

St. Lawrence River Valley Redevelopment Agency  
Minutes of November 13, 2012 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 6:12 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Mssrs. McNeil, Murphy, Carroll and Strait attend. NYPA Representative 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 November 2, 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. Notification also sent to other local media sources and websites.

Presentations: None

Approval of Minutes: Strait/Carroll motion to accept the October 16, 2012 regular meeting minutes. The minutes are accepted unanimously.

Financial Report: Kimberly Gilbert, Fiscal Manager for the St. Lawrence County Industrial Development Agency presents the September 2012 financial report. Carroll/Murphy motion to accept the September 2012 financials. The report is accepted unanimously.

Committee Reports: None

Old Business: None

New Business: None

Staff Report:

2012 Community Development & Environmental Improvement Program ("CDEIP"): Mr. Kelly reports that 10 of the 12 agreements have been returned to the office with signatures and that 7 of the 12 grants awarded this year are fully funded. The Madrid Dam project was issued a check today for their grant award. Mr. Kelly distributes pictures provided by Mr. Finnegan which demonstrate the repairs made to the dam via the 2012 CDEIP award funds. Additionally, Mr. Kelly lists some of the positive economic factors which resulted from investments provided by the RVRDA to the Ogdensburg Bridge and Port Authority port project; citing large numbers of direct labor jobs, purchases made to local businesses for supplies, shopping, hotels, equipment rentals, and other professional services.

2011 CDEIP: Mr. Kelly reports that 6 of the 9 grants awarded are partially or fully funded. The partial funding went to the Business Development Corporation for a Greater Massena on behalf of the rail project.

2013 CDEIP: Mr. Kelly reminds the members that \$566,000 has been allocated for the 2013 CDEIP. With the application process scheduled to begin in January 2013, Mr. Kelly asks members to send him any suggestions to be incorporated in the 2013 process to be discussed at the December 18<sup>th</sup> meeting.

Mr. Kelly notes the cross-border marketing event held in Massena last month was a success. The event included a tour of the Massena Industrial Park and the former General Motors site for the over 30 prospective business representatives in attendance. Mr. Kelly adds that the process of following up with

the attendees is currently underway. Follow up for another cross-border event which was held earlier in the month in Ogdensburg is under way as well. Mr. Kelly distributes a packet of marketing information to the members which was presented to all of the attendees at the Massena event.

In response to a question posed by Mr. McNeil regarding the piece of the package which seemed most interesting to the attendees at the event, Mr. Kelly cites initially our border location, with available sites and buildings close behind. Our power incentives were highlighted at the event and did receive some attention, but Mr. Kelly suggests that issues like power costs require a greater detail of discussion with prospects regarding their specific business circumstances.

Mr. McNeil asks if the former General Motors site was considered attractive to any of the prospects. Mr. Kelly responds, stating there seemed to be interest during the site tour, but prospects typically like to see an established building in addition to available land. Mr. McNeil asks if RACER Trust, the entity currently marketing the site, would be interested in granting local control of the property. Mr. McMahan notes that further discussions are needed, but adds that there might be an interest in giving local control down the road.

A staff member will be attending PACKex in Montreal, the final tradeshow of the year, both Wednesday and Thursday this week.

Mr. McMahan and Mr. Plastino will continue to work with Adam White of Aitia Analytics to develop preliminary target sectors and undertake initial outreach efforts to market the power allocations.

Mr. Kelly adds that a budget amendment resolution will be provided at next month's meeting which should reflect a few minor changes to the budget.

Public Comment:

Larry Legault:

- The Town of Louisville completed the pellet project. Mr. Legault thanked the RVRDA members for issuing the check this evening which assisted in the installation and purchase of the boiler. Mr. Legault offered a tour to anyone interested in seeing the equipment in operation. All of the members of the board in attendance, including staff and the public, were given a tour of the boiler room.

Executive Session: Strait/Murphy motion for Execution Session at 6:40 PM to discuss the financial history of a particular corporation.

Return to regular session at 7:15 PM, upon the motion by Murphy/Carroll. The meeting is adjourned at 7:18 PM, upon the motion of Carroll/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, December 18, 2012 at the Town of Louisville Municipal Offices.
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