

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
ST. LAWRENCE COUNTY IDA LOCAL DEVELOPMENT CORPORATION
ST. LAWRENCE COUNTY IDA CIVIC DEVELOPMENT CORPORATION
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~ Meeting of June 26, 2014~

CALL TO ORDER: Chairman Staples called the meeting to order at 8:30 AM at the IDA office, Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

Others: SLCIDA Staff (Patrick Kelly, Thomas Plastino, Richard Williams and Natalie Sweatland); Andrew Silver, Esq., Agency Counsel.

PUBLIC NOTICE: Public notifications sent June 20, 2014 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: Motion to amend the minutes of the May 9, 2014 meeting made by Mr. Peck, seconded by Mr. LaBaff. Carried unanimously. Motion to accept the minutes (as amended) of the May 9, 2014 and the minutes of the June 11 meeting by Mr. McMahon, seconded by Mr. LaBaff. Carried unanimously.

FINANCIAL REPORTS: Financial Report for April and May 2014 accepted without comment.

REPORTS OF COMMITTEES: Nominating Committee Chairman Ernest LaBaff offers the following slate of officers: Brian W. Staples (Chairman), Ernest LaBaff (Vice-Chairman) and Lynn Blevins (Secretary). There were no other nominations from and the nominees are elected by unanimous vote. The Board unanimously approves the following: Patrick Kelly (Chief Executive Officer), Thomas Plastino (Chief Financial Officer) and Law Firm of Silver & Collins (Agency General Counsel). Motion to accept the slate of officers made by Mr. LaBaff, seconded by Mr. Peck. Motion carried.

STAFF REPORT:

Mr. Kelly reports on the following:

- Agenda. Mr. Kelly briefly reviews the meeting's agenda items.
- Blast Boss, Inc. The SLCIDA-LDC approved equipment financing of up to \$88,000. Blast Boss was able to secure the equipment at a lower cost, and is requesting that the remaining funds be used to purchase a box truck, on which the SLCIDA-LDC would have a first lien position. Mr. Silver notes that the additional purchase would not require further board action as the original loan approval is for equipment. No objections from the board were voiced. Also, the St. Lawrence Fire Training Facility's interim financing closed in June. Board members request that staff place signs at IDA-sponsored projects.
- Riverside Iron, LLC. SLCIDA-LDC expects to close on the loan tomorrow, June 27.
- Newton Falls Rail. The first reimbursement request has been submitted to the State, that being for a portion of Phase I of the project. New York State has advised a turnaround time of 3 to 9 months.

- Jones and Laughlin (“J&L”) site. Mr. Kelly notes that staff have been working with Mark Hall, DANC and St. Lawrence County on this project. Mr. Hall reports that St. Lawrence County has recently acquired ownership of the property, and the property should be transferred to a local development corporation, the purpose of which would be to redevelop and market the property. Chairman Staples suggests that the SLCIDA-LDC can assist with costs associated with the creation of the local development corporation by authorizing an allocation of up to \$5,000. He appoints Mark Hall and Patrick Kelly, both acting on behalf of the SLCIDA-LDC to coordinate discussions with St. Lawrence County and determine the corporation’s structure. Motion by Mr. LaBaff, seconded by Mr. Peck. Approved unanimously.
- Horton Road Project. Staff submitted a Consolidated Funding Application, and are now working on a Northern Border Regional Council application which is due June 30. Applications through EDA will be later in the year.
- Canton Industrial Park. Mr. Peck notes he serves on a committee for shared services. The County, the Town of Canton and the Village of Canton have had discussions relative to a shared highway facility. The first step involves identifying available properties in Canton, and a report of the available properties included the IDA’s property on Commerce Lane. He goes on to note that he believes using the property for a shared highway facility would go against the original intent of using the land for an Industrial Park, adding that Mr. Kelly had also informed the County’s Operations Committee earlier this month.
- Monetization: Mr. Kelly reports that the legislation authorizing monetization of the RVRDA power has been passed.
- Tri-Town. Mr. Kelly notes that the IDA is working with Tri-Town Packing and the USDA to find a solution to the issues between the Company and the USDA inspection staff.
- Building Dedication. The dedication and open house for the Ernest J. LaBaff Industrial Building is 3:00 PM on Thursday, July 24.

NEW BUSINESS:

Resolution IDA-14-06-17: Standard Work Day and Reporting Resolution. Motion to approve Resolution IDA-14-06-17 by Mr. LaBaff, seconded by Mr. Hall. The motion is carried by unanimous vote.

Resolution IDA-14-06-18: Taking Official Action Toward the Acquisition, Construction and Equipping of a Project for the St. Lawrence County Industrial Development Agency, Appointing the St. Lawrence County Industrial Development Agency Local Development Corporation Agent of the Agency for the Purpose of Acquiring, Constructing and Equipping the Project, and Authorizing the Execution and Delivery of an Agreement between the Agency and the St. Lawrence County Industrial Development Agency Local Development Corporation with Respect to the Project. Mr. Williams notes that the project has been modified from the original specs, and was rebid, eliminating topsoil work and saving approximately \$200,000. Acts II Construction (in Gouverneur) was low bidder on this project at \$544,000. The project includes flattening of the land, raising wetlands by a few feet, constructing a road base, installing water and sewer lines and a pumping station to match Village of Canton specifications. The project will primarily be funded by the 2012 CFA award of \$470,000. National Grid can be approached for electrical infrastructure funding assistance once the project is certified “shovel-ready.” Motion to approve Resolution IDA-14-06-18 by Mr. Peck, seconded by Mr. Hall. The motion is carried by unanimous vote.

Resolution IDA-14-06-19: Establishing a Construction Budget for the Canton Industrial Park Expansion. Mr. Williams notes the budget is based on the low bid for the project. Motion to approved Resolution IDA-14-06-19 by Mr. Peck, seconded by Mr. Blevins. The motion is carried by unanimous vote.

Resolution LDC-14-06-10: Accepting Designation As Agent For The Purpose Of Acquiring, Constructing And Equipping A Project, And Authorizing The Execution And Delivery Of An Agreement Between The Agency And The St. Lawrence County Industrial Development Agency - Local Development Corporation With Respect To Such Project. Mr. Kelly explains that this resolution accepts the designation of Agent from the SLCIDA. Motion to approved Resolution LDC-14-06-10 by Mr. Blevins, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution LDC-14-06-11: Establishing A Construction Budget For Canton Industrial Park Expansion. Motion to approve Resolution LDC-14-06-11 by Mr. LaBaff, seconded by Mr. Peck. The motion is carried by unanimous vote.

Resolution LDC-14-06-12: Authorizing a Construction Contract for Canton Industrial Park Expansion. Motion to approve Resolution LDC-14-06-12 by Mr. LaBaff, seconded by Mr. Peck. The motion is carried by unanimous vote.

EXECUTIVE SESSION: Hall/McMahon motion for Executive Session at 9:21 AM to discuss potential litigation with a specific company. The Board returns to Regular Session at 9:50 AM.

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

(Mr.) Lynn Blevins, Secretary