

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
ST. LAWRENCE COUNTY IDA LOCAL DEVELOPMENT CORPORATION
ST. LAWRENCE COUNTY IDA CIVIC DEVELOPMENT CORPORATION
ST. LAWRENCE COUNTY LOCAL DEVELOPMENT CORPORATION
~ Meeting of June 4, 2013 ~

CALL TO ORDER: The meeting was called to order at 8:30 AM at the IDA Office Conference Room, Canton.

ROLL CALL:

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

Others: SLCIDA Staff (Patrick Kelly, Thomas Plastino and Natalie Sweatland).

PUBLIC NOTICE: Public notifications sent May 30, 2013 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

APPROVAL OF MINUTES: LaBaff/Hall motion to approve the minutes of the March 19, 2013, March 22, 2013 and April 30, 2013 meetings. Carried unanimously.

FINANCIAL REPORTS: Mr. Plastino reports that the consolidated reports show a gain of \$96,000 (triple the budgeted amount for this timeframe). The building operating budget is doing well, and it would do better as more buildings are leased. The operating expenses are in-line. Motion to accept the financial reports for March and April 2013 made by Mr. LaBaff, seconded by Mr. Peck. Motion carried.

REPORTS OF COMMITTEES: None

STAFF REPORT:

Mr. Kelly reports on the following:

- High Peaks Winery: Sales and Use Tax Exemption documents have been executed. Mr. Whalen has applied to us for loan funding totaling \$73,000 as part a \$222,000 project to expand the winery operation. The SLCIDA-LDC will be asked to authorize loan funds through the St. Lawrence River Valley Redevelopment Agency. The Greater Massena Economic Development Fund also approved \$36,500 in loan funding toward this project.
- North Country Grown Cooperative: The Cooperative is requesting assistance to secure Rural Business Enterprise Grant funds.
- Canton Industrial Park: We have received the grant proposal from ESD and will begin soliciting bids in the fall for the infrastructure (park expansion) project.
- Massena Buildings Grant: We are unable to submit the funds previously invested by the SLRVRA as the investment in the ESD grant. As such, the project will require an investment of new funds toward the grant’s matching funds requirement.
- AgPro Building: Curran Renewable Energy bought the AgPro building at auction. Mr. Curran has yet to determine the future use of the building. In response to a question from Mr. Staples, Mr. Kelly reports that the bankruptcy auction selling price did not cover the banks’ investments. The back taxes owed by AgPro are unrecoverable.
- Fleet Management: The IDA released a Request for Proposals for an all-wheel-drive SUV. The IDA will have cut its in half (from 4 vehicles to 2) at the conclusion of the Vehicle RFP process.
- St. Lawrence Psychiatric Center: Mr. Kelly is a member of the SLPC Task Force. Three-ring binders containing information on the Center were distributed to New York State and elected officials and members of the Office of Mental Health. Mr. Kelly, along with Mssrs. Blevins and Hall, attended the recent Listening Tour.

- SUNY Tax-Free Zones: The Governor's project is in the beginning stages and much is still unknown. Mr. Blevins asks that the IDA prepare correspondence to the Governor, requesting clarification on the program and its parameters, as the lack of information impedes the IDA's effectiveness. Mr. Kelly will draft correspondence for the Chairman's signature.
- ZeroPoint: Mr. Kelly explains that the IDA initiated legal action to recoup approximately \$33,000 in damages to the Potsdam Commerce Park Building. Having discussed the issue with the Chairman, Mr. Kelly authorized a settlement on behalf of the IDA at \$17,250. Motion to ratify the settlement is made by Mr. LaBaff and seconded by Mr. Peck. Motion carried by unanimous vote.
- Kinney Drugs: At the Company's request, the IDA extended Kinney Drugs' Sales and Use Tax Exemption to July 31, 2013. In response to a question from Mr. Staples, Mr. Kelly reports he outreached Msrs. Burgess and McClure regarding the IDA's willingness to partner with the Company on a project. Mr. Kelly will send Kinney Drugs more information on available properties.

OLD BUSINESS: None

NEW BUSINESS:

Chairman's Announcement of Date of Annual Meeting: The Annual Meeting will be held Monday, June 17, 2013 at 12:00 PM at the Best Western, Canton.

Chairman's Appointment of Nominating Committee: Chairman Staples appoints a Nominating Committee consisting of Msrs. LaBaff, Blevins and Weekes.

Resolution IDA-13-06-11: Authorizing Application to the USDA Rural Business Enterprise Grant Program in the Amount of \$25,900 for the Benefit of North Country Grown Cooperative. Mr. Kelly notes that he reported on this project earlier in the meeting. Motion to accept by Mr. Peck, seconded by Mr. Weekes. The motion is carried by unanimous vote.

Resolution LDC-13-06-08: Authorizing funds through the St. Lawrence River Valley Redevelopment Agency. Mr. Kelly notes that the funds will assist High Peaks Winery, LLC with its expansion project, and references his earlier staff report. Motion to accept by Mr. Blevins, seconded by Mr. Hall. The motion is carried by unanimous vote.

EXECUTIVE SESSION: Motion for Executive Session by Mr. Weekes, seconded by Mr. LaBaff., to discuss the acquisition of real property from a specific company. The motion is carried by unanimous vote. The Board goes into Executive Session at 8:55 AM.

LaBaff/Blevins motion to return to Open Session at 9:43 AM. Motion carried by unanimous vote.

Resolution CDC-13-06-06: Authorizing Civic Development Fund Loan to St. Lawrence County Fire Training Facility, Inc. Mr. Plastino notes that the funding will assist with completing Phase 3 of the Facility's project, totaling about \$290,000. \$90,000 of that project costs remain unfunded, with \$200,000 in grant funds committed by Senator Ritchie and Assemblywoman Russell through DASNY. The IDA Civic Development Corporation will lend from its Civic Development Loan Fund \$90,000, plus any unpaid capitalized interest on \$290,000 in bridge financing (determined at closing). Motion to accept by Mr. Blevins, seconded by Mr. Weekes. The motion is carried by five "aye" votes (Blevins, Hall, LaBaff, Staples, Weekes). Mr. Peck, citing his role as a County Legislator, abstains.

ADJOURNMENT: Adjourns at 9:50 AM by unanimous consent.

(Mr.) Lynn Blevins, Secretary