

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
LOCAL DEVELOPMENT CORPORATION**

Meeting of October 28, 2025

CALL TO ORDER: Mr. LaBaff calls the meeting to order at 1:19 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 (via Zoom)	Reagen.....	Present
Hall.....	Present		

A quorum is recognized.

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

IDA-LDC Staff present: Marijean Remington.

PUBLIC NOTICE: Public notifications sent October 22, 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: No public.

APPROVAL OF MINUTES: Motion to accept the minutes of the September 23, 2025 meeting by Mr. Hall, seconded by Mr. Morrill. The motion is approved unanimously.

FINANCIAL REPORTS: Mrs. Gilbert provides highlights for July, noting the administrative revenue paid by the St. Lawrence River Valley Redevelopment Agency, a Community Development and Environmental Improvement Program (CDEIP) expenditure to the Gouverneur and St. Lawrence County Fair. For August, expenses include the Greater Massena Economic Development Fund administrative fee as well as a CDEIP expenditure to the Cranberry Lake Mountaineers. Motion to accept the July and August 2025 financial report by Mr. Hall, seconded by Mr. Reagen. The motion is approved unanimously.

COMMITTEE REPORTS: None

STAFF REPORT: None

NEW BUSINESS:

Resolution IDA-25-10-14: Adopting FY2026 Budget: Mr. Kelly mentions minor changes to the draft budget, which include adjustments for salary expenses based on employee transitions. Mr. Hall motions to approve Resolution IDA-25-10-14, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-25-10-15: Authorizing a Loan of up to \$500,000 to Massena Arts and Theatre, Inc.: The IDA-LDC, working in partnership with DANC and SeaComm Federal Credit Union, is seeking to provide bridge financing to Massena Arts and Theatre as they refurbish the existing structure through a series of New York State grant programs and fundraising activities.

Mr. Reagen asks for clarity about the financing being requested. Mr. Kelly replies the grants are for a total of \$2.6 million. The St. Lawrence River Valley Redevelopment Agency, through funds administered by the IDA-LDC, would provide \$500,000 in interim financing until money can be reimbursed from the grant. Per the resolution in front of the board, the St. Lawrence River Valley Redevelopment Agency approved the \$500,000 loan request at their last meeting. Final review and approval is requested by the St. Lawrence County IDA-LDC. Mr. Hall abstains from conversations involving this project, due to his affiliation with the DANC Board of Directors. Mr. McMahon motions to approve Resolution IDA-25-10-15, seconded by Mr. Staples. The motion is approved by unanimous vote.

EXECUTIVE SESSION: None

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. McMahon. The meeting adjourns at 1:24 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary