

St. Lawrence River Valley Redevelopment Agency  
Minutes of July 15, 2014 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, Burns, Murphy, Strait and Carroll attend. New York Power Authority Representative Michael Huvane was not able to join the meeting via conference call but was represented by Keith Hayes of NYPA. Karen White from NYPA also attended. A quorum is recognized.

Public Notice: Public notifications were sent on July 9, 2014 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 move approval of the minutes of the three previous meetings (May 20, May 28, and June 11). A brief discussion ensues when Mr. Kelly says that Mr. Huvane had told him that the major study referred to in the May 20 minutes had not been funded by NYPA, but by ESD. It was noted that the minutes reported accurately what was said at the meeting, even if what was said was incorrect. The un-amended minutes were passed unanimously.

Financial Report: Financial reports for April, May, and June were reviewed briefly. Strait/Carroll moved approval. Motion passes unanimously. Staff agreed to provide the RVRDA with a periodic report on the payment status of the loans and leases.

Committee Reports: None

Old Business:

Resolution: Authorizing the Chairman to Sign Agreement between the Massena Electric Department and the St. Lawrence River Valley Redevelopment Agency. Motion passes 4-1 (Strait nay). Strait/Carroll motion to approve the resolution. Motion passes unanimously.

New Business: None

Staff Report: Mr. Kelly reports that the 2014 CD/EI awards were going to contract. He distributes a press report in which the Walleye Association gave the RVRDA credit for its providing them with two CD/EI awards. Mr. Kelly also reports that the St. Lawrence County Fire Training Center, another CD/EI awardee, has scheduled its grand opening for September 20; RVRA members are invited.

Staff assisted the Town of Gouverneur in preparing a Consolidated Funding Application to apply for \$108,000 from the Regional Economic Development Program to extend natural gas south on Route 11. Staff had similarly helped the Town of Massena to do a \$200,000 CFA for funds to develop the Horton Road site as an industrial park, as well as a \$200,000 application to the Northern Border Regional Commission for the same project.

Mr. Kelly reports that the RVRDA and IDA-LDC were still waiting for State notice to request reimbursement for the expenses they had incurred to rehabilitate Lots 18 and 19. He reports that there are three tenants in the Lot 19 building, two of them (Purine Pharma and Illusion ATC) on month to month

leases (with the 3<sup>rd</sup> being Fockler). He reports that two companies are interested in Lot 18 and that MED had prepared comparative electric cost estimates for both.

Public Comment: Tom Sullivan and Paul Rufa, from the Business Development Corporation for a greater Massena, request that the RVRA consider converting their bridge loan (a 2011 CD/EI award of \$250,000) to a revolving line and increase it by \$100,000. Concern expressed about how companies other than Curran will be able to use the track. Mr. Carroll suggests that such a commitment be in writing. Concern expressed that the BDC might not get the construction completed by 12/31/14 and therefore not be able to access the reimbursements from other funders to pay back the RVRDA's bridge loan. Mr. Kelly suggests that they ask their other funders for an extension for completion of another quarter (at least).

Executive Session: Carroll/Burns motion for Executive Session at 7:25 PM to discuss the financial matters of a particular company. Motion passes with unanimous consent.

Return to regular session at 7:55 PM, upon the motion by Carroll/Burns.

The meeting is adjourned at 7:55 PM, upon the motion by Murphy/Strait.

Note: The next regularly scheduled meeting of the St. Lawrence River Valley Redevelopment Agency will be held at <b>6:00PM</b> on Tuesday, August 19, 2014 at the Town of Louisville Municipal Offices.
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