

St. Lawrence River Valley Redevelopment Agency  
Minutes of January 17, 2012 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 6:13 PM by Chairman Robert McNeil.

Roll Call/Determination of Quorum: Mssrs. McNeil, Murphy, Burns, Carroll and Strait attend. NYPA's Michael Huvane joins the meeting via conference call, while NYPA's Karen White is also in attendance. The quorum is recognized.

Public Notice: Public notifications were sent January 6, 2012 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.

Approval of Minutes: Burns/Carroll motion to accept the December 20, 2011 regular meeting minutes. Accepted.

Financial Report: Mrs. Gilbert reviews the November 2011 financials. Mr. Burns asks if we have a prospect for the vacant Lot 19 Building. Mr. Kelly answers by stating a prospect has toured the building a couple of times and discussions are ongoing. Mr. Burns asks how long it will take to have the building ready if a prospect is interested. Rich Williams, IDA Facilities Manager, responds by stating the building could be ready for occupancy within six (6) weeks. Carroll/Murphy motion to accept the financials as presented. Accepted.

Committee Report: Mr. Carroll motions to recommend the current roles remain the same for one more term. Chairman McNeil remains as Chair and Mr. Strait as Vice Chair. Mr. Burns seconds the motion. Motion passes with unanimous consent.

Old Business:

Power Contract: Attorney Gustafson advises the group that an additional draft was received by Judith McCarthy and NYPA General Council and was forwarded to the IDA LDC for review. A meeting between the IDA LDC and RVRA review group is scheduled for Thursday, January 19<sup>th</sup> to review comments. Mr. Burns asks if the group will be able to review the content soon. Mr. Gustafson notes a final draft is expected by the end of January, and if accepted, will likely come to the members in February. Attorney Gustafson confirms Mr. Burns' questions by stating the contract is still written for 20 megawatts of power. Any of the 20 megawatts of power that has not been assigned to monetization should be open to industries that express interest. Mr. McNeil notes that getting the power contract in place is the first priority, with plans to tackle the monetization issue to follow.

New Business:

Resolution: Annual Review of Procurement Policy. Strait/Carroll motion to accept. Motion passes with unanimous consent.

Resolution: Annual Review of Investment Policy and Authorization of Depositories. Mr. Kelly notes that it is suggested by Attorney Gustafson that the initials IDA LDC should be placed in front of the title Chief Executive Officer under Section 3 of the policy. Burns/Murphy motion to accept. Mr. Strait abstains due to personal involvement with NBT Bank.

Staff Report:

Mr. Kelly gives a report on the 2011 activities of the RVRDA.

2011 Community Development & Environmental Improvement Program: Mr. Kelly notes that of the nine (9) projects awarded in 2011, three (3) have been funded at this time. The other six (6) projects have submitted formal requests to extend the use of funds and have been advised of their approved six (6) month extension to complete the project.

2012 Community Development and Environmental Improvement Program Applications are available on the SLRVRA website. There are two application forms available, one that can be downloaded and another that can be printed. So far, we have had approximately a dozen people inquire about the application.

Citec – Marketing initiative. Mr. Plastino applied to National Grid for funding and expects to have a response within a week.

Lots 18 & 19 (Massena Industrial Park): Prospect visited Lot 19 on 2 separate occasions. The IDA has been going back through its historical leads from the past few years to reconnect and attempt to re-establish a dialogue with potential prospects.

FISHCAP initiative Annual Report received from the St. Lawrence County Chamber of Commerce. This piece of information was intended to keep members informed of their progress.

Mr. Kelly provides the members a follow up to the June report, where he reviews various projects and activities that occurred throughout the year. Mr. Kelly notes this type of outline is also used for the IDA, IDA LDC, IDA CDC, and SLC Micro. In summary, objectives not related to power are completed or underway. Mr. Kelly adds that the auditors will be conducting the 2011 audit the week of January 23<sup>rd</sup> and the RVRDA fund will be audited.

SLRVRA website was completed in December and is now operational. A couple hundred hits have already been registered from the site. Mr. Kelly also notes the RenewSLC.org website is busy with approximately 2,500 hits/month.

Data Centers: Mr. Kelly notes that talks are on-going with Clarkson University. Mr. Murphy advises the members of a zoning issue with lack of parking at the Clarkson site downtown. Changes that are needed have stalled efforts for a short time.

Business Development Corporation for a Greater Massena/Alcoa: Discussions regarding the Horton Road site are still ongoing.

The Structural Wood loan will be closing soon with the IDA LDC.

Energy Related Issues: Two (2) applications were sponsored by the IDA for NYPA's Preservation Power. North Country Dairy received 3 mw and Newton Falls Fine Paper received 5 mw. Discussion ensues over the meaning of Preservation Power. Mr. McMahon and Mr. Huvane give the members a brief description of Preservation Power versus other power allocation programs. Mr. McNeil asks if someone can apply for Preservation Power Program and another allocation of power at the same time. Mr. McMahon responds "yes". Mr. Burns asks if the Preservation Power should be used initially, before any allocations of RVRDA power. Mr. McMahon responds "yes". The conversation leads into a discussion of the North Country Power Advisory Group, where Mr. Burns asks who appoints the members of this group. Mr. Kelly and Mr. Huvane concur that the members are assigned by the County

Legislature. Mr. Burns suggests Mr. Kelly be formally appointed to the seat formally held by Mr. Fountain, as Mr. Fountain retired the first of this year. Mr. Kelly was Mr. Fountain's alternate. Mr. Huvane agrees that Mr. Kelly should be formally appointed and that he should have an alternate appointed as well. Mr. McNeil suggests Mr. Kelly's deputy to be appointed the alternate.

Marketing: In 2011 there were 1,500 contacts with over 400 new or existing companies and over 4,400 pieces of mail were sent to Canadian businesses. In addition, the IDA is partnering with Drum Country Business to supplement what it's already doing to promote the North Country.

Public Comment:

Mark Dzwonczyk, President and CEO of Nicholville Telephone Company, Inc. thanks the RVRDA for funding Nicholville Telephone received in 2011 and notes:

- Funds have already been put to use. Nicholville Telephone has hired one employee (working outside the plant) and there is one requisition in the works for a Staff Accountant.
- 350 homes have been completed, with approximately 70 more to go, and approximately 70% of underserved areas have been covered up to this point. Target is 60% sign up and Nicholville Telephone is currently at 50%.

Mr. Murphy questions the work Nicholville will be doing in the business park in Ogdensburg, as he understood there to be some prohibition to connect with Canada. Mr. Dzwonczyk states he is not aware of any prohibition to connect with Canada that would affect the work Nicholville Telephone will be doing in the business park in Ogdensburg.

Mr. McNeil asks if Amish farms lower the % of covered areas. Mr. Dzwonczyk notes that this has not affected their acceptance rates.

Mr. Dzwonczyk adds that the work is on-target and he speaks for Nicholville Telephone when he says they appreciate the efforts of the RVRDA in assisting them with funding their project.

Executive Session:

Murphy/Carroll motion for Execution Session at 6:54 PM to discuss the financial history of a company.

*Mr. Carroll leaves executive session at 7:20 PM.*

The RVRDA returns to regular session and motions to adjourn the meeting at 7:45PM, upon the motion by Burns/Murphy.

Note: The next regularly scheduled meeting of the St. Lawrence River Valley Redevelopment Agency will be held at <b>6:00PM</b> on Tuesday, February 21, 2012 at the Town of Louisville Municipal Offices.
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