

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of August 4, 2026

CALL TO ORDER: Chairman Staples calls the meeting to order at 1:04 PM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Staples Present
LaBaff Absent
Blevins Present
Hall Present

McMahon Present
Morrill Absent
Reagen Present

A quorum is recognized.

Staff present: Bob Ahlfeld, Kimberly Gilbert, Patrick Kelly, and Lori Sibley
IDA-LDC Staff present: Marijean Remington

PUBLIC NOTICE: Public notifications sent July 30, 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 June 11, 2026 meeting by Mr. Reagen, seconded by Mr. McMahon. The motion is approved unanimously.

FINANCIAL REPORTS:

Mrs. Gilbert reviews the *April 2026* financial report, highlighting expenses of the Massena School of Business project, the ARPA program, and the lead generation marketing campaign in Canada. Mr. McMahon asks about the progress of the Massena School of Business project, which Mr. Kelly indicates is almost complete. The first large reimbursement request has been submitted. For the May 2026 financial report, Mrs. Gilbert highlights the payoff amount to RCPI for the Massena School of Business project and the National Grid grant received for marketing expenses. Mr. Blevins/Mr. Reagen motion/second to approve the April and May 2026 financial reports. The motion is approved unanimously.

COMMITTEE REPORTS: Mr. Blevins reported for the Nominating Committee, explaining that the committee has not yet met to discuss officer elections. He moved to keep the current officers in place for the current time until the Chairman chair calls for the Nominating Committee to meet and bring forward a recommended slate. Mr. Reagen seconded. The motion carried unanimously.

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

Twin Rivers Paper (formally known as Potsdam Specialty Paper): Received a 2 megawatt power allocation from the New York Power Authority's preservation power program. The IDA is a member of the Northern New York advisory group that makes recommendations to NYPA, so we are pleased to see this allocation approved.

IDA Application: Periodically, we review our IDA application and fee structure. The application fee of \$2,000 has remained the same for several years. A few years ago, the fee structure was increased to \$5,000 for renewable energy projects. This was an effort to offset the increased costs and staff time associated with these projects being deviations within our Uniform Tax Exemption Policy. As we recently reviewed the application, we are recommending a few modest changes to the format of the application. Additionally, we recommend for any project seeking over \$5 million in funding assistance, we suggest increasing the non-refundable application fee to \$25,000 to help offset the increasing costs of pre-project work involved with larger projects. If a project doesn't move forward, this will serve to recapture some of those up-front costs, as there is no other way to recoup those costs if the project does not go forward. Mr. McMahon asks if we are in-line with the fees charged by other IDAs. Mr. Kelly confirms that we are in a similar range with what other IDAs are charging for our fees, but the new \$25,000 application fee for large projects would be higher than what he has seen with other agencies. Mr. Staples adds that projects of this magnitude are not likely to be affected by this increase. There are no objections to the application and fee structure changes. Therefore, the application format and fee structure changes will take effect immediately.

Bent Beam Brewing: Grand opening is scheduled for August 8th. They had a soft opening already, but this will mark their official opening.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-26-08-14: Accepting the Provision of a Grant from the New York State Department of Transportation for the Benefit of Alcoa USA Corp and Bestway Enterprises, Inc. In January, we received a \$1,620,000 grant award for these two projects from the New York State Department of Transportation Passenger and Freight Rail Assistance Program. With this money, \$856,000 will be used for the Bestway Enterprises Inc. project, which is approximately 1,100 feet of track reconstruction, regrade, drainage improvements, and paving. The remaining \$764,000 will go to Alcoa USA Corporation for the reconstruction of approximately four highway grade crossings, realignment of the approaches, the pot room, and repaving, and some other repair and replacement work on their track. The NYS DOT requires us to have an approving resolution to accept this grant award. In previous months, the board discussed the application, the award, and now this initial phase of the project is ready to begin, so the approving resolution is necessary to initiate the projects. Mr. McMahon motions to accept Resolution IDA-26-08-14, seconded by Mr. Reagen. The motion is approved by unanimous vote.

EXECUTIVE SESSION: A motion is made by Mr. Hall, seconded by Mr. Blevins to go into executive session at 1:16 pm to discuss the financial credit of a corporation as well as the proposed acquisition, sale, or lease of real property. The motion is approved by unanimous vote. A motion is made by Mr. Hall, seconded by Mr. McMahon to return to regular session at 1:47 pm. The motion is approved by unanimous vote.

ADJOURNMENT: A motion to adjourn is made by Mr. Hall/Mr. Reagen. The meeting adjourns at 1:47PM by unanimous vote.

Mr. Ernest LaBaff, Secretary