

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
 LOCAL DEVELOPMENT CORPORATION  
 Resolution No. LDC-19-06-16  
 June 28, 2019

**AUTHORIZING LEASE AGREEMENT OF LOT 19 MASSENA INDUSTRIAL BUILDING  
 BY PRO SPORT TRAILER MANUFACTURING, LLC**

**WHEREAS**, the St. Lawrence County Industrial Development Agency Local Development Corporation (the “SLCIDA-LDC”) was formed by the St. Lawrence County Industrial Development Agency to relieve and reduce unemployment, to promote and to provide for additional and maximum employment, to better and maintain job opportunities, to instruct or train individuals to improve or to develop their capabilities for jobs, to carry on scientific research for the purpose of aiding the community of St. Lawrence County, New York by attracting industry to the community and by encouraging the development of, or retention of, an industry in the community, and to lessen the burdens of government and to act in the public interest, thus performing an essential governmental function, and

**WHEREAS**, the SLCIDA-LDC entered into an Agreement with the St. Lawrence River Valley Redevelopment Agency (the “SLRVRA”), and

**WHEREAS**, pursuant to Section II (1) of the NYPA Allocation Agreement, “nothing herein shall cause the [Corporation] to undertake any act or participate in any portion of the Allocation Program unless approved by the [Corporation].” and

**WHEREAS**, on June 25, 2019, the SLRVRA adopted Resolution No. RVR-19-06-10, “AUTHORIZING BUILDING LEASE WITH PRO SPORT TRAILER MANUFACTURING, LLC” a copy of which is attached, and

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Industrial Development Agency Local Development Corporation, having exercised its own due diligence in the matter, authorizes the Lease of the Lot 19 Industrial Building, as outlined in RVRDA Resolution No. RVR-19-06-10.

|             |            |            |                |               |
|-------------|------------|------------|----------------|---------------|
| Move:       | LaBaff     |            |                |               |
| Second:     | Blevins    |            |                |               |
| <b>VOTE</b> | <b>AYE</b> | <b>NAY</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
| Blevins     | X          |            |                |               |
| Hall        | X          |            |                |               |
| LaBaff      | X          |            |                |               |
| McMahon     | X          |            |                |               |
| Morrill     | X          |            |                |               |
| Reagen      | X          |            |                |               |
| Staples     | X          |            |                |               |

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

June 28, 2019

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY  
Resolution No. RVR-19-06-10  
June 25, 2019

**AUTHORIZING BUILDING LEASE WITH PRO SPORT TRAILER MANUFACTURING, LLC**

**WHEREAS**, the St. Lawrence River Valley Redevelopment Agency (“RVRDA”) seeks to actively participate in economic development projects which result in the creation of jobs, and

**WHEREAS**, the RVRDA has partnered with the St. Lawrence County Industrial Development Agency Local Development Corporation (“SLCIDA-LDC”) as prescribed in certain agreements among multiple parties dated June 2, 2010 for the purpose of providing assistance to such projects, and

**WHEREAS**, Pro Sport Trailer Manufacturing, LLC submitted an application for assistance requesting a Lease of the Lot 19 Industrial Building located at 31A Trade Road in the Village of Massena, St. Lawrence County, New York, such real property being more particularly described as TMID No 16.035-1-15, and

**WHEREAS**, Pro Sport Trailer Manufacturing, LLC wants to start operations in the 8,800 SF space within 31 Trade Road, Lot 19, of the Massena Industrial Park, and

**WHEREAS**, the St. Lawrence River Valley Redevelopment Agency and St. Lawrence County Industrial Development Agency Local Development Corporation acquired the Lot 19 Building in 2011 for the purpose of stimulating job creation and investment in St. Lawrence County, and

**WHEREAS**, the proposed project with Pro Sport Trailer Manufacturing, LLC accomplishes these objectives, and

**WHEREAS**, RVRDA incentives and programs are administered through the St. Lawrence County Industrial Development Agency - Local Development Corporation (“SLCIDA-LDC”), and

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence River Valley Redevelopment Agency authorizes the St. Lawrence County Industrial Development Agency Local Development Corporation to execute any and all documents necessary to effectuate a Lease of the property by Pro Sport Trailer Manufacturing, LLC with the following terms and conditions:

|              |   |
|--------------|---|
| Lease Term:  | Three months set up and renovation period<br>Three months at \$1,000 per month<br>Three months at \$2,000 per month<br>Thirty months at the standard rate \$2,750 |
| Rental Rate: | \$3.75 square foot/annum  |
| Employment:  | The Project will result in the creation of <u>4</u> FTE positions   |

ST. LAWRENCE RIVER VALLEY REDEVELOPMENT AGENCY  
 Resolution No. RVR-19-06-10  
 June 25, 2019

**AUTHORIZING BUILDING LEASE WITH PRO SPORT TRAILER MANUFACTURING, LLC**

|             |            |            |                |               |
|-------------|------------|------------|----------------|---------------|
| Move:       | Strait     |            |                |               |
| Second:     | Forsythe   |            |                |               |
| <b>VOTE</b> | <b>AYE</b> | <b>NAY</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
| McNeil      | X          |            |                |               |
| Strait      | X          |            |                |               |
| Murphy      |            |            |                | X             |
| Clark       | X          |            |                |               |
| Forsythe    | X          |            |                |               |

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 06/25/19