

**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 October 23, 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	Absent	Hall	Present
LaBaff.....	Present	McMahon	Present
Peck	Absent	Staples	Present
Weekes	Present		

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

PUBLIC NOTICE: Public notifications sent October 17, 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: Two members of the public (Danielle Benati of OpTech and Kevin Hickey of CHA Companies) introduced themselves and spoke to the Board regarding their interest in economic development in the Massena/North Country area.

APPROVAL OF MINUTES: Motion to accept the minutes of the September 25, 2014 meeting by Mr. LaBaff, seconded by Mr. Weekes. Carried unanimously.

FINANCIAL REPORTS: Mr. Plastino reports that through September 2014, the net cash is approximately \$52,000 to the good, noting that the funds relative to the Newton Falls Railroad Rehabilitation and the Canton Industrial Park Expansion projects are not included. Both of these projects are awaiting reimbursement from ESD. In response to a question from the Chairman regarding how the entities treat disbursement of cash versus reimbursement, Mr. Plastino notes that we have had discussions with our auditors over this subject. An award letter from New York State is not considered by our fiscal staff to be an indicator of revenue, as there is usually a considerable amount of time that lapses between start of a project and our receipt of any reimbursement funds. In addition, an award letter from New York State is not considered an approval of funds. Ms. Gilbert notes that if we have requested the funds from the State, we accrue it. In response to a question from Mr. McMahon, Mr. Kelly notes that the Canton Industrial Park project cost is approximately \$550,000 and \$470,000 of that is expected to be reimbursed through the ESD grant. The Newton Falls Rail Rehab project award for Phase 1 was \$1.3 million, all of which we expect to receive back as reimbursement. Hall/LaBaff motion to accept the Financial Reports for September 2014. Reports accepted and filed for audit.

REPORTS OF COMMITTEES: None

OLD BUSINESS: None

STAFF REPORT:

Mr. Kelly reports on the following:

- **Agenda.** Mr. Kelly briefly reviews the meeting's agenda items, and notes a need for Executive Session.

- Loan Closings. The St. Lawrence Fire Training Facility financing closed and the Facility held an open house in September. Mr. Kelly reminds the Board members that the SLCIDA-CDC provided \$290,000 in bridge financing, \$200,000 of which would be repaid to the SLCIDA-CDC when two \$100,000 grants were received. The FTF received the two grant awards and repaid the \$200,000 last week, leaving the balance of approximately \$90,000 to be repaid by a 10-year note based on a lease with the County.
- St. Lawrence County Chamber of Commerce. The SLCIDA-CDC provided a \$40,000 line of credit for the Chamber, \$30,000 of which has been drawn down. Mr. Plastino continues to work with the Chamber on planning sessions, and he believes the Chamber has gotten through this rough patch. Mr. Kelly shares an email he received from the NYS Authorities Budget Office Director David Kidera, asking for information related to the Chamber loan through the SLCIDA-CDC. Mr. Kelly also shares his response.
- Pending Project Closings. The City of Ogdensburg's loan through the River Valley Redevelopment Agency, along with the PILOTs for Corning, DeFelsko and Maxam projects are near to closing.
- Properties Report. Mr. Kelly reports that the Potsdam Commerce Park building is about ¼ leased (to Clarkson University, LC Drives, and National Coffee). In Massena, Fockler Industries, Illusions ATC and Purinepharma are leasing portions of the Lot 19 building.
- Canton Industrial Park. The road has been paved and the project should be complete within the next couple of weeks.
- J&L. We continue to work with the County on the transition of J&L properties to an LDC.
- Horton Road Project. SLCIDA has assisted the Town of Massena with an application for funding through the US Economic Development Administration's 2014 EDAP funding program. The project will create infrastructure and bring utilities and services to Horton Road, designed for development of a commercial/light industrial park. The Town of Massena and the SLCIDA have worked closely with Alcoa over the past several years to transition approximately 140 acres of land suitable for a new park. The Massena Industrial Park is too small to permit large expansions and there are very few lots left for development. Although St. Lawrence County has vast available land, there is very little available with services that can accommodate a project requiring 20 acres or more.
- Congressman Owens. Last month we received a flag from US Congressman Owens that had flown over the US Capitol Building. We have framed the flag and the letter from the Congressman, and it is displayed on our reception area wall.
- St. Lawrence River Valley Redevelopment Agency 2014 CDEIP. Mr. Kelly reports that the Massena Arts and Theatre Association, Inc. has asked for permission to draw down its \$50,000 CDEIP grant before project completion and combine it with a bank loan to purchase the Massena theater from its current owner. He went on to note that the SLRVRA, at its meeting on October 21, approved this change, subject to specific clawback stipulations. There were no objections from the member of the SLCIDA-LDC to the change in the original grant terms.
- St. Lawrence River Valley Redevelopment Agency 2014 CDEIP. The St. Lawrence Power and Equipment Museum, a 2013 CDEIP awardee planned on using its award funds to tie into the Town of Madrid's wastewater treatment plant. The Museum officials have since requested that the funds be repurposed to instead construct its own septic system and leach field. The SLRVRA approved this change at its meeting on October 21. There were no objections from the member of the SLCIDA-LDC to the change in the original grant terms.
- Corning, Incorporated. A public hearing is being held today by NYPA at Hawkins Point in Massena relative to NYPA's provision of Preservation Power for Corning's DeKalb Plant expansion project.

NYPA is accepting written comments until close of business on Friday, October 24. Mr. Kelly notes he will be forwarding a letter in support of the project.

- November Meeting. Mr. Kelly is working to hold the November meeting in Massena, on a date to be announced at a later time. He is trying to coordinate the meeting date to coincide with a tour of the Curran Renewable Energy, LLC operation.

NEW BUSINESS:

Resolution IDA-14-10-23: Providing Section 41-J “An Allowance of Unused Sick Leave Credits”. Mr. Staples notes that much of the sick time accrued by SLCIDA employees was done so while in the employ of the County, and if these employees were still with the County they would be able to convert some of their accrued sick time to months of retirement. Mr. Kelly read a portion of Section 41-J of the Retirement and Social Security Law, noting that the benefit could not exceed 165 days, could not be considered in meeting any service or age requirements for retirement, and could not be considered in computing final average salary. The board members set an effective date of November 3, 2014. Motion to approve by Resolution IDA-14-10-23 by Mr. LaBaff, seconded by Mr. Weekes. The motion is carried by unanimous vote.

Resolution IDA-14-10-24: Approving and Adopting FY2015 Budget and Authorizing the Chief Executive Officer to Make Line Item Changes. Mr. Kelly reports no comments during the 20 day public comment period. Mr. Kelly provides an overview of the budget and highlights the difference in 2015 budgeted revenue compared to last year and this year, due to accounting of the sale of buildings. The budget shows an operational gain on the sale of assets, those being the TDC and Marimac buildings. Mr. Kelly also notes that project fee numbers are conservative. Motion to approve Resolution IDA-14-10-24 by Mr. Weekes, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution LDC-14-10-16: Approving and Adopting FY2015 Budget and Authorizing the Chief Executive Officer to Make Line Item Changes. Mr. Kelly reports that the final budget shows a change to the tentative budget due to moving the Massena Industrial Park Buildings 18 and 19 reimbursements to the 2015 budget. He went on to add that it does not appear the reimbursement from NYS will be received during 2014 as was originally expected. Motion to approve Resolution LDC-14-10-16 by Mr. LaBaff, seconded by Mr. Weekes. The motion is approved by unanimous vote.

Resolution CDC-14-10-06: Approving and Adopting FY2015 Budget and Authorizing the Chief Executive Officer to Make Line Item Changes. Mr. Kelly reports that staff are working to refine the distribution of insurance charges, and that no other change was made from the tentative budget. Motion to approve Resolution CDC-14-10-06 by Mr. LaBaff, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution MIC-14-10-08: Approving and Adopting FY2015 Budget and Authorizing the Chief Executive Officer to Make Line Item Changes. Mr. Kelly reports that the St. Lawrence County Local Development Corporation continues its intention to dissolve. It is the SLCLDC intention for the SLCIDA-LDC to take over the loan fund. Such a consolidation would ease costs associated with audits, along with easing the number of reports required of a local authority by New York State. The next meeting of the SLCLDC could act on a resolution of dissolution, along with approval of a plan of dissolution. Additionally, per Counsel Silver, the Attorney General and Judge Demarest would need to sign off on the plan. Motion to approve Resolution LDC-14-10-08 by Mr. Weekes, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

A question from Mr. Hickey relative to the status of the Newton Falls Mill and its water plant was answered by Mr. Hall. Also, Mr. Kelly provided additional information on the Horton Road project, at the request of Mr. Hickey.

EXECUTIVE SESSION: LaBaff/Weekes motion for Executive Session at 9:10 AM to discuss the financials of a specific company. LaBaff/McMahon motion to return to Regular Session. The Board returns to Regular Session at 9:55 AM.

ADJOURNMENT: The meeting adjourns at 9:55 AM by unanimous consent.

(Mr.) Lynn Blevins, Secretary