

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

**Meeting of January 27, 2026**

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CALL TO ORDER: Mr. Hall calls the meeting to order at 1:34 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples .....	Absent	McMahon .....	Present
LaBaff .....	Absent	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 January 23, 2026, 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 December 18, 2025 meeting by Mr. Morrill, seconded by Mr. McMahon. The motion is approved unanimously.

FINANCIAL REPORTS: Mrs. Gilbert refers to the November 2025 highlight sheet and notes building revenue and a few fees from late loan payments. The main expenses were Community Development and Environmental Improvement Program issuances for the St. Lawrence River Valley Redevelopment Agency and minimal building expenses. Mrs. Gilbert adds that investment rates are decreasing but we are still maintaining a good rate of return on investments. Motion to accept the November 2025 financial reports by Mr. McMahon, seconded by Mr. Reagen. The motion is approved unanimously.

COMMITTEE REPORTS: None

STAFF REPORT:

Villnave Construction Services, Inc: Mr. Kelly notes that a second and final draw was issued on the Villnave Construction Services, Inc. loan last week, which was approved in August 2025 and modified at the December meeting.

Community Development and Environmental Improvement Program: Applications are now being accepted for this year's St. Lawrence River Valley Redevelopment Agency Community Development and Environmental Improvement Program. The deadline to submit applications is April 15, 2026.

NEW BUSINESS:

Resolution LDC-26-01-01: Modifying the Term of the Loan of up to \$225,000 to St. Lawrence Suds, LLC. The loan was originally approved in December 2024 in part to assist with bridge financing during the project's construction period, to be reimbursed with New York State Restore NY grant funds. That reimbursement has not yet occurred, and this proposed modification will match the Development Authority of the North County's interest-only repayment schedule of 18 months rather than the 12 months which we had originally approved. Mr. McMahon requests a status update regarding the progress of the project. Mr. Kelly replies that construction is substantially completed and they are now working on commissioning the brew house and getting all licensing in place. Testing must be completed and systems ready to go before they can make an announcement, but the new goal is to be to open for business late March or early April. Motion to accept Resolution LDC-26-01-01 made by Mr. Blevins and seconded by Mr. Morrill. The resolution is approved unanimously.

Resolution LDC-26-01-02: Authorizing a Loan of up to \$20,000 to T&B Next Level Construction, LLC. The loan request is through the microenterprise revolving loan program for small businesses. This is a startup home repair/renovation business seeking funding for working capital and equipment. Mr. Kelly adds that a copy of the loan review materials were provided to the board members prior to discussion. Motion to accept Resolution LDC-26-01-02 was made by Mr. Morrill seconded by Mr. Reagen. The resolution is approved unanimously.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill, seconded by McMahon. The meeting adjourns at 1:40 PM by unanimous vote.

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Mr. Ernest LaBaff, Secretary