

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY

AGENDA

*~Agenda Subject to Change~*

**April 16, 2013 at 6:00 PM  
Town of Louisville Municipal Building**

Call to Order	<ul style="list-style-type: none"> <li>▪ Robert McNeil, Chair</li> </ul>
Roll Call and Determination of Quorum	
Public Notice	<ul style="list-style-type: none"> <li>▪ April 5, 2013</li> </ul>
Presentations	
Approval of Minutes	<ul style="list-style-type: none"> <li>▪ March 19, 2013 ..... 1-3</li> <li>▪ April 2, 2013 ..... 4</li> </ul>
Financial Reports	<ul style="list-style-type: none"> <li>▪ March 2013 ..... 5-7</li> </ul>
Committee Reports	
Old Business	
New Business	
Staff Report	
Public Comment	
Executive Session	
Adjournment	

St. Lawrence River Valley Redevelopment Agency  
Minutes of March 19, 2013 Meeting ~ Town of Louisville Municipal Offices, Massena NY

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

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

Public Notice: Public notifications were sent March 8, 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: Strait/Carroll motion to accept the February 19, 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 January and February 2013 Financials. He notes that the agency will begin producing financial reports in a more timely manner, with an attempt to have a 2-3 week turnaround rather than the traditional 6 week turnaround. Carroll/Strait motion to accept the January and February 2013 financial reports. The reports are accepted unanimously.

Committee Reports: None

Old Business: None

New Business: Resolution: Accepting 2012 Audit. Carroll/Strait motion to accept. Motion passes with unanimous consent.

Staff Report: Mr. Plastino provides a brief summary of the 2013 Community Development & Environmental Improvement applications...

- 24 applications were received prior to the March 1<sup>st</sup> (5:00 PM) deadline. Included in that number 13 applications were received by municipalities, 7 from non-for-profits and 5 from for-profit companies/organizations.
- Approximately \$1.9 million in total funding requests, of which \$554,325 was requested from an application that was incomplete, therefore deemed unacceptable for the review process.
- Funding available for allocation is set at \$554,325. Less \$25,000 to be allocated to FISHCAP for Year 3 funding. *Total* funding available for allocation is up to \$529,325

Mr. Plastino advises the members that staff have reviewed the applications and await direction on how to proceed to the next step. Patrick Kelly, Chief Executive Officer of the St. Lawrence County Industrial Development Agency, reminds the group of the timeline that was set for the initial review process and suggests scheduling a joint meeting date between RVRDA members and the St. Lawrence County Industrial Development Agency Local Development Corporation before the end of next month to approve the funding allocations. Chairman McNeil suggests the RVRDA members hold a "special meeting" to review the allocations prior to meeting with the SLCIDA-LDC. Mr. Kelly offers to contact Mr. Burns to confirm dates that he is available prior to scheduling the "special meeting" date.

Richard Williams, Facilities Manager for the St. Lawrence County Industrial Development Agency, reports on the grant award issued on behalf of the NCREDC for the Massena buildings. He indicates that conversations with Empire State Development are on-going. Mr. Williams references concerns that the purchase of the buildings may be considered to have been too far in advance of the application process to be counted toward matching funds requirements. Efforts to work with Empire State Development on this issue continue.

Mr. Kelly reviews a draft outline summarizing the differences between power allocations and monetization in an attempt to clarify key terminology in reference to power programs. He begins by discussing the two primary types of power in Western and Northern New York: Statutory and Re-licensing. Mr. Kelly provides a brief description of Preservation Power and how it differs from St. Lawrence County Economic Development Power (the 20 MW approved for use by the RVRDA). Mr. Carroll recommends the membership should remain focused on its attempt to monetize the 20 MW of Economic Development Power. Additional power sought out for other purposes by our local legislative staff can be good for this area – but Mr. Carroll reminds the group that the focus of the RVRDA should remain on monetizing the 20 MW already allocated for use by the RVRDA. Mr. McNeil notes that legislation is being proposed in the Senate right now. He applauds the work of our local representatives for agreeing to carry this to the NYS Senate, with the hopes that the Governor will approve it. Mr. Strait recommends posting a narrative on the RVRDA website which outlines the differences in the power allocations and highlights the RVRDA’s current objective – seeking legislation for the monetization of the 20 MW of Economic Development Power.

Public Comment:

Amanda Purcell, reporter for Northern New York Newspapers

- Inquires about the current bill in legislation and whether it is for preservation power or the 20 MW of Economic Development Power. Mr. McMahon references Section GG of the Budget Bill noting preservation power is in this bill - not monetized power.
- Asks if the RVRDA would support preservation power.
- Requests assurance that there is no legislation for the 20 MW power right now.

Charlie McGrath

- Expresses concern over the large amount of time/energy put into attempts to monetize power. Frustrated that the process is moving too slow. Suggests the money used to support these efforts be redirected back to the river communities so they can utilize the \$16 million today.

Andy McMahon, Superintendent of Massena Electric Department

- In response to Mr. McGrath’s comment, Mr. McMahon would like to continue pursuing monetization efforts as he feels it will prove equitable and will create jobs for the area.

Charlie McGrath

- States that monetization will never happen.
- Too much work to get equitable assets.
- If you don’t have shoreline property, you should be second in line to receive financial benefit from the \$16 million.

Phillip Wagschal, President, Slic Network Solutions

- Sends regrets from Mark Dzwonzyk, CEO of Nicholville Telephone Company, that he could not be in attendance. States that Mr. Dzwoncyk’s absence is due to family matters back home. Assures the group that Mr. Dzwoncyk is here to stay in the area and is committed to the North Country.

- SLIC received \$4 million in grants from NY State to expand its broadband services to Hamilton, Essex, Clinton and Franklin Counties. However, all services (including the jobs) are here in St. Lawrence County.
- Received \$8 million in last 15 months to grow broadband and business plan.
- IP TV product roll out is June 1<sup>st</sup> – slow upward deployment.
- Still doing approximately 40 installs per week in Franklin and St. Lawrence Counties.
- The company has big plans moving forward and appreciates the RVRDA and IDA's support.

Executive Session: Carroll/Strait motion for Execution Session at 6:43 PM to discuss business financials of a particular company.

Return to regular session at 7:08 PM, upon the motion by Carroll/Strait. Return to Executive Session 7:25 PM to discuss further business financials of a particular company, upon the motion by Carroll/Strait. Return to regular session at 7:40 PM, upon the motion by Carroll/Strait. The meeting is adjourned at 7:41 PM, upon the motion of Carroll/Strait.

Note: The next regularly scheduled meeting of the St. Lawrence River Valley Redevelopment Agency will be held at **6:00PM** on Tuesday, April 16<sup>th</sup>, 2013 at the Town of Louisville Municipal Offices.

St. Lawrence River Valley Redevelopment Agency  
Minutes of April 2, 2013 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 6:01 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Mssrs. McNeil, Burns, Carroll and Strait attend. The quorum is recognized.

Public Notice: Public notifications were sent March 27, 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: There were no minutes to review, as this is a special meeting.

Financial Report: There were no financial reports to review, as this is a special meeting.

Special Meeting: Mr. McNeil announces that the sole purpose of the meeting is to review the Community Development/Environmental Improvement applications. However, since two citizens are present, Mr. McNeil asks them if they have any comments.

Public Comment: Larry Legault asks if the Local Government Task Force can make a presentation at the next RVRDA meeting. Mr. McNeil answers yes, if there is an April 16<sup>th</sup> meeting. Mr. Plastino notes that the date of the projected joint meeting of the St. Lawrence County Industrial Development Agency Local Development Corporation and RVRDA boards has not yet been set, so the next RVRDA meeting may not be the 16<sup>th</sup>.

Mr. Nicola asks about the significance of recent Alcoa announcements. A brief informal discussion ensues.

Executive Session: Strait/Burns motion for Executive Session at 6:13 PM to discuss business financial and business histories of particular organizations. Vote: 3 ayes, 1 nay (Mr. McNeil).

Return to regular session at 8:05 PM, upon the motion by Carroll/Burns.

Next Meeting Date: Agree to meet as originally planned on April 16 to continue to review the CD/EI applications, hopefully joined by Mr. Murphy, to prepare for a joint meeting with the SLCIDA-LDC.

Adjournment: The meeting is adjourned at 8:07 PM, upon the motion of Carroll/Burns.

Note: The next regularly scheduled meeting of the St. Lawrence River Valley Redevelopment Agency will be held at **6:00PM** on Tuesday, April 16<sup>th</sup>, 2013 at the Town of Louisville Municipal Offices.

# St. Lawrence River Valley Redevelopment Agency

## Balance Sheet

As of March 31, 2013

	<b>Mar 31, 13</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>201 - Cash Restricted</b>	
201E - 1st Niagara- Money Market	6,883,497.85
201F - KEY - Money Market	5,179,260.81
201G - NBT- Checking	70,069.65
201H - NBT - Money Market	1.00
<b>Total 201 - Cash Restricted</b>	12,132,829.31
<b>202 - Security Deposits</b>	34,023.52
<b>Total Checking/Savings</b>	12,166,852.83
<b>Total Current Assets</b>	12,166,852.83
<b>Fixed Assets</b>	
<b>100 - Massena Lot 18</b>	
100A - Massena Lot 18 - Building	359,800.00
100B - Massena Lot 18 - Depreciation	-8,395.33
<b>Total 100 - Massena Lot 18</b>	351,404.67
<b>101 - Massena Lot 19</b>	
101A - Massena Lot 19 - Building	340,200.00
101B - Massena Lot 19 - Depreciation	-7,938.00
<b>Total 101 - Massena Lot 19</b>	332,262.00
<b>Total Fixed Assets</b>	683,666.67
<b>Other Assets</b>	
<b>Notes Receivable</b>	
485 - N/R - North Country Dairy, LLC	304,872.32
486 - N/R - SLIC Network Solutions	388,491.69
487 - N/R - Structural Wood Corp	134,234.24
488 - N/R - Nicholville Telephone Co	353,313.03
<b>Total Notes Receivable</b>	1,180,911.28
252 - Accrued A/R NG Marketing	41,325.00
<b>Total Other Assets</b>	1,222,236.28
<b>TOTAL ASSETS</b>	<b>14,072,755.78</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2100 - Rental Deposits	34,023.52
<b>Total Other Current Liabilities</b>	34,023.52
<b>Total Current Liabilities</b>	34,023.52
<b>Total Liabilities</b>	34,023.52
<b>Equity</b>	
3900 - Net Assets	14,315,639.92
Net Income	-276,907.66
<b>Total Equity</b>	14,038,732.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>14,072,755.78</b>

## St. Lawrence River Valley Redevelopment Agency Check Register

Type	Date	Ck Num	Name	Memo	Amount
				<b>Beginning Balance for March 2013</b>	<b>\$ 12,170,502.49</b>
Deposit	03/01/2013		North Country Dairy	March Payment	14,241.60
Deposit	03/01/2013		Key Bank	Feb Interest earned	595.94
Deposit	03/01/2013		NBT Bank	Feb Interest earned	2.01
Deposit	03/01/2013		First Niagara	Feb Interest earned	792.03
Check	03/04/2013	1227	Massena Electric Department	March Payment	-4,500.00
Check	03/04/2013	1228	Massena Electric Department	Lot 18 Bills	-140.59
Check	03/04/2013	1229	Village of Massena	Lot 18 Bills	-7.15
Deposit	03/05/2013		CDEIP Application Fees	CDEIP Application Fees	2,400.00
Deposit	03/05/2013		Structural Wood & Focklers	March Payment	5,279.74
Check	03/07/2013	1230	SL-NC Community Foundation, Inc	FISHCAP 3rd year Commitment	-25,000.00
Check	03/07/2013	1231	St Lawrence Gas.	Lot 18 Costs	-53.61
Check	03/07/2013	1232	Massena Electric Department	Lot 18 Costs	-5.09
Deposit	03/13/2013		Nicholville Telephone	February Payment	5,731.92
Deposit	03/14/2013		SLIC & Nicholville	March Payment	12,028.96
Check	03/18/2013	1233	Pease and Gustafson, LLP	Legals Costs	-1,260.00
Check	03/18/2013	1234	Village of Massena	Lot 18 & Lot 19	-79.75
Check	03/21/2013	1235	SLC IDA Local Development Corp	50% No Co Dairy Payment	-7,120.80
Check	03/21/2013	1236	GMEDF	50% Structural Wood Payment	-1,421.12
Check	03/21/2013	1237	Pinto, Mucenski, Hooper, VanHouse & C	2012 Audit Costs	-2,925.00
Check	03/26/2013	1238	Massena Electric Department	March Payment	-4,500.00
Check	03/26/2013	1239	Massena Electric Department	Lot 18 Utilities	-146.25
Deposit	03/26/2013				2,437.50
				<b>Ending Balance for March 2013</b>	<b>\$ 12,166,852.83</b>

## St. Lawrence River Valley Redevelopment Agency

	2013 Budget	Mar 2013	YTD	Balance
<b>OPERATING REVENUE</b>				
2409B · Interest Income - Banking	30,000.00	1,389.98	2,954.77	27,045.23
2409L · Interest Income - Loans	45,000.00	4,507.47	8,075.45	36,924.55
2450 · Miscellaneous Income(RVRA)	2,500.00	2,400.00	2,400.00	100.00
	<u>77,500.00</u>	<u>8,297.45</u>	<u>13,430.22</u>	<u>64,069.78</u>
<b>Massena Industrial Building Lot 18</b>				
2422 · Rental - MIB LOT18	25,000.00	0.00	0.00	25,000.00
	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
6486408 · MIB18 - Maintenance Expense	2,000.00	0.00	0.00	2,000.00
6486411 · MIB18 - Insurance Expense	3,850.00	0.00	0.00	3,850.00
6486415 · MIB18 - Cleanup-Repair Expense	2,000.00	0.00	0.00	2,000.00
6486416 · MIB18 - Utility Expense	0.00	418.79	418.79	(418.79)
6486499 · MIB18 - Miscellaneous Expense	2,000.00	0.00	0.00	2,000.00
6486500 · MIB18 - Depreciation Expense	7,196.00	0.00	0.00	7,196.00
	<u>17,046.00</u>	<u>418.79</u>	<u>418.79</u>	<u>16,627.21</u>
<b>Total Massena Industrial Building Lot 18</b>	<u>7,954.00</u>	<u>(418.79)</u>	<u>(418.79)</u>	<u>8,372.79</u>
<b>Massena Industrial Building Lot 19</b>				
2423 · Rental - MIB LOT19	25,000.00	4,875.00	7,312.50	17,687.50
	<u>25,000.00</u>	<u>4,875.00</u>	<u>7,312.50</u>	<u>17,687.50</u>
6487408 · MIB19 - Maintenance Expense	2,000.00	0.00	0.00	2,000.00
6487411 · MIB19 - Insurance Expense	3,850.00	0.00	0.00	3,850.00
6487415 · MIB19 - Cleanup-Repair Expense	2,000.00	0.00	0.00	2,000.00
6487416 · MIB19 - Utility Expense	6,000.00	13.65	20.15	5,979.85
6487499 · MIB19 - Miscellaneous Expense	2,500.00	0.00	0.00	2,500.00
6487500 · MIB19 - Depreciation Expense	6,804.00	0.00	0.00	6,804.00
	<u>23,154.00</u>	<u>13.65</u>	<u>20.15</u>	<u>23,133.85</u>
<b>Total Massena Industrial Building Lot 19</b>	<u>1,846.00</u>	<u>4,861.35</u>	<u>7,292.35</u>	<u>(5,446.35)</u>
<b>Total Building Revenues</b>	50,000.00	4,875.00	7,312.50	42,687.50
<b>Total Building Expenditures</b>	40,200.00	432.44	438.94	39,761.06
<b>Total Building Net Income</b>	9,800.00	4,442.56	6,873.56	2,926.44
<b>Total Building Depreciation</b>	14,000.00	0.00	0.00	14,000.00
<b>Building Net Income without Depreciation</b>	23,800.00	4,442.56	6,873.56	16,926.44
<b>GENERAL OPERATING EXPENSES</b>				
6460411 · Insurance Expense	1,500.00	0.00	0.00	1,500.00
6460430 · Contractual Expenses to MED	54,000.00	9,000.00	18,000.00	36,000.00
6460431 · Contractual Expenses to IDA	300,000.00	0.00	150,000.00	150,000.00
6460432 · Other Legal Expense	20,000.00	1,260.00	1,260.00	18,740.00
6460434 · Accounting Expense	3,000.00	2,925.00	2,925.00	75.00
6460436 · Marketing Expense	50,000.00	0.00	0.00	50,000.00
6460442 · Meeting Expense	500.00	0.00	0.00	500.00
6460443 · Other Travel Expense	1,000.00	0.00	0.00	1,000.00
6460450 · Community Devel. & Improv Proj	556,330.00	25,000.00	125,000.00	431,330.00
6460499 · Miscellaneous Expense	1,300.00	0.00	26.44	1,273.56
<b>Total General Operating Expenses</b>	<u>987,630.00</u>	<u>38,185.00</u>	<u>297,211.44</u>	<u>690,418.56</u>
Total Income	127,500.00	13,172.45	20,742.72	106,757.28
Total Expenses	1,027,830.00	38,617.44	297,650.38	730,179.62
Net Income	(900,330.00)	(25,444.99)	(276,907.66)	(623,422.34)
Total Depreciation Costs	14,000.00	0.00	0.00	14,000.00
<b>Net Income without Depreciation</b>	<b>(886,330.00)</b>	<b>(25,444.99)</b>	<b>(276,907.66)</b>	<b>(609,422.34)</b>