

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of June 11, 2026

CALL TO ORDER: Chairman Staples calls the meeting to order at 1:02 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples Present
LaBaff Absent
Blevins Present
Hall Absent

McMahon Present
Morrill Present
Reagen Present

A quorum is recognized.

Staff present: Patrick Kelly and Kimberly Gilbert
IDA-LDC Staff present: Marijean Remington

PUBLIC NOTICE: Public notifications sent June 8, 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 (Watertown Daily Times) attends via Zoom and has no comment.

APPROVAL OF MINUTES: Motion was made to accept the minutes of May 8, 2026 by Mr. Blevins, seconded by Mr. McMahon. The Chairman calls the motion to vote. The motion is approved unanimously.

FINANCIAL REPORTS:

Mr. Blevins makes the motion and Mr. McMahon seconds the financial reports.

January 2026 – Mrs. Gilbert notes that the 1st installment of the Economic Development Agreement was received for the first quarter of the year, she also notes that there were PILOT payments received.

February 2026 – Mrs. Gilbert notes that again more PILOT payments were received and were distributed to the appropriate taxing jurisdictions.

March 2026 - Mrs. Gilbert notes that some remaining PILOT payments were received and as of the end of March all payments have been received and distributed to the jurisdiction per the terms of our PILOT agreements. Mrs. Gilbert also notes that there was a significant amount of building expenses, most of which are related to the Buck Street property.

The motion is approved unanimously.

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly also provides the following highlights:

The Small City Brewing project in Ogdensburg has started construction and Bent Beam Brewing in Canton had its opening last week.

The IDA recently had an intern from SUNY Canton, Matt Goolden. After his internship was completed, he accepted an offer to join us as full-time Business Development Associate and IT Coordinator. He is currently in Albany at the Basic Economic Development training.

EXECUTIVE SESSION: None

NEW BUSINESS:

Resolution IDA-26-06-11: Authorizing Resolution for a Sales and Use Tax exemption for North Country Dairy, LLC. Motion is made by Mr. Morrill and seconded by Mr. McMahon. Mr. Kelly reviews the resolution and Exhibit A, which summarizes the project, they are receiving a sales tax exemption benefit of \$96,000 for purchases related to modernizing the lagoon system and wastewater treatment plant at the company's North Lawrence facility. This will add treatment capacity supporting continued production and future growth. The facility currently has 128 Full Time Employees and Mr. Kelly points out that with each project that we have assisted with since they acquired the facility in 2011, the company has met or exceeded its job creation goals. Mr. Reagan states that he would like to commend the IDA and staff for all of their work with this company and facility, and in particular assisting with the wastewater treatment issues. The motion is approved by unanimous vote.

Resolution IDA-26-06-12: Approving resolution for Vecino Group New York, LLC. Motion is made by Mr. McMahon and seconded by Mr. Blevins. Mr. Kelly reviews the resolution, pointing specifically to Exhibit A, the summary of the project benefits, this project is receiving a 33-year PILOT, a Sales and Use Tax exemption of \$1,172,000 and a Mortgage Recording Tax exemption for \$197,250. We have held the public hearing, the documents which have been provided to the board and are attached to the resolution. This is a \$28 million project which will rehabilitate Congdon Hall in downtown Potsdam into affordable housing, similar to the Quarry project the company completed a few years ago right next to Congdon Hall.. Mr. Reagan notes that not only are they creating affordable housing, but at the same time they are restoring a historical landmark building and making it a productive part of the downtown area. The Chairman calls the resolution to a vote, and it is approved unanimously.

Resolution IDA-26-06-13: Authorizing a contract for full repaving of the Ernest J. LaBaff Canton Industrial Building parking lot. Motion is made by Mr. Morrill and seconded by Mr. McMahon. Mr. Kelly explains that this resolution is to have the parking lot of the building completely re-paved. This parking lot is now 15 years old, and this re-paving is needed to maintain it. We recommend it for approval going with the low bid from Heidelberg Materials Northeast LLC for \$73,072.25. The resolution is called to vote and is approved unanimously.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill/Mr. McMahon. The meeting adjourns at 1:12PM by unanimous vote.

Mr. Ernest LaBaff, Secretary