

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of June 25, 2024

CALL TO ORDER: Chairman Staples calls the meeting to order at 1:04 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, Lori Sibley, and Richard Williams.

PUBLIC NOTICE: Public notifications sent June 19, 2024, 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 April 23, 2024 meeting by Mr. LaBaff, seconded by Mr. Reagen. The motion is approved unanimously.

FINANCIAL REPORTS: Ms. Gilbert reports on the February, March, and April 2024 financial reports, with *February* highlights including the PILOT revenue collected and distributed to the taxing jurisdictions and ARPA fund program disbursements. *March* highlights that include project fees and St. Lawrence County Economic Development Services revenue received, and PILOT revenue collected and disbursed to the jurisdictions. *April* highlights show over \$100,000 in ARPA funds distributed. Mr. Hall asks if the PILOT payments made in February were also sent out to the jurisdictions and Ms. Gilbert confirms that all PILOT payments that came in and January and February all went out. Mr. Kelly adds that payments must be remitted to the jurisdictions within 30 days. Motion to accept the February, March, and April 2024 financial reports by Mr. LaBaff, seconded by Mr. Reagen. Motion is approved by unanimous vote.

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

STAFF REPORT: Mr. Kelly highlights recent activities.

Massena School of Business: Plans to send out an RFP to bid the Massena School of Business project will take place in late July or early August 2024, with review of bids in late August to early September, with demolition expected around mid to late September.

Marketing: Fort Drum Career Fair - Ms. Sibley attended a Career Fair on post May 16th. The next scheduled Career Fair is August 1, 2024. Tradeshows - Mr. Norton and Mr. Ahlfeld both attended the CANSEC show in Ottawa on May 29th, the Accelerate Ottawa event on June 4th and the Montreal Manufacturing Trade and Technology Show on June 18th.

Staff also attended the Ogdensburg Bridge and Port Authority's essential air presentation, the Consolidated Funding Application workshop held at St. Lawrence University, the North Country Alliance annual meeting in Lake Placid, and the St. Lawrence County Chamber of Commerce's Annual Dinner and Tourism Dinner. Mr. Staples asks about specific details that were mentioned in the bid presentations regarding the Ogdensburg International Airport.

Appointments/Reappointments: Mr. Blevins was reappointed by the St. Lawrence County Board of Legislators to serve another term on the Industrial Development Agency.

St. Lawrence County Center for Entrepreneurial Leadership ("STL-CEL"): The fourth Business-to-Business mentoring course finished this month. Business owners spoke highly of this session, consistent with past participants. Mr. Kelly mentions that the graduates are asked to advocate for participants to be in the fifth STL-CEL course. Mr. McMahon asks about the cost to the IDA, which Mr. Kelly mentions staff time is the expense. Mr. Pinkerton is one of the Facilitators and Ms. Sibley helps prepare for the weekly sessions.

OLD BUSINESS: None

EXECUTIVE SESSION: A motion is made by Mr. McMahon, seconded by Mr. Reagen to go into executive session at 1:16 PM to discuss the financial, credit, or employment history of a particular person or corporation and personnel matters. A motion to return to regular session is made by Mr. LaBaff, seconded by Mr. Reagen at 2:10 PM.

PUBLIC: James Bessy, resident of Norfolk, joins the meeting at 2:10 PM

NEW BUSINESS:

Resolution IDA-24-06-16: Authorizing Allocations through the St. Lawrence County American Rescue Plan Act 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-24-06-16, seconded by Mr. Reagen. The resolution is approved unanimously.

Resolution IDA-24-06-17: Approving GoCo Massena, LLC Project: This project is part of the Massena Downtown Revitalization Initiative and adjoins the former Massena School of Business site that was discussed earlier in the meeting. Mr. Staples mentions that there will be a benefit to the tax base from the redevelopment of the property as it is privately-owned. Mr. McMahon mentions that this is a highly visible space and very unattractive now and that this developer has done impressive work with other projects in Massena. Mr. Reagen adds that our assistance will help a deteriorating building get back to productive use. Mr. McMahon motions to accept Resolution IDA-24-06-17, seconded by Mr. LaBaff. The resolution is approved unanimously

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff/Mr. Morrill. The meeting adjourns at 2:16 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary