

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
MINUTES OF MEETING  
February 24, 2011

CALL TO ORDER: Chairman Brian Staples called to order a meeting of the St. Lawrence County Industrial Development Agency at 8:32 AM at Best Western, Canton.

ROLL CALL:

|               |         |              |         |
|---------------|---------|--------------|---------|
| Blevins ..... | Present | Hall .....   | Present |
| LaBaff .....  | Absent  | McMahon..... | Present |
| Peck.....     | Absent  | Staples..... | Present |
| Weekes.....   | Present |              |         |

Others: IDA Staff Raymond Fountain, Patrick Kelly, Kimberly Gilbert, Brian Norton, Lori Sibley, Richard Williams & Natalie Sweatland; Agency Counsel Edmund J. Russell, III; Justin Miller, Esq., of Harris Beach PLLC.

PUBLIC NOTICE: Public notifications sent February 14, 2011 to, at a minimum: St. Lawrence County's 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

MINUTES: Weekes/Blevins move to accept the minutes of the January 27, 2011 meeting.

FINANCIAL REPORT: Mrs. Gilbert reviews the Loan Summary Sheet.

COMMITTEE REPORT: Governance Committee Chairman Staples reports that the committee met on January 27. It reviewed the Agency's Credit Card Usage policy (changes recommended), the Agency's Travel Policy (changes recommended), the Financial Disclosure (change recommended), the Agency's Bylaws and Code of Ethics (no changes recommended). The Committee tabulated the Board evaluations (to be discussed during Executive Session) and reviewed the Agency's Mission Statement and Performance Measurements.

STAFF REPORT: Mr. Fountain informs the Board of a need for Executive Session. In addition, he reports the following:

- SLRVRA – The St. Lawrence River Valley Redevelopment Agency's next meeting is scheduled for March 15, 2011 at 7:00 PM in Louisville (Municipal Office). Members of the IDA have been invited. Mr. Kelly will outreach the IDA representatives of the IDA/SLRVRA committee.
- Benson Mine Rail Debris – Mr. Russell sent Stuart Carlisle letter regarding removal of the debris from the rail line. Mr. Russell will keep the board informed of the status.
- City of Ogdensburg – The City will be presenting information at the IDA's next meeting (March 24).
- Kinney Drugs – The US EDA grant application was submitted on February 15. The Agency received a letter from the Department of Health as a result of the joint meeting January 27. Mr. McMahon asks what the EDA's timeline is, to which Mr. Williams responds '6 to 8 weeks.' Our local contact at the US EDA, Harold J. Marshall, no longer has approval authority. The authority has been moved out of the locals' hands. Mr. Williams also notes that he has been in contact with the Village of Gouverneur's engineer and is waiting for the engineer and Tisdell to contact each other. Mr. Fountain reports Gouverneur Mayor Vorce was very engaged in the subject at the last Gouverneur Area Development Corporation (GADC) meeting. Mr. Weekes thanks everyone for attending the meeting, noting that having the meeting in Gouverneur "woke people up." Mr. McMahon notes that the project is severely challenged, and if we don't get the \$600,000 grant from US EDA, we will need to rethink.

- Canton Industrial Park – Mr. Fountain reports that he is moving to take possession of the property. He notes that a Memorandum of Understanding was signed during construction of the County Jail. The MOU provided that ownership of the remaining property would be transferred to the IDALDC for construction of an industrial park.
- Regional Councils – Mr. Fountain notes that the Governor’s plan to create regional councils for economic development is very similar to the REDS program. The County’s major concern under this plan is that it is part of a district that goes from the Canadian border to Cooperstown, which is not the same districting that the Lt. Governor alluded to at a recent meeting. Mr. Fountain and Mr. Kelly recently met with NYS Senator Patty Ritchie to discuss this, and other, issues.
- Comptroller’s Comments – A recent newspaper article alluded that the NYS Comptroller’s Office thought it had little oversight to those LDCs newly-created to address civic facility bonds. Mr. Miller believes that the article is intentionally misleading.
- Files – We are working to transfer 4 file cabinets full of files from Bill Small’s office.

OLD BUSINESS: None

NEW BUSINESS:

Review of Mission Statement and 2010 Performance Report – Mrs. Sweatland notes that Public Authority Law requires each authority to annual review its performance. The document is provided for review by the authority board and will be brought forward for final approval at the March meeting. Board members are encouraged to forward suggestions/comments before the next meeting.

Resolution: Revision of Financial Disclosure Policy: Weekes/Hall. Mrs. Sweatland notes that the change is only in the deadline – moving it from May 15 to March 31 – in order to be more in line with the County’s Ethics Law. Unanimous.

Resolution: Revision of Agency Travel Policy: McMahon/Blevins. Mrs. Sweatland reports that this policy is more detailed and the policy parameters are more easily defined. Unanimous.

Resolution: Revision of Credit Card Usage Policy: McMahon/Weekes. Mrs. Sweatland reports that this policy is also more detailed. Unanimous.

Resolution: St. Lawrence Snowmobile Association: Hall/Blevins and Weekes. Mr. Williams reports that he has had discussions with the insurance agent regarding the agreement to allow the Association to use part of the Newton Falls Railroad for use as part of a trail system. The decision is ultimately that of the insurance carrier and the Agency is currently unsure if the insurance carrier will allow the plan. This resolution, however, prepares us to move forward if we get the okay from the insurance carrier. Unanimous.

Resolution: Kent Grove Realty Project Termination: Weekes/Blevins. Mr. Russell reports that this resolution allows the Agency to execute and deliver documents to terminate the project and turn the property back to Kent Grove Realty, now that the project has been completed. Unanimous.

Resolution: St. Lawrence Gas Final Resolution: McMahon/ Blevins. Mr. Fountain reports this has been an ongoing project and is nearing conclusion. Mr. Miller reports that the Company is working through the Public Service Commission approval process and received a Certificate of Environmental Comparability and Public Need on February 17, 2011. The Company can come back for up to 5 years to extend the leaseback if it continues to acquire property. Unanimous.

Resolution: Dockside Village of the 1000 Islands – Agent Status: Hall/Weekes. Mr. Miller notes that this resolution again extends the agent status. The bank is close to closing on the financing, which they wanted to get done by the end of the year, which is why the Agency extended Agent status (at its December 22, 2010 meeting) to February 28, 2011. The bank, however, still hasn’t moved, so the status will be extended to May, 2011. The pilot won’t kick in until March of 2012. Mr. Blevins reports that he

