

St. Lawrence River Valley Redevelopment Agency
Minutes of September 22, 2015 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: Messrs. Acres, Carroll, McNeil, Murphy, and Strait attend.

Public Notice: Public notifications were sent on September 11, 2015 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/Acres motion to approve minutes of the August 18, 2015 meetings. Motion passes unanimously.

Financial Report: Mr. Plastino said that there were no unusual events to report in the financial statements for August, 2015. He noted that the RVRDA made its first payment in August to a 2015 CD/EI program recipient (partial payment for the St. Lawrence County Chamber's SLC Wine Trail project). He asked if there were questions. There were none. Acres/Carroll motion to approve financial reports for August, 2015. Motion passes unanimously.

Committee Reports: None

Old Business: None.

New Business:

- Resolution Accepting 2016 Tentative Budget: Carroll/Murphy motion to approve the draft budget.

Mr. Kelly reminded the members that State procedures required that the RVRA/IDA-LDC adopt a draft 2016 budget so that the County Board has at least 20 days to review and comment on it. He said that the proposed budget could be amended before the RVRDA and the IDA-LDC voted to approve it, presumably in October.

Discussion of the draft budget focused on the CD/EI program. Mr. Kelly noted that the draft budgeted zero for the 2016 CD/EI program. He suggested that the Board might wish to review how it conducted the CD/EI program. The current estimate was that the 5% of the RVRDA's uncommitted cash on hand on December 31st would be \$445,000.

Comments included:

- Acres: scoring process should be reconsidered
- Carroll: we need to change the process
- McNeil: we should reconsider the prohibition against using CD/EI funds to pay salaries; we should reward job creation more; he noted that the prohibition on paying salaries of organizations had prevented the RVRDA from making a CD/EI award to the St. Lawrence International Film Festival
- Kelly: more focus on using CD/EI funds to leverage other funds – which might require a substantial staff time commitment to help applicants to structure such proposals
- Acres: sorry that agricultural projects are prohibited

The Board made no decision on whether to restructure the CD/EI program for 2016 but did instruct staff to insert the \$445,000 figure into the draft budget. The motion passed unanimously.

- Resolution Authorizing a Loan of up to \$300,000 to Ansen Corporation: Acres/Carroll motion to approve the Ansen loan.

Mr. Kelly suggested that the RVRDA might have to go into executive session to discuss the Ansen loan. He reviewed the recent history of Ansen. To capitalize on new businesses, the company will purchase the old Dew building from the OBPA. The RVRA would finance about \$300,000 of that amount and the Ogdensburg Growth Fund would do the remaining \$150,000. The project would create about 30 new jobs. An IDA PILOT would be structured so that the company would begin paying taxes after five years.

The Board agreed to go into executive session further to discuss the loan. First, however, the Board agreed to finish its open session agenda.

Staff Report: Mr. Kelly reported that:

- Mr. Kelly reported that the Hoosier loan had closed on September 18.
- He reported that the RVRDA had 18 loans and leases on its books.
- He reviewed the IDA/RVRDA marketing efforts for 2015, including the trade shows attended/to be attended, college collaborations, mobile device marketing, mailings, Drum Country marketing, CFA/URI assistance, etc
- He noted that staff had followed up with North Country Broadband.
- He reported that Maxam had opened its facility in Ogdensburg, partly made possible by an RVRDA CD/EI award to fund the rail spur serving the plant.
- He reported that the SLC Wine Trail will be introduced to the public at a kickoff media session in Canton on October 8.

More New Business: Mr. McNeil noted that Mr. McMahon had agreed to serve on the board of a local bank, whose monthly meetings are held on the same evening as the RVRDA. He said that he would recommend that the RVRDA change its meeting date to accommodate Mr. McMahon. The Board agreed to change its meeting date to the second Tuesday of the month. Mr. Kelly pointed out that the next meeting would be held on October 13. However, since the 2016 draft budget needed to be finalized before October 31, he suggested that the October and November meetings might be combined and with a single meeting perhaps being convened on October 27.

Public Comment:

Mr. Sullivan reported that the scheduled 9/1 15 final DOT inspection had been postponed until early October. The BDC has had at least one inquiry from a company interested in using the siding. The site access agreement is in place. The BDC will charge a fee of about \$175 per car to users of the siding. Curran has probably put \$400,000 of in-kind work into the siding

Ms. Schneider talked about her son's participation in the Chicago architectural biennial, in which he had won a prize in the kiosk competition. She recommended that SLC should do something like this to draw attention to the region, building on Mr. McNeil's earlier praise for the St. Lawrence International Film Festival

Executive Session: Carroll/Strait motion for Executive Session at 7:04 PM to discuss the financial data of several companies. Motion passes with unanimous consent.

Return to regular session at 7:30 PM, upon the motion by Strait/Carroll.

New Business: Mr. McNeil then asked the members for a vote on the Ansen resolution, which had been moved and seconded prior to entering into executive session. Motion passes unanimously.

Next meeting: The next scheduled meeting of the St. Lawrence River Valley Redevelopment Agency is scheduled for a time to be determined (see above).

The meeting is adjourned at 7:31 PM, upon the motion by Carroll/Strait.