

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Meeting of January 27, 2026

CALL TO ORDER: Mr. Hall 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	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, and Bob Ahlfeld

IDA-LDC Staff present: Marijean Remington

PUBLIC NOTICE: Public notifications sent January 23, 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: Public in attendance: “Brittany Rushlow” and “Adam” were names displayed on the livestream screen. No comment offered from public attendees.

APPROVAL OF MINUTES: Motion to accept the minutes of the December 18, 2025 meeting by Mr. Reagen, seconded by Mr. McMahon. The motion is approved unanimously.

FINANCIAL REPORTS: Mrs. Gilbert refers to the November summary sheet provided in the meeting packet and notes highlights specific to building revenues, gains/losses in investments, and interest income. She also points out ARPA expenses, building expenses from the Buck Street Building, as well as money received from Village of Massena for reimbursement of the Massena School of Business Project. Motion to accept the November 2025 financial report by Mr. Morrill, seconded by Mr. Reagen. The motion is approved unanimously.

COMMITTEE REPORTS: None

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

PFRAP – Last week the Governor announced that over \$101 million in state funding has been awarded to support projects in New York State that modernize key freight lines and port facilities through the NYS DOT Passenger and Freight Rail Assistance Program (“PFRAP”). The St. Lawrence County IDA was awarded \$1,620,000 for two projects in St. Lawrence County.

The first project will receive \$856,000 for reconstructing over 1,100 feet of track, re-grading of the site to improve drainage, and paving work at Bestway in Fowler. The second project is at Alcoa and will receive \$764,000 for reconstructing approximately four private highway grade crossings, realigning the approach to the pot room, and repaving and reconditioning roadway approaches.

The IDA partners with private industries as we seek opportunities to provide infrastructure upgrades through the PFRAP program. Each of the companies will have to provide a 10% match as part of the award. Planning and engineering work will occur this year, with actual project work being done in 2027.

Empire State Mines – A news release went out yesterday from Titan Mining, the parent company of Empire State Mines, announcing the commencement of graphite concentrate production at its graphite demonstration facility at the Empire State Mines facility in Fowler. There has been a significant amount of news coverage regarding the project.

Annual Reporting: As part of our annual reporting requirements, we have recently sent out our PILOT invoices. Payments are now coming in, which will be sent out to the taxing jurisdictions based on the current pro rata formula for property tax payments. We also began our annual PARIS reporting, where we have about 100 projects to evaluate project performance, and submit results in the Public Authorities Reporting Information System after board review and approval, prior to the March 31st deadline. Mr. McMahon asks if we are seeing any notable performance variances with any of the projects we are evaluating. Mr. Kelly responds that staff are still collecting the data from the companies, but so sees no significant issues.

Mr. Reagen asks about Bestway Enterprises and the number of new jobs this may create for the timber industry. Mr. Kelly responds that this is a company that pressure treats fire retardant lumber and the product used is not local timber. The rail improvements will help the company get product shipped in and out. Mr. McMahon asks if the rail improvements will help Empire State Mines ship graphite. Mr. Kelly notes that it is undetermined at this time if Empire State Mines will have a need for shipping via rail. There is rail access for zinc, but the company currently ships product out by truck.

NEW BUSINESS:

Resolution IDA-26-01-01: Annual Review of the Standard Workday and Reporting Resolution. Mr. Kelly notes that New York State requires governmental entities to review and complete the number of standard workday hours for accurate reporting in the state's retirement system. Motion to accept Resolution IDA-26-01-01 was made by Mr. McMahon, seconded by Mr. Morrill. The resolution is approved unanimously.

EXECUTIVE SESSION:

At 1:12 pm, Mr. Blevins motions to enter into executive session to discuss the financial, credit, or employment history of a particular person or corporation, seconded by Mr. Morrill. The motion is approved unanimously. At 1:33 pm, Mr. Morrill motions to return to regular session, seconded by Mr. McMahon.

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill. The meeting adjourns at 1:34 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary