

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 ST. LAWRENCE COUNTY IDA LOCAL DEVELOPMENT CORPORATION
 ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY
 ~ Meeting of April 30, 2013 ~**

CALL TO ORDER: The meeting was called to order at 6:00 PM at the IDA Office, Main Conference Room, Canton.

ROLL CALL:

St. Lawrence County IDA/IDALDC	St. Lawrence River Valley Redevelopment Agency
Blevins..... Present	Burns Present
Hall Present	Carroll..... Present
LaBaff..... Present	Chairman McNeil Present
McMahon Present	Murphy Present
Peck Present	Strait Absent
Chairman Staples..... Present	
Weekes Present	

Others: SLCIDA Staff (Patrick Kelly, Thomas Plastino, Richard Williams and Natalie Sweatland); Andrew Silver, Esq. and Eric Gustafson, Esq., Counsel for the IDA/IDALDC and RVRDA, respectively. Media.

PUBLIC NOTICE: Public notifications sent April 22, 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: None

FINANCIAL REPORTS: None

REPORTS OF COMMITTEES: None

STAFF REPORT:

Mr. Kelly reports on the following:

- Op-Tech Environmental Services: A Lease/Purchase Agreement has been executed between the Company and the IDA for the purchase of the building located on Lot 20 within the Massena Industrial Park. Right-Of-Way issues for access to the building have been resolved. The project dates back to July 1, 2009.
- AJ Missert, Inc.: PILOT documents relating to the Company’s warehouse addition project were executed on March 26, 2013.
- Canton Industrial Park: Staff will be releasing a Request for Proposals to solicit bids for design and engineering services for the extension of Commerce Lane, along with water, sewer and [possibly] electric.
- Canton-Potsdam Hospital: The Hospital has requested a partial redemption (\$200,000) of the IDACDC’s 2010B Revenue Bonds. A Letter of Instructions, directing the trustee to redeem the bonds, has been executed for a planned May 1 redemption.
- St. Lawrence Psychiatric Facility: New York State Office of Mental Health is proposing a reduction in the number of inpatient hospital beds, and designation of certain hospitals for closure. The State, as part of its review and analysis, will be conducting a listening tour throughout the State to get feedback on how to strategically position State-operated services. The St. Lawrence Psychiatric Center employs approximately 500 people, and its closure would have a far-reaching impact on the North Country economy. The State will provide an opportunity for public comment at the St. Lawrence Psychiatric Center on May 15, between 10:00 AM and 12:00 PM. Both boards will be presented a resolution for action later in this meeting in support for the continued operation of the Ogdensburg facility.
- Monetization Summary: Page 1 of the meeting packet includes a summary surrounding the monetization of St. Lawrence County Economic Development Power. The RVRDA has had extensive discussions surrounding the issue of monetization. Members of the Boards will also be asked to pass a resolution

supporting legislative authorization to allow the monetization of unallocated portions of the power. We will also provide the resolutions to stakeholders and ask for their support.

OLD BUSINESS: None

EXECUTIVE SESSION: Burns/Carroll and LaBaff/Peck for Executive Session at 6:10 PM to discuss the financial and credit history of a particular company.

Return to Open Session at 6:25 PM.

NEW BUSINESS:

Resolution RVR-13-04-05: Support for the Continued Operation of the St. Lawrence Psychiatric Center. Motion to accept on behalf of the St. Lawrence River Valley Redevelopment Agency by Mr. Burns, seconded by Mr. Carroll. The motion is carried by unanimous vote.

Resolution IDA-13-04-06: Support for the Continued Operation of the St. Lawrence Psychiatric Center. Motion to accept on behalf of the St. Lawrence county IDA by Mr. Blevins, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution RVR-13-04-06 and LDC-13-04-06: Supporting the Legislative Authorization Allowing Monetization of Unallocated Portions of St. Lawrence County Economic Development Power (Joint resolution with SLCIDA-LDC). Mr. Kelly notes that the ability to monetize power would provide our area with more economic development tools, more resources and more flexibility for attracting and assisting economic development projects. Chairman McNeil notes that Western New York currently receives the benefit of monetization of power, and the RVRDA is only asking for what Western New York already has. Motion to accept on behalf of the St. Lawrence River Valley Redevelopment Agency by Mr. Carroll, seconded by Mr. Murphy. The motion is carried by unanimous vote. Motion to accept on behalf of the St. Lawrence County IDA Local Development Corporation by Mr. Peck, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution RVR-13-04-07 and LDC-13-04-07: Authorizing Funds through the St. Lawrence River Valley Redevelopment Agency's Community Development and Environmental Improvement Program. Motion to accept on behalf of the St. Lawrence River Valley Redevelopment Agency by Mr. Murphy, seconded by Mr. Burns. The motion is carried with 3 "aye" votes (Burns, Murphy, McNeil) and 1 "nay" vote (Carroll). Motion to accept on behalf of the St. Lawrence County IDA Local Development Corporation by Mr. Blevins, seconded by Mr. LaBaff. The motion is carried with 6 "aye" votes (Blevins, LaBaff, McMahon, Peck, Staples, Weekes) and 1 abstention (Hall).

Resolution IDA-13-04-07: Authorizing Commitment of Funds to Drum Country Business Regional Marketing Initiative. Mr. Kelly reports that economic development agencies from Jefferson, Lewis and St. Lawrence Counties have undertaken this collaborative, regional marketing initiative for business attraction purposes. This \$5,000 commitment is the final year of a 3-year commitment under a January 2012 Memorandum of Understanding. Motion to accept by Mr. Hall, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution IDA-13-04-08: Authorizing Resolution for High Peaks Winery, LLC. This project will assist the company in its expansion project, and involves the construction of a 2-story facility (approximately 3,000 sq. ft.) to house the wine production operation. The IDA will provide sales and use tax exemption, mortgage recording tax exemption and payment-in-lieu-of-tax benefit. The company will be requesting of the SLCIDA-LDC and the GMEDF additional financing assistance. Motion to accept by Mr. Weekes, seconded by Mr. McMahon. The motion is carried by unanimous vote.

Resolution IDA-13-04-09: Authorizing Resolution for Fockler Industries, LLC. Mr. Plastino reports that this project will assist the company in its expansion. The purchase of a robot welder is a key element to this expansion. He adds that this project may additionally assist in the expansion of a related company. Mr. Kelly notes that the Company now occupies half of the long-vacant building. Motion to accept by Mr. Hall, seconded by Mr. LaBaff. The motion is carried by unanimous vote.

Resolution IDA-13-04-10: Authorizing a Contract for Janitorial Services. Mr. Williams explains that the SLCIDA released a Request for Proposals relating to the provision of janitorial services for the common areas of the SLCIDA's office. Cleaning services will be provided once per week. Bids received ranged from \$272.00 per month to \$640.00 per month. NYSARC submitted a qualified proposal with the lowest bid. Motion to accept by Mr. Peck, seconded by Mr. LaBaff. The motion to accept the bid of NYSARC is carried by unanimous vote.

In response to a question, Mr. Williams reports that the microbrewery (St. Lawrence Brewing Company) located within the Canton Industrial Building is expected to begin production in early June.

St. Lawrence River Valley Redevelopment Agency Chairman McNeil notes his appreciation of the support and assistance of the St. Lawrence County IDA. St. Lawrence County IDA Chairman Staples returned the sentiment, commenting on how well the RVRDA and the IDA are working together.

ADJOURNMENT: Adjourns at 6:40 PM by unanimous consent.

(Mr.) Lynn Blevins, Secretary