

St. Lawrence River Valley Redevelopment Agency
Minutes of September 13, 2016 Meeting ~ Town of Louisville Municipal Offices, Massena NY

Call to Order: The meeting was called to order at 5:59 PM by Chairman McNeil.

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

Public Notice: Public notifications were sent on September 8, 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/Paquin motion to approve minutes of the August 23, 2016 meetings. Motion passes unanimously.

Financial Report: Discussion about the YTD financial status of the RVRA was incorporated into the discussion of the draft 2017 budget.

Committee Reports: There were no committee reports.

Old Business: None.

New Business:

- Draft 2017 Budget: Ms. Gilbert reviews key features of the draft 2017 RVRA budget:
 - Tax expenses are listed for the buildings on Lots 18 and 19. Discussion of how the RVRA will be paying taxes on those portions of buildings it owns that it rents month-to-month to for-profit tenants. Discussion continues about if the RVRA should, in the future, add a surcharge to month-to-month leases for taxes. Fockler's Industries (in Lot 19) has a long-term lease that contains an IDA PILOT. Such PILOTs could be attached to month-to-month leases but only in special cases where permanent jobs/investments are likely to issue from such arrangements. It is agreed that staff should not go back to current month-to-month tenants and attempt to add a tax surcharge to their rent and that the rental rates in place are sufficient to cover the tax payments.
 - Insurance rates have declined, explaining a lower appropriation for 2017.
 - Marketing appropriation is 50% of previous years. If agencies are successful in getting a new National Grid marketing award in 2017, budget will be amended to reflect additional revenues and increased expenditures equaling the amount of the grant.
 - Bad debt is calculated at 5% of outstanding receivables.
 - Legal costs have been lower than expected in 2016.
 - Mr. Kelly states that the final budget must be approved in October.

RESOLUTION: Murphy/Paquin move/second a resolution accepting 2017 tentative budget. Passed unanimously.

- OBPA Loan Request:
 - RESOLUTION: Murphy/Paquin move/second a resolution authorizing a \$1,000,000 loan to the Ogdensburg Bridge and Port Authority.
 - RESOLUTION: At 6:25 PM Strait/Paquin move/second a resolution to enter into executive session to discuss the credit history and finances of a specific company. Passed unanimously.

- RESOLUTION: At 6:54 PM Strait/Paquin move/second a resolution to return to open session. Passed unanimously.
- RESOLUTION: Paquin/Murphy move/second a resolution to table the resolution authorizing a \$1,000,000 loan to the Ogdensburg Bridge and Port Authority. Passed unanimously.

Staff Reports:

- Mr. McMahon, Superintendent of Massena Electric Department, gives a brief report on the variables involved in calculating the power costs for a 3 megawatt user in MED's territory. He stresses the importance of the power factor, which in turn depend on the operational profile of the recipient. He also stresses the importance of the decision on which of four power pools the energy is drawn from. He agrees to provide a written report explaining these details at the next meeting.
- Mr. Kelly briefly summarizes other activities:
 - Both Swift Eyewear and the Boys and Girls Club of Massena loans are moving to closing.
 - The projects that are in the RVRA's current loan portfolio had 299 jobs prior to closing; they promised employment of 415; they currently report employment of 459.
 - Staff is engaged with Alcoa to develop a plan to guide the repurposing of the Alcoa East plant and site.
 - The IDA has received a \$234,000 Northern Border Regional Commission award for crossings on the Newton Falls Railroad.

Other Business:

- Ms Schneider distributes a letter about data centers.
- Mr. McNeil notes an on-going discussion about rethinking the best end use for the GM site between local stakeholders and the RACER trust.

The meeting is adjourned at 7:10 PM, upon the motion by Murphy/Pacquin.