

# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## Meeting of May 27, 2025

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**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  
LaBaff ..... Present  
Blevins ..... Present  
Hall..... Present

McMahon ..... Present  
Morrill ..... Absent  
Reagen..... Absent

A quorum is recognized.

IDA Staff present: Patrick Kelly, Bob Ahlfeld, and Lori Sibley

**PUBLIC NOTICE:** Public notifications sent May 21, 2025, 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:** Representatives from Vecino Group: Rick Manzardo, President and Rob Holzman, VP of Planning and Acquisitions.

**APPROVAL OF MINUTES:** Motion to accept the minutes of the April 16, 2025 meeting by Mr. LaBaff, seconded by Mr. Blevins. The motion is approved unanimously.

**FINANCIAL REPORTS:** Mr. Kelly provides highlights for January, February and March 2025. *January and February* were typical months. *March* shows PILOT payments were received and sent out. Motion to accept the January, February and March 2025 financial reports by Mr. Belvins, seconded by Mr. McMahon. The motion is approved unanimously.

**COMMITTEE REPORTS:** None

**STAFF REPORT:** Mr. Kelly highlights the following recent activities:

A couple of initial project resolutions will be brought forward today for the Vecino Groups work on Congdon Hall in Potsdam and the Mid Town Plaza in Canton.

*Northern Border Regional Commission (“NBRC”):* Prior to the April 18<sup>th</sup> deadline, staff submitted a full application for \$500,000 for improvements to the 30 Buck Street facility in Canton.

*Empire State Development Canada Trade Event:* We are hosting an *Export to Canada Roundtable* here on Thursday with approximately 20 people in attendance including ESD trade representatives from Montreal, local and regional economic developers, and local businesses.

*Tradeshows:* Staff will attend the Canadian Association of Defence and Security Industries CANSEC show in Ottawa, Canada tomorrow to promote St. Lawrence County as a strategic location for business expansion. This event is the largest defense industry trade show in Canada

*St. Lawrence County Finance Committee Meeting:* Mr. Kelly attended the County's recent Finance Committee Meeting and presented highlights from the ARPA program. In his report, Mr. Kelly mentions \$3.2 million was provided to the IDA by the County to administer through various programs. All \$3.2 million was allocated and approximately \$2.8 million was expended by the end of 2024. Another \$110,000 has been expended so far this year. Over 70 entities benefited from the Small Businesses and Non-Profit awards, 80 benefited from the Facility and Infrastructure Improvement awards, 40 benefited from the Tourism awards and 60 individuals benefited from the CDL Training Program. There was a lot of activity with varied types of businesses.

#### NEW BUSINESS:

Resolution IDA-25-05-15: Vecino Group New York, LLC/Canton Midtown Plaza Project: Mr. Kelly mentions that Vecino Group New York, LLC submitted an application for proposed work that will be done on the Midtown Plaza project. This is not an authorizing resolution, it is a resolution that accepts the application and initiates the process to bring the proposed PILOT to the affected local taxing jurisdictions. If we secure their consent, we will go through a public hearing process and then bring the project back to the board for approval. Rick Manzardo, President of Vecino Group New York, LLC discusses the project in general and notes the estimated project costs will be around \$28 million for one building. Mr. Kelly adds that the project will involve demolition of buildings and the revitalization of space. Mr. LaBaff motions to approve Resolution IDA-25-05-15, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-25-05-16: Vecino Group New York, LLC/Potsdam Congdon Hall Project: This is also a resolution accepting an application from the Vecino Group. Mr. Manzardo provides a brief overview of the project. He mentions that the project is located next to the Old Snell Hall (The Quarry Project) which involved the Vecino Group utilizing IDA assistance. Mr. Manzardo mentions that Congden Hall is in need of significant revitalization. The project costs are expected to be around \$28 million and will include 53 units set up with 1, 2 and 3 bedrooms. United Helpers is a potential occupancy partner. In response to a question posted by Mr. Staples, Mr. Manzardo states that Clarkson University owns the property. Mr. LaBaff motions to approve Resolution IDA-25-05-16, seconded by Mr. Hall. The motion is approved by unanimous vote.

Mr. Manzardo and Mr. Holzman exit the meeting.

#### OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff. The meeting adjourns at 1:15 PM by unanimous vote.

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Mr. Ernest LaBaff, Secretary