

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of October 28, 2025

CALL TO ORDER: Mr. LaBaff 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 (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, Kimberly Gilbert, Bob Ahlfeld, 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: Rick Manzardo, President of Vecino Group attends the meeting via Zoom but has no comment at this time.

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

FINANCIAL REPORTS: Mrs. Gilbert provides highlights for July 2025 which reflect project fees and expenditures for the Massena School of Business Project. For August 2025 financials, Mrs. Gilbert states it was a typical month and highlights expenditures for the Benson Mines Rail and Massena School of Business Projects, and revenue from Grassy Grove Solar. Motion to accept the July and August 2025 financial reports by Mr. McMahon, seconded by Mr. Reagen. The motion is approved unanimously.

COMMITTEE REPORTS: None

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

Northern Border Regional Commission: Staff submitted a \$500,000 application to the Northern Border Regional Commission on October 8th for the Empire State Mines facility project.

Rochester Regional Hospital and St. Lawrence Health Systems: Mr. Kelly attended the St. Lawrence County Board of Legislators' Finance Committee meeting last night to answer questions relative to the Rochester Regional Hospital and St. Lawrence Health Systems tax-exempt bond issuance in conjunction with four other counties. We will be facilitating the bond approval process for St. Lawrence County, including the TEFRA hearing held last week. The Finance Committee approved the tax exempt status for the bonds last night and the Board of Legislators will vote on the project at their next meeting in November. The project will bring up to \$25 million in investments for St. Lawrence Health Systems' facilities for energy infrastructure improvements to the local hospitals.

30 Buck Street, Canton facility: We are working on an RFP (Request for Proposals) for facility improvements.

DRI Project: Massena School of Business: Project work is ongoing. Mr. Kelly notes that the DRI project is getting close to completion.

Marketing and Events: Last week Mr. Ahlfeld and Mr. Norton attended the ADM Design and Manufacturing Show in Toronto and Mr. Kelly attended an Empire State Development/Commercial Services trade event in Montreal. Ms. Sibley attended a Childcare Roundtable at SUNY Canton regarding apprenticeships available in the industry and will attend a Fort Drum Career Fair next week. Mr. Ahlfeld will attend the Select USA/Canada tradeshow in November.

Ms. Sibley worked with St. Lawrence-Lewis BOCES to arrange tours with manufacturers in St. Lawrence County for Manufacturing Day, held on October 17th. There were over a dozen businesses and school districts that participated this year. Businesses include Alcoa, AmTech Yarns, Arconic, Bestway, Cives, Curran Renewable Energy, Corning, Empire State Mines, Five Mile Farm, Heidelberg Materials, Kinney Central Fill and Distribution, Pepsi Cola Ogdensburg Bottlers, Potsdam Specialty Paper, Structural Wood, and St. Lawrence Seaway. This event allows local businesses to host high school students on tours of their facilities to see the operations, the products they manufacture, and the career opportunities available in their industries.

Ms. Sibley and Mrs. Remington will attend a Business University Connections event tomorrow night at SUNY Canton that will highlight internships and experiential learning for students and local businesses, featuring a panel of students and businesses sharing their experiences. Ms. Sibley will also attend Business Connections: Spotlight on Resources (BOCES Tech Centers) events scheduled for November.

Semi-Annual Report: Copies of the report were distributed to the St. Lawrence County Board of Legislators and IDA Board Members.

Appointments/Reappointments: Mr. McMahon was reappointed for another 3-year term by the St. Lawrence County Board of Legislators.

Mr. McMahon inquires about the Massena School of Business DRI spend down. Mr. Kelly responds that a little more than half of the DRI money has been used and the remainder of the funding should be completely utilized by the end of the year, weather permitting.

NEW BUSINESS:

Resolution IDA-25-10-22: Adopting the FY2026 Final Budget: Mr. Kelly mentions a few revisions that were made to the tentative budget, including updated figures for PILOT payments for next year and a more accurate number for expenditures for the Buck Street Canton Project after applying a reduction for expenses already incurred this year. Mr. Hall motions to approve Resolution IDA-25-10-22, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-25-10-23: Approving Resolution: Grassy Grove Solar East, LLC: Mr. Kelly notes this is a 15-year PILOT and other project highlights, as described in Exhibit A of the resolution and the Cost/Benefit and Project Evaluation Form provided to each board member. Consent resolutions and approvals were received from the town and school. Mr. McMahon motions to approve Resolution IDA-25-10-23, seconded by Mr. Hall. The motion is approved by unanimous vote.

Resolution IDA-25-10-24: Approving Resolution: Vecino Group, LLC: Mr. Manzardo from the Vecino Group provides highlights for the rehabilitation project. Mr. Kelly adds that consent resolutions have been received from the Town of Canton and the Canton Central School District. Mr. Reagen motions to approve Resolution IDA-25-10-24, seconded by Mr. McMahon. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. Reagen. The meeting adjourns at 1:18 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary