

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of May 8, 2026

CALL TO ORDER: Chairman Staples calls the meeting to order at 2:09 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples Absent
LaBaff Absent
Blevins Present
Hall..... Present

McMahon.....Present
MorrillPresent
ReagenPresent

A quorum is recognized.

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

IDA LDC Staff present: Marijean Remington

PUBLIC NOTICE: Public notifications sent May 5, 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: Andy Gardner is admitted to the Zoom screen. No comment offered from the public.

APPROVAL OF MINUTES: Motion was made to accept the minutes of March 27, 2026 by Mr. Hall, seconded by Mr. Morrill. Mr. Kelly explains that we erroneously did not give the reason for going into executive session at the March 27, 2026 meeting. He suggests adding a notation to the minutes referencing the omission at stating that the reason for the executive session was to do discuss the Financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. The board agrees to add this clarification to the minutes, and Mr. Blevins calls the motion to vote. The motion is approved unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly notes that we will need to have another meeting toward the end of May. We will keep the board updated on the date and time that meeting will be needed as projects become ready for review. Mr. Kelly also provides the following highlights:

Congdon Hall Project (Vecino Group): We are working on final materials for next meeting for the proposed Congdon Hall PILOT in Potsdam.

RFPs for Lawn Care: Mr. Kelly notes that we recently issued RFPs for lawn care at the Buck Street, Canton Industrial Building, Massena Industrial Building Lot 19, and the Gouverneur Industrial Park.

Buck Street: Mr. McMahon asks about progress on the Buck Street property and where renovation work will be focused this year. Mr. Kelly explains that the focus is on the warehouse space closest to Buck Street, specifically the section with the curved roof. Staff continue to clean and stage that area because it is considered the most likely space to attract an initial tenant.

Massena School of Business: - The temporary steel that was on the front of the building has been removed. The contractor is now doing the final work for concrete, electrical/lighting, and painting of permanent steel.

Promotion and Business Development:

- We sponsored a Business Resource Mixer at Best Western last week which was well attended
- Bob Ahlfeld was at Select USA in Washington, DC this week
- CANSEC (Ottawa) trade Show is coming up on May 27th and 28th
- We will be attending CITEC Safety Day on May 27th.

990 Forms: Mr. Kelly also points out to the board members that they were sent draft copies of the 2025 990 forms. These were sent to the board to be able to review prior to them being filed with the federal government.

EXECUTIVE SESSION: At 2:23 PM, Mr. Kelly suggests that there is need for executive session, the reason for Executive Session: Financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. Mr. Blevins makes the motion, and Mr. Hall seconded the motion to go into executive session. The motion is approved by unanimous vote.

NEW BUSINESS:

Resolution IDA-26-05-09: Project Authorizing Resolution Small City Brewing Company, LLC (4001-26-01). Mr. Kelly explains that Small City Brewing has submitted an application for Sales & Use Tax and Mortgage Recording Tax exemptions. The company is rehabilitating a vacant building and developing a brewing facility at 110 Lake Street in Ogdensburg. Mr. Kelly refers to Exhibit A, attached to the resolution showing the details of the project which include a total Sales and Use Tax Exemption of up to \$40000 and a Mortgage Recording Tax Exemption of up to \$3,750. The benefits will expire on 6/31/2027 and the project will lead to 2 full-time equivalent jobs being created. Mr. Kelly reviews the details of the project and the Cost-Benefit Analysis. Mr. Blevins asks about the timeline of the project. Mr. Kelly states that the construction and rehabilitation are to begin very soon with the final construction taking place in 2027. Mr. Kelly states that there is a Restore NY grant involved with this project and that grant may require a longer timeline, but our incentives are only for the building envelope and brewing/manufacturing portions of the project. Mr. Hall motions to approve, seconded by Mr. Reagen. Mr. Reagen will abstain from this vote to avoid the appearance of a conflict of interest. Motion is approved, with Mr. Reagen abstaining.

Resolution IDA-26-05-10: Authorizing a one year contract for Lawn Care Services for Buck Street, Canton Industrial Building, and the Gouverneur Industrial Park. Mr. Kelly explains the results of the RFP for the services and suggests that the contracts be awarded as detailed out in the resolution. Mr. McMahon motions to approve, seconded by Mr. Morrill. Motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill/Mr. Hall. The meeting adjourns at 2:52 PM by unanimous vote.

Mr. Ernest LaBaff, Secretary