

St. Lawrence River Valley Redevelopment Agency  
Minutes of August 20, 2013 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 6:03 PM by Vice Chairman Strait.

Roll Call/Determination of Quorum: Mssrs. Murphy, Strait and Burns attend. New York Power Authority Representative Michael Huvane is in attendance via conference call, while NYPA Representative Karen White is present. A quorum is recognized.

Public Notice: Public notifications were sent August 9, 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. Notification also sent to other local media sources and websites.

Presentations: None

Approval of Minutes: Burns/Murphy motion to accept the July 16, 2013 regular meeting minutes. The minutes are accepted unanimously.

Financial Report: Tom Plastino, Chief Financial Officer and Deputy Chief Executive Officer of the St. Lawrence County Industrial Development Agency, reports on the July 2013 Financials noting a negative miscellaneous income entry which records the revenue from the last tenant's security deposit used to do maintenance work on Massena Industrial Park Building Lot 18 and to pay back rent on the building. Murphy/Burns motion to accept the July 2013 financial report. The report is accepted unanimously.

Committee Reports: None

Old Business: None

New Business: Resolution: Authorizing Chairman to Sign "Agreement Between the Massena Electric Department and the St. Lawrence River Valley Redevelopment Agency". Mr. Burns requests the resolution be tabled till next meeting in order to allow the opportunity for questions to be asked of Andrew McMahan, representative of Massena Electric Department. Burns/Murphy motion to table the resolution.

Public Comment:

Luke Daily:

- Refers to the draft minutes of the July 20<sup>th</sup> meeting and questions the reference made to a 15% environmental set-aside for monetization.
- Refers to the draft minutes of the July 20<sup>th</sup> meeting and inquires into a reference of a recent \$10 million from Alcoa and if this is power that Alcoa is not going to use.
- In reference to the draft minutes of the July 20<sup>th</sup> RVRDA meeting, asks for an explanation of what the StartUp New York Program entails and what progress has been made, as the meeting notes indicate that staff have been engaged in discussions with the five local colleges.

Mark Dwonzyck, President and CEO of Nicholville Telephone Company:

- Received positive feedback that the Innovative Grant monies should be coming in soon.
- As a member of the Board of Trustees for Clarkson University, Mr. Dwonzyck has been asked to assist with government relations pertaining to external affairs of the University. In this capacity, he offers assistance to the RVRDA.

Staff Report:

Community Development and Environmental Improvement Fund: Mr. Plastino notes that two grants for 2013 have been completed, FISHCAP and the Village of Waddington, and others are making progress. Four projects have been granted extensions for 2012 and two projects have yet to be expended for the 2011 process. Mr. Plastino notes that all projects seem to be moving towards completion.

Massena Industrial Park Buildings: Richard Williams, Facilities Manager for the St. Lawrence County Industrial Development Agency, advises the members that plumbing and electrical improvements were recently completed on the Lots 18 and 19 Buildings. The Request for Proposal's deadline for roofing improvements and paving, as well as bumpers and docks, are expected next week. Additionally, the buildings are being shown to potential prospects on a regular basis. In reference to Mr. Burns' question, Mr. Williams notes interest is mainly from Canadian prospects. Mr. Williams reminds the group that a recent grant from Empire State Development ("ESD") as part of the North Country Regional Economic Development Consolidated Funding Application Process indicates \$150,000 must be expended in order for the RVRDA to receive a \$60,000 reimbursement from ESD. Mr. Burns inquires into the status of the front section of the Lot 19 building. Mr. Williams indicates maintenance work to the doors and roof are still needed, but they will be ready for occupancy soon. Mr. Williams also responds to a question posed by Mr. Strait regarding tenant financing, stating the buildings are being marketed for sale or lease. Mr. Burns expresses concern over the likelihood that the Lot 19 budget amount will be obtained. Mr. Plastino is reasonably certain this is achievable. Mr. Murphy inquires into the pricing of the buildings. Mr. Williams responds \$3.50 to \$4.00 per square foot, noting this is a reasonable request.

Public Comment:

Luke Daily

- Inquires into the tax roll status of the space to be rented, currently undergoing maintenance improvements, in the front half of the building owned by the RVRDA in the Massena Industrial Park.

Executive Session: Murphy/Burns motion for Execution Session at 6:28 PM to discuss business financials of a particular company.

Return to regular session at 7:25 PM, upon the motion by Murphy/Burns.

Resolution: "Authorizing a Loan of \$51,500 to First Class Aire, LLC". Burns/Murphy motion to accept the resolution. Accepted unanimously.

The meeting is adjourned at 7:26 PM, upon the motion of Murphy/Burns.

Note: The next regularly scheduled meeting of the St. Lawrence River Valley Redevelopment Agency will be held at <b>6:00PM</b> on Tuesday, September 17, 2013 at the Town of Louisville Municipal Offices.
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