

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of December 18, 2025

CALL TO ORDER: Mr. Blevins calls the meeting to order at 2:05 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples	Present (via Zoom)	McMahon	Present
LaBaff	Absent	Morrill	Present
Blevins	Present	Reagen	Present
Hall.....	Present (arrived 2:16pm)		

A quorum is recognized.

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

IDA-LDC Staff present: Marijean Remington

PUBLIC NOTICE: Public notifications sent December 11, 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: None present. My Kelly speaks to the board about a letter received from Mr. Steve Molnar regarding his thoughts on the nuclear power discussions. Board members are given a copy to review, and the letter is attached at the end of the meeting minutes.

APPROVAL OF MINUTES: Motion to accept the minutes of the October 28, 2025 meeting by Mr. Morrill, seconded by Mr. McMahon. The motion is approved unanimously.

FINANCIAL REPORTS: Mrs. Gilbert provides highlights for September and October 2025. She references the highlight sheet for each month. Ms. Gilbert notes that there were ARPA expenses, Massena School of Business costs, building costs, including Buck Street rehabilitation costs, and building insurance costs. Ms. Gilbert asks if there are any specific questions, there are none. Motion to accept the September and October 2025 financial reports by Mr. McMahon, seconded by Mr. Reagen. The motion is approved unanimously.

COMMITTEE REPORTS: Mr. Blevins, Chair of the Governance Committee gives a summary of the Governance Committee meeting held the day prior. The committee reviewed the annual policies and the Assessment of the Effectiveness of Internal Controls. At this time, the committee recommends no changes to the policies and assessment. The committee also recommends that the policies be moved to the full board for approval. The committee also recommends the same 2026 meeting schedule as it was for 2025, with meetings held on the 4th Tuesday of each month at 1pm, to be changed as needed. Motion to accept the Governance Committee report is moved by Mr. McMahon, seconded by Mr. Reagen. The motion is approved unanimously.

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

Empire State Mines - The Project has received a \$1,000,000 NYPA New York Power Proceeds award and there has been a significant amount of news coverage regarding the project.

Northern Border Regional Commission - The IDA received notice on December 8th that our \$500,000 application to the Northern Border Regional Commission for the construction of a building in the Gouverneur Industrial Park was approved.

Newton Falls Rail - A five car test run down the line to Hicksville, Long Island was successfully completed.

Rochester Regional Health/St. Lawrence Health System - The \$150 million multi-jurisdictional tax-exempt bond issue closed earlier this month.

Former Congdon Hall Potsdam - The IDA is working with the Vecino Group on the PILOT application process for the proposed former Congdon Hall project in Potsdam, adjacent to the Vecino Quarry Project at the former Snell Hall building at the former Clarkson downtown campus.

30 Buck Street - We are currently working on an RFP for the initial stages of the rehabilitation of the 30 Buck Street facility in Canton.

Mr. Kelly also references recent activities related to the potential for nuclear power development in the county. We have attended numerous nuclear forums in the region and responded to the NYPA Request for Interest relating to potential nuclear sites. Mr. Kelly tells the board that he thinks it is very early in the process, simply an expression of interest, and that we will learn more as the Power Authority reviews the various responses they received, and we should know more in 2026.

Mr. Kelly updates the board on the ARPA funding. We are in the process of issuing the final expenditures in the Facility and Infrastructure program for a couple of building projects and had some funding within the training program we allocated excess funds from the Workforce Pipeline program to the CDL program. Most awards will be issued and closed out by the end of this year, with only a few remaining into 2026.

Mr. McMahon asks about the communities involved in the Rochester Regional Health/St. Lawrence Health System multi-jurisdictional tax-exempt bond. Mr. Kelly informs him that the counties involved were Genesee, Monroe, Ontario, St. Lawrence, and Wayne Counties and the local St. Lawrence Health System facilities in St. Lawrence County that will see investment are located in Canton, Gouverneur, Potsdam, and Massena.

Mr. McMahon asks about the CDL program. Is there a need for more funding for this program? Mr. Kelly states that there is always a need for funding for CDL program and that we will continue to work with our training partners to seek out sources of funding to support CDL training. Mr. Reagan commends the IDA for gathering everyone together on the CDL program. The IDA saw the need and took action to get the program moving forward, both through prior grants and with the ARPA funds.

NEW BUSINESS:

Resolution IDA-25-12-25: 2025 Review of Conflicts of Interest Policy. The Governance Committee compared the existing Policy and the ABO model for the Conflicts of Interest Policy, and it is determined that there are no recommended changes at this time. Motion to accept was made by Mr. Hall and seconded by Mr. McMahon. The resolution is approved unanimously.

Resolution IDA-25-12-26: 2025 Review of Procurement Policy. Mr. Kelly notes that there are no recommended changes to this year's policy. Mr. Hall/Mr. Reagan motion/second. The resolution is approved unanimously.

Resolution IDA-25-12-27: 2025 Review of Investment Policy. Mr. Kelly notes that there are no recommended changes to this year's policy. Mr. Reagan/Mr. Staples motion/second. The resolution is approved

Resolution IDA-25-12-28: 2025 Review of Harassment Prevention Policy. Mr. Kelly notes that there are no recommended changes to this year's policy. Mr. McMahon asks if the required training was completed. Ms. Gilbert confirms that the required training was completed. Mr. Hall/Mr. Reagan motion/second. The resolution is approved.

2025 Review of The Assessment of the Effectiveness of Internal Controls. The board reviews the current Assessment of Internal Controls policy. It is determined that there are no recommended changes at this time.

ADJOURNMENT: A motion to adjourn is made by Mr. McMahon. The meeting adjourns at 2:30 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary