

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY

AGENDA

~Agenda Subject to Change~
September 13, 2016 at 6:00 PM
Town of Louisville Municipal Building

Call to Order	<ul style="list-style-type: none"> ▪ Robert McNeil, Chair
Roll Call & Determination of Quorum	
Public Notice	<ul style="list-style-type: none"> ▪ September 8, 2016
Presentations	
Approval of Minutes	<ul style="list-style-type: none"> ▪ August 23, 2016 1-2
Financial Reports	
Committee Reports	
Old Business	
New Business	<ul style="list-style-type: none"> ▪ Resolution: Accepting 2017 Tentative Budget.....3-5 ▪ Resolution: Authorizing a loan of \$1,000,000 to the Ogdensburg Bridge and Port Authority 6
Staff Report	
Public Comment	
Executive Session	
Adjournment	

Call to Order: The meeting was called to order at 6:00 PM by Chairman McNeil.

Roll Call/Determination of Quorum: Messrs. Carroll, McNeil, Murphy, Strait and Wilson attend. A quorum is recognized.

Public Notice: Public notifications were sent on August 15, 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: Strait/Carroll motion to approve minutes of the May 31 and June 29 (joint), 2016 meetings. Motion passes unanimously.

Financial Report: After a brief review of the May, June and July, 2016 financial documents, Carroll/Murphy move to adopt the April reports. Motion passes unanimously.

Committee Reports: There were no committee reports.

Old Business: None.

New Business:

- Massena Electric Contract: Carroll/Murphy motion a resolution "Authorizing Chairman to Sign Agreement Between the Massena Electric Department and the St. Lawrence River Valley Redevelopment Agency." Mr. McMahon points out that, with several years of experience under his belt, MED has been better able to gauge its work load under the contract and therefore has reduced the contract's fee to \$40,000. He has proposed that the contract be for three years. He also said that when power from the Agency's 20 megawatts is allocated through MED, the PSC will require that MED make at least a nominal profit on the transaction. In that event, MED will adjust its annual fee by reducing it by the annual amount of the "profit" it makes on the power allocation. He also said that under the new contract he would report in writing to the RVRDA on a quarterly basis. Motion passes unanimously.
- J&L Abatement/Demolition: Strait/Carroll motion a resolution "Authorizing an Allocation of RVRDA Community Development and Environmental Improvement Program Funds of up to \$18,000 for J&L Abatement and Demolition." Kelly reviews the background and history of the J&L project. He responds to the question of why the RVRDA should contribute to the project. He says that such a project, critical though it is for the redevelopment of the site and to remove a blight on the landscape, creates no direct jobs. Therefore, funding such expenses from normal development sources is difficult. The RVRDA's CD/EI program was designed to allow funds to be used for such purposes and there are four past CD/EI projects that did not use all their funds. These total a bit more than the \$18,000 requested to complete the local share for this stage of the J&L cleanup. Motion passes unanimously.

Staff Reports: Kelly reports that:

- Swift Labs project is moving towards closing.
- So is the IDA-CDC bridge loan to the Boys & Girls Club of Massena.
- Curran has drawn down a little over \$1 million on its line of credit to date.
- The Newton Falls Railroad rehabilitation is about 40% complete.
- The Brownfield Opportunity Area study for the former GM site is having difficulties in getting consensus among the stakeholders on what the future use(s) of the site should be.

- National Grid's \$25,000 reimbursement for marketing expenses was received during the last three months (as pointed out earlier in the finance discussion).
- New real estate for sale/rent signs have been installed at IDA and RVRDA properties.
- Both RVRDA buildings in the Massena Industrial Park are rented out in various ways.
- The Alcoa Foundation has awarded the agencies \$45,000 to purchase and install a customer relationship software system.
- Staff is preparing the semi-annual report that it provides to the County BOL.
- St. Lawrence Soyway is making progress towards financing its proposed soybean processing plant to be located on the old DPW site adjacent to the Massena Industrial Park. They are working on a \$10 million IDA bond issue right now. A power allocation will be part of the project.
- The Clifton-Fine Hospital, Corning, and Acco are all celebrating anniversaries of having been in business for extended periods in the County this year.
- Star Mountain Resources is continuing to make progress in securing the financing it needs to reopen the Balmat zinc mine.
- The IDA submitted a CFA for a Blueway loan fund in this year's REDC competition.
- SLIC/NTC paid off their RVRA loans, as noted in the media. The company is a major County employer and he is talking with them about their plans moving forward.
- Agency staff made a mistake when it included a \$50,000 award to the Village of Potsdam in this year's CD/EI list of funded projects. The Village had only requested \$45,000. Staff had notified the Village of the oversight and it was not troubled by the proposed \$5,000 reduction. Carroll/Murphy motioned to amend the 2016 CD/EI award to the Village of Potsdam by reducing it to the \$45,000 requested in its application. Motion passes unanimously.

Executive Session: At 6:34 PM Murphy/Carroll motion that the RVRDA go into executive session to discuss the financial and credit history of a particular company or individual. The RVRDA invited Mr. Morrill to join them in the executive session.

At 8:06 PM Carroll/Strait motion that the RVRDA return from executive session.

The meeting is adjourned at 8:06 PM, upon the motion by Carroll/Strait.

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY
 Resolution No. RVR-16-09-xx
 SEPTEMBER 13, 2016

ACCEPTING 2017 TENTATIVE BUDGET

WHEREAS, the staff of the St. Lawrence County Industrial Development Agency have drafted a 2017 Tentative Budget for the St. Lawrence River Valley Redevelopment Agency, and

WHEREAS, the draft Budget was provided to the Agency members prior to the September 13, 2016 meeting, and

WHEREAS, Agency members have had an opportunity to review the draft Tentative Budget (attached hereto and made a part hereof),

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence River Valley Redevelopment Agency does hereby accept the Tentative Budget as proposed including modifications and amendments as may be reflected in the minutes of this meeting, and

BE IT FURTHER RESOLVED that the Agency will consider comments on the Tentative Budget at the next meeting that is scheduled at least 20 days from the date of this resolution, and may modify the Budget based on those comments or on other information that may come to the attention of the Agency.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
McNeil				
Carroll				
Paquin				
Murphy				
Strait				

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

/s/
 Lori Sibley 09/13/2016

**St. Lawrence River Valley Redevelopment Agency
2017 Tentative Budget**

	2015 Actual	2016 Budget	YTD 7/31/16	2017 Budget
Operating Revenue				
2400 · Late Fees Received	368.00	50.00	60.00	100.00
2409B · Interest Income - Banking	7,011.28	6,500.00	3,086.09	4,500.00
2409L · Interest Income - Loans	43,425.25	40,000.00	21,960.92	43,500.00
2450 · Miscellaneous Income	2,000.00	2,500.00	2,100.00	2,500.00
	<u>52,804.53</u>	<u>49,050.00</u>	<u>27,207.01</u>	<u>50,600.00</u>
Massena Industrial Building Lot 18				
2422 · Rental - MIB LOT18 (Curran)	1,500.00	1,500.00	9,375.00	52,500.00
	<u>1,500.00</u>	<u>1,500.00</u>	<u>9,375.00</u>	<u>52,500.00</u>
6486408 · MIB18 - Maintenance Expense	84.50	2,500.00	80.00	500.00
6486411 · MIB18 - Insurance Expense	6,079.41	3,725.00	0.00	3,932.00
6486416 · MIB18 - Utility Expense	3,621.94	6,000.00	1,929.16	3,000.00
6486499 · MIB18 - Miscellaneous Expense	0.00	500.00	0.00	500.00
6486500 · MIB18 - Depreciation Expense	10,586.45	7,196.00	0.00	10,587.00
	<u>20,372.30</u>	<u>19,921.00</u>	<u>2,009.16</u>	<u>18,519.00</u>
Total Massena Industrial Building Lot 18	<u>(18,872.30)</u>	<u>(18,421.00)</u>	<u>7,365.84</u>	<u>33,981.00</u>
Massena Industrial Building Lot 19				
2423 · Rental - MIB LOT19 (Fockler)	47,208.79	49,630.00	30,319.19	51,065.00
	<u>47,208.79</u>	<u>49,630.00</u>	<u>30,319.19</u>	<u>51,065.00</u>
6487408 · MIB19 - Maintenance Expense	84.50	100.00	80.00	500.00
6487411 · MIB19 - Insurance Expense	5,012.48	4,500.00	0.00	3,200.00
6487416 · MIB19 - Utility Expense	0.00	500.00	0.00	500.00
6487499 · MIB19 - Miscellaneous Expense	0.00	500.00	0.00	500.00
6487500 · MIB19 - Depreciation Expense	12,202.17	6,804.00	0.00	12,203.00
	<u>17,299.15</u>	<u>12,404.00</u>	<u>80.00</u>	<u>16,903.00</u>
Total Massena Industrial Building Lot 19	<u>29,909.64</u>	<u>37,226.00</u>	<u>30,239.19</u>	<u>34,162.00</u>
Miscellaneous Projects				
2425 - NG Marketing Initiative Revenue	0.00	0.00	25,000.00	0.00
2454 - Massena 18 & 19 Improvement Revenue	59,714.57	0.00	0.00	0.00
Total Revenue for Miscellaneous Projects	<u>59,714.57</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
6420431 - NG Marketing Initiative Expense	0.00	0.00	0.00	0.00
6420434 - Accounting - Miscellaneous Projects	0.00	0.00	0.00	0.00
Total Expenditure for Miscellaneous Projects	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Miscellaneous Projects	<u>59,714.57</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>

**St. Lawrence River Valley Redevelopment Agency
2017 Tentative Budget**

	2015 Actual	2016 Budget	YTD 7/31/16	2017 Budget
Community Development Projects				
6460450-11 - CDEIP 2011	72,280.80	53,606.00	0.00	52,527.00
6460450-12 - CDEIP 2012	0.00	18,626.00	4,268.59	0.00
6460450-13 - CDEIP 2013	40,000.00	28,848.00	0.00	28,848.00
6460450-14 - CDEIP 2014	208,270.88	249,942.00	0.00	217,772.00
6460450-15 - CDEIP 2015	40,936.65	331,202.00	65.35	433,501.00
6460450-16 - CDEIP 2016	0.00	445,000.00	0.00	475,640.00
6460450-17 - CDEIP 2017	0.00	0.00	0.00	329,000.00
Total Expenditure for Community Development	361,488.33	1,127,224.00	4,333.94	1,537,288.00
Total Community Development Projects	(361,488.33)	(1,127,224.00)	(4,333.94)	(1,537,288.00)
General Operating Expenses				
6460411 · Insurance Expense	454.33	500.00	0.00	500.00
6460418 · Underwriting Expense	550.30	1,000.00	0.00	1,000.00
6460420 · Office Supplies Expense	78.38	50.00	0.00	50.00
6460430 · Contractual Expense to MED	48,600.00	48,600.00	24,300.00	40,000.00
6460431 · Contractual Expense to IDA	300,000.00	300,000.00	150,000.00	300,000.00
6460432 · Other Legal Expense	1,920.00	15,000.00	585.00	10,000.00
6460434 · Accounting Expense	3,783.33	3,200.00	2,968.75	3,000.00
6460436 · Marketing Expense	36,945.98	50,000.00	225.00	50,000.00
6460443 · Other Travel Expense	0.00	1,000.00	0.00	1,000.00
6460499 · Miscellaneous Expense	30.00	1,000.00	15.00	1,000.00
6460555 · Bad Debt Expense	80,000.00	0.00	0.00	95,000.00
Total General Operating Expenses	472,362.32	420,350.00	178,093.75	501,550.00
Total Revenue	161,227.89	100,180.00	91,901.20	154,165.00
Total Expenditures	871,522.10	1,579,899.00	184,516.85	2,074,260.00
Net Income	(710,294.21)	(1,479,719.00)	(92,615.65)	(1,920,095.00)

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY
Resolution No. RVR-16-09-xx
September 13, 2016

**AUTHORIZING A LOAN OF \$1,000,000 TO
OGDENSBURG BRIDGE AND PORT AUTHORITY**

WHEREAS, the St. Lawrence County River Valley Redevelopment Agency seeks to actively participate in economic development projects which result in the creation of jobs and improvements to regional infrastructure, and

WHEREAS, the Ogdensburg Bridge and Port Authority (the "OBPA") has received a variety of grants and loans of \$26,557,066 for improvements at the expansion of their Airport facilities, and

WHEREAS, the OBPA is also undertaking efforts to expand their Port facilities, and

WHEREAS, OBPA has requested the St. Lawrence River Valley Redevelopment Agency provide \$1,000,000 in working capital funding to assist with the completion of these projects, and

WHEREAS, the OBPA has an unencumbered property (OBPA Building #11) they will offer as collateral for the requested loan, and

NOW, THEREFORE, BE IT RESOLVED the St. Lawrence River Valley Redevelopment Agency agrees to authorize the St. Lawrence County Industrial Development Agency Local Development Corporation to lend \$1,000,000 from the St. Lawrence River Valley Economic Development Fund to the OBPA, and

BE IT FURTHER RESOLVED that said loan of \$1,000,000 shall be subject to the following terms and conditions:

- 1. Interest Rate: _____
- 2. Term: _____

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Carroll				
McNeil				
Murphy				
Paquin				
Strait				

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

/s/
Lori Sibley September 13, 2016