<b>63,385</b>	<b>47,540</b>	<b>0</b>
6455408 · Maintenance Expense - CIB	13,624	15,000	6,453	15,000
6455411 · Insurance Expense - CIB	5,891	5,250	0	5,250
6455415 · Tax/PILOT Payment Expense - CIB	21,667	22,500	0	22,500
6455416 · Utilities Expense - CIB	7,111	2,500	2,833	2,500
6455499 · Miscellaneous Expense - CIB	(503)	100	0	100
6455500 · Interest Expense - CIB	2,669	2,566	1,082	2,475
6455510 · Depreciation Expense - CIB	67,208	67,208	0	67,208
<b>Total Expenditure for CIB</b>	<b>117,667</b>	<b>115,124</b>	<b>10,368</b>	<b>115,033</b>
<b>Total Canton Industrial Building</b>	<b>(9,007)</b>	<b>(51,739)</b>	<b>37,172</b>	<b>(115,033)</b>
<b>Canton Industrial Park</b>				
6456408 · Maintenance Expense - CIP	0	500	0	500
6456411 · Insurance Expense - CIP	1,239	1,000	0	1,000
6456499 · Miscellaneous Expense - CIP	8,200	250	0	250
6456510 · Depreciation Expense - CIP	3,665	2,755	0	2,755
<b>Total Expenditure for CIP</b>	<b>13,104</b>	<b>4,505</b>	<b>0</b>	<b>4,505</b>
<b>Total Canton Industrial Park</b>	<b>(13,104)</b>	<b>(4,505)</b>	<b>0</b>	<b>(4,505)</b>
<b>Gouverneur Industrial Park</b>				
6486408 · Maintenance Expense - GIP	3,000	6,000	2,500	4,000
6486411 · Insurance Expense - GIP	58	55	0	55
6486499 · Miscellaneous Expense - GIP	0	250	0	250
<b>Total Expenditure for GIP</b>	<b>3,058</b>	<b>6,305</b>	<b>2,500</b>	<b>4,305</b>
<b>Total Gouverneur Industrial Park</b>	<b>(3,058)</b>	<b>(6,305)</b>	<b>(2,500)</b>	<b>(4,305)</b>

	2022 Actual	2023 Budget	YTD 6/31/2023	2024 Budget
<b>100 Paterson</b>				
2485 · Rental Income - 100 Paterson	0	32,000	13,333	119,000
<b>Total Revenue for 100 Paterson</b>	0	32,000	13,333	119,000
<hr/>				
6480408 · Maintenance Expense - 100 Paterson	0	20,000	10,268	20,000
6480410 · Tenant Buildouts - 100 Paterson	0	0	0	5,000
6480411 · Insurance Expense - 100 Paterson	0	16,000	0	16,000
6480415 · Tax/PILOT Payment Exp-100 Paterson	0	0	0	16,000
6480416 · Utility Expense - 100 Paterson	0	7,500	18,167	7,500
6480499 · Misc Expense - 100 Paterson	0	1,000	0	1,000
6480510 · Depreciation Expense · 100 Paterson	0	70,000	0	70,000
<b>Total Expenditure for 100 Paterson</b>	0	114,500	28,435	135,500
<hr/>				
<b>Total 100 Paterson</b>	0	(82,500)	(15,102)	(16,500)
<hr/>				
<b>ARPA Funding</b>				
2516 - Revenue from SLC in for ARPA	119,500	3,387,000	95,000	338,700
<b>Total Revenue for ARPA Funding</b>	119,500	3,387,000	95,000	338,700
<hr/>				
6458.501 - Facility & Infrastructure Improvements	5,000	1,000,000	109,984	720,000
6458.502 - Small Business & Nonprofit Assistance	50,000	300,000	97,500	175,000
6458.503 - Travel, Tourism, & Hosp Promotion	0	350,000	160,702	165,000
6458.504 - Travel, Tourism, & Hosp Capacity	40,000	350,000	40,000	200,000
6458.505 - New Worker	0	300,000	5,000	250,000
6458.506 - Existing Worker	0	300,000	17,196	250,000
6458.507 - HEO	0	150,000	41,100	109,000
6458.508 - Healthcare-CCMA	0	125,000	3,304	122,000
6458.509 - Pipeline Talent	0	25,000	0	25,000
6458.510 - CDLA	24,500	287,000	66,560	185,000
6458.511 - FCCTP-Child Care	0	200,000	17,981	180,000
<b>Total Expenditure for ARPA</b>	119,500	3,387,000	559,327	2,381,000
<hr/>				
<b>Total ARPA</b>	0	0	(464,327)	(2,042,300)
<hr/>				
<b>Miscellaneous Projects</b>				
2413 · Project Fees	1,501,414	10,000	111,560	10,000
2406A · RBEG Revenue-LCDrives	5,055	0	0	0
2550 · Benson Mines-FRAP DOT Revenue	0	0	0	425,000
2455 · NF Rail Rehab Revenue	865,561	0	0	0
2420 · PILOT Payments Received	0	335,000	341,530	510,000
2504 · CDC Project Revenue	0	100	0	100
2424 · NF Rail NBRC Revenue	176,897	0	0	0
6499 · Miscellaneous Income	0	500	0	500
<b>Total Revenue for Miscellaneous Projects</b>	2,548,926	345,600	453,091	945,600



	2022	2023	YTD	2024
Miscellaneous Project Expenditures	Actual	Budget	6/31/2023	Budget
6420617 · NF Rail Rehab Expense	564,479	2,500	0	0
6420623 · NBRC-NAFG Expenses	477,978	0	219,269	0
6420624 · Benson Mines DOT FRAP Expenses	0	0	0	500,000
6475515 · CAP IMP Vehicle	0	35,000	0	35,000
6490616 · PILOT Payments out	0	335,000	341,530	510,000
<b>Total Expenditure for Miscellaneous Projects</b>	<b>1,042,457</b>	<b>372,500</b>	<b>560,800</b>	<b>1,045,000</b>
<b>Total Miscellaneous Projects</b>	<b>1,506,469</b>	<b>(26,900)</b>	<b>(107,709)</b>	<b>(99,400)</b>
<b>IDA General Operating Expenditures</b>				
6460405 · Bank Fee Expense	47	250	103	250
6460408 · Maintenance Expense	2,923	1,500	400	1,500
6460411 · Insurance Expense	7,496	7,500	0	7,500
6460416 · Utilities Expense	8,278	8,400	3,391	8,400
6460418 · Underwriting/Credit Report Exp	0	100	0	100
6460420 · Office Supplies Expense	2,457	2,500	1,053	2,500
6460421 · Office Equipment Expense	3,324	7,500	8,879	5,000
6460422 · Equipment Repair Expense	0	250	0	250
6460423 · Telephone Expense	7,566	7,000	1,779	7,000
6460424 · Postage Expense	720	500	283	500
6460425 · Printing Expense	2,740	2,000	1,621	2,000
6460426 · IT/Cyber Expense	7,522	3,000	16,327	15,000
6460427 · Professional Associations Expense	1,850	1,500	1,350	1,500
6460432 · Other Legal Expense	6,376	5,000	15,173	5,000
6460433 · Legal Expense - Retainer	5,500	5,500	1,375	5,500
6460434 · Accounting Expense	8,250	8,125	0	8,875
6460436 · Promotion/Marketing Expense	19,357	25,000	27,713	25,000
6460440 · Auto Expense	1,758	2,000	431	2,000
6460441 · Subscriptions & Periodicals	503	500	648	500
6460442 · Meeting Expense	443	1,000	1,602	1,000
6460443 · Mileage Expense	1,874	1,000	555	1,000
6460444 · Education Workshops Expense	5,131	10,000	4,370	10,000
6460445 · Travel Expense	4,403	2,500	3,544	2,500
6460499 · Miscellaneous Expense	210	500	113	500
6460503 · Payroll Expenses				
503A · Salaries & Wages	482,929	486,500	253,093	499,900
503B · Employee Benefits	137,024	177,250	63,757	112,000
503C · Post Employment Benefits Expense	160,441	160,000	0	170,000
503D · Payroll Tax Expense	34,296	36,250	18,091	37,250
503E · Payroll Processing Fees	2,211	2,000	1,396	2,800
6460599 · Depreciation Expense	0	3,800	0	0
<b>Total IDA General Operating Expenditures</b>	<b>915,629</b>	<b>968,925</b>	<b>427,049</b>	<b>935,325</b>
Total Revenue	3,189,463	4,297,110	957,124	1,898,700
Total Expenditures	2,211,415	4,968,859	1,588,478	4,620,668
<b>Net Income</b>	<b>978,048</b>	<b>(671,749)</b>	<b>(631,354)</b>	<b>(2,721,968)</b>

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
Resolution No. IDA-23-10-xx  
October 24, 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, and

**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),

**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:				
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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

/s/ \_\_\_\_\_  
Lori Sibley October 24, 2023