

St. Lawrence River Valley Redevelopment Agency
Minutes of May 17, 2016 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 6:02 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Messrs. Carroll, McNeil, Murphy, and Strait attend. Ronald Johnston, NYPA representative, joins the meeting via teleconference. Karen White from NYPA was also in attendance. A quorum is recognized.

Public Notice: Public notifications were sent on May 10, 2016 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: Carroll/Strait motion to approve minutes of the April 26, 2016 meetings. Motion passes unanimously.

Financial Report: There was no financial report.

Committee Reports: There were no committee reports.

Old Business: None.

New Business: None

Staff Reports: Mr. Kelly informs the board that:

- The Town of Massena had paid off its 2014 CD/EI loan (for repairs to the Town hall) in full;
- Curran Renewable Energy had made two draws on its \$1.5 million line of credit (totaling \$700,000);
- The portfolio of 20 loans had a total outstanding principal balance of about \$2.5 million and that all borrowers were up to date in their payments;
- Trade Warehouse and Purine Pharma continued to lease space in the Lot 19 building on a month to month basis and Jim Besaw continued to lease (also month to month) the Lot 18 garage;
- Fockler Industries had renewed its lease on the eastern half of the Lot 19 building for three more years; their lease included a PILOT;
- 17,000 square feet of the Lot 18 building was recently leased to Curran Renewable, also on a month to month basis; CRE has already taken occupancy and the first lease payment is due on June 1;
- The lease also permits CRE to utilize the back parking lot for outdoor storage of pellet inventory; the Business Development Corporation has approved a variance from the park's covenants to allow this;
- Negotiating the CRE lease alerted staff to the fact that the IDA-LDC should pay taxes on the space CRE is leasing, as well as the space leased to Purine, Trade Warehouse and Besaw. We are working with the Massena assessor to determine the payments for the space leased through the month to month leases; and
- In the case of CRE, the annual rental (assuming that CRE occupies the premises for 12 months) would be about \$50,000; the estimated taxes are about \$19,000.

Mr. Kelly continued by reporting on the agencies' marketing efforts. He summarized the recent trade shows attended as well as those that staff would attend over the next six months. He also reported that the agencies were working with the colleges to do outreach to their alums and that they had updated the www.USMarketNow.com website, with a concentration on power, and redesigned and upgraded its trade show booth and materials. He pointed out that National Grid had supported this work with a grant. He said that the agencies needed to do a better job advertising their properties and alerted the Board that "For Sale or Rent" signs would soon be appearing at all the properties.

Mr. Kelly reported that there was a session hosted by Senator Gillibrand on May 16, consisting of presentations by a number of federal agencies (USDA, SBA, EDA, etc...) at the Hawkins Point Visitors Center, in part intended to address the potential funding sources available to enact the strategies highlighted in the NYPA St. Lawrence County Economic Development Study's initiatives. He noted that staff had met with a group of materials companies operating in the County (Alcoa, Corning, Hoosier, Potters) to discuss the advanced materials initiative recommended by the Study. He said that staff was also active in the committees working to implement the agricultural and entrepreneurial initiatives as well.

Kelly reported on this year's Community Development/Environmental Improvement program. 21 applications were received for projects seeking a total of \$1,385,992 in CD/EIP funds. He reminds the board that up to \$445,000 is available for allocation for this year's program. One application was found ineligible. Staff met with the company and returned its application fee and suggested other funding sources.

Kelly quickly summarized the Alcoa Vendor Diversification initiative's progress. CITEC had engaged in work with three companies (Structural Wood Corp., Fockler Industries, and Northern Machining); several more were in the process of development.

Public Comment: There was no public comment but Mr. McNeil asked Mr. Tom Sullivan (who was present) whether the rail spur serving the industrial park would be open to all users. Mr. Sullivan said that it would be and that the Business Development Corporation's 2016 CD/EI application requested funding from the RVRDA to pave the loading/unloading area serving the spur.

Executive Session: At 6:25 PM Carroll/Murphy motion that the RVRDA go into executive session to review the CD/EI applications.

At 8:03 PM Strait/Murphy motion that the RVRDA return from executive session.

Next meeting: The next meeting of the St. Lawrence River Valley Redevelopment Agency is tentatively scheduled for Tuesday, May 31, 2016 at 6:00 PM.

The meeting is adjourned at 8:03 PM, upon the motion by Murphy/Carroll.