

<p>ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION MEETING AGENDA</p>
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Agenda subject to change

April 20, 2021

Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Suite 1, Canton, New York 13617

Call to Order

Roll Call

Public Notice April 12, 2021

Public Comment

Approval of Minutes March 26, 2021..... 1-3

Financial Report November & December 2020, January - March 2021..... 4-18

Reports of Committees

Staff Report Patrick Kelly

Old Business None

New Business Resolution: Modifying FY2020 Budget..... 19

Resolution: Accepting Funds for the Rehabilitation of the Former Newell
Building.....20-21

Resolution: Authorizing a Contract for Phase IIB Renovations for the Former
Newell Building22-23

Executive Session

Adjournment

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ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION

Meeting of March 26, 2021

CALL TO ORDER: Chairman Staples requests that Mr. Hall (who is attending the meeting in person) direct the meeting. Mr. Hall calls the meeting to order at 9:44 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

Blevins	Present (via teleconference)	Reagen.....	(via teleconference)
LaBaff	Present (via teleconference)	Hall	Present
Staples	Present (via teleconference)	McMahon	Present
Morrill	Present (via teleconference)		

Mr. Hall announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, and Lori Sibley)

PUBLIC NOTICE: Public notifications sent March 19, 2021 to, a minimum: newspapers designated for the publication of local laws and other matters required by law to be published; additional local media sources and websites.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Motion to accept the minutes of the January 28, 2021 meeting by Mr. LaBaff seconded by Mr. Staples. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: *Governance Committee:* Mr. Blevins (Chair of the Audit Committee), reports that the committee (including Mr. LaBaff and Mr. Hall) met March 16, 2021 and reviewed the policies contained in today's meeting packet and notes there were no substantial changes to the policies. The Review of Property shows the current value of assets is reflected in our inventory of Real Estate. Mr. Blevins also notes the Mission and Performance Review and Board Member Evaluations were also reviewed and there are no recommended changes at this time. *Audit Committee:* Mr. Hall notes an audit exit committee meeting was held this morning with the audit firm of Pinto, Mucenski, Hooper, VanHouse, & Co. and adds that there were no deficiencies in internal controls or issues with the audit.

STAFF REPORT: Patrick Kelly reports the following:

Former Newell Manufacturing Facility: Mr. Kelly reviews details about the lead paint clean up and notes that bids for the next phase (Phase IIB) of the project are due Tuesday March 30, 2021. A Pre-Bid walk thru was held at the site on Thursday March 18th. Five contractors and two subcontractors were in attendance. Mr. Staples expresses a desire to hire local contractors, Mr. Kelly confirms that all of the contractors in attendance were local. Additionally, Mr. Kelly reviews a program for a zero percent loan through National Grid to replace outdated lights in the building with modern, high efficiency LED lights. Mr. Blevins and Mr. Staples first/second a motion to apply for this program.

Mr. Reagen asks for an update regarding the timeframe for tenant occupancy. Mr. Kelly expects once the work on this phase (which includes building electrical, heat, plumbing, and basic office/entrance space) is completed, the building will be ready for specific tenant finishing work. Mr. Reagen suggests discussions begin soon to rename the building to get people thinking and associating the building with its potential future reuse, as opposed to its current and past states. Mr. Blevins suggests placing a sign in front of the building to show IDA involvement in the rehabilitation efforts.

Star Lake Grocery Store: Discussions regarding a potential purchase option are on-going. An environmental analysis on the building is being conducted this morning by the developer holding the purchase option on the building. Assuming the sale goes forward, it looks like a closing could occur in the early summer.

Newton Falls Paper Mill: We have received a couple of inquiries regarding the potential for a cannabis growing facility at the mill. Mr. Kelly mentions the owner of the rail bridge located on the property resides in Texas and has been unresponsive to receiving calls. Other options, including legal avenues, to secure access over the bridge are briefly discussed.

OLD BUSINESS: None

NEW BUSINESS:

Resolution PDC-21-03-02: Annual Review of Code of Ethics: Mr. Hall notes the Governance Committee has reviewed the policy. One suggested change was to replace the word “Director” with “Board Member” to keep the language consistent with other policies. Mr. LaBaff motions to approve Resolution PDC-21-03-02, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution PDC-21-03-03: Annual Review of Compensation, Reimbursement and Attendance Policy: Mr. Hall notes that the Governance Committee has reviewed this policy and recommends no changes. Mr. LaBaff motions to approve Resolution PDC-21-03-03, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution PDC-21-03-04: Annual Review of Whistleblower Policy and Procedures Mr. Hall notes the Governance Committee has reviewed this policy and recommends no changes. Mr. LaBaff motions to approve Resolution PDC-21-03-04, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution PDC-21-03-05: Annual Review of Defense and Indemnification Policy: Mr. Hall notes the Governance Committee has reviewed this policy and recommends no changes. Mr. LaBaff motions to approve Resolution PDC-21-03-05, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution PDC-21-03-06: 2021 Review of Disposition of Real Property Guidelines and 2020 Report of Property: Mr. Hall notes that the current value of assets is reflected in our inventory of Real Estate and there is no need for changes at this time. Mr. LaBaff motions to approve Resolution PDC-21-03-06, seconded by Mr. Staples. The motion is approved by unanimous vote.

Resolution PDC-21-03-07: Accepting FY2020 SLC-PDC Audit: Mrs. Gilbert notes that the Audit Committee met earlier in the morning and were able to discuss the Audit process and results with Mark Mashaw, from the audit firm of Pinto, Mucenski, Hooper, VanHouse, & Co. She notes that the audit encountered no problems and proceeded as expected. Mrs. Gilbert notes that majority of the expenses were associated with the Star Lake Property and will be reimbursed to the PDC upon the sale of the property with remaining proceeds split amongst the original lenders. The title for the former Newell Building was transferred into the St. Lawrence Property Development Corporation earlier this week and will be listed as an asset on our financial statements going forward. Mr. Hall asks if the City submitted everything that was needed to National Grid and New York State to secure the reimbursement of grant funds. Mr. Kelly confirms that they have submitted everything needed and that the IDA has received the \$300,000 from the National Grid grant and are waiting for the City to receive the \$1,000,000 in Restore NY funding and forward that amount on to the IDA. Mrs. Gilbert asks if there are any additional questions. With no further questions or comments, Mr. LaBaff motions to approve Resolution PDC-21-03-07, seconded by Mr. Morrill. The motion is approved by unanimous vote.

2020 Annual Report: Mr. Kelly reviews the Annual Report document, noting there was no project activity in 2020. Mr. McMahon and Mr. Staples motion/second to accept the report. The motion is approved by unanimous vote. Mr. Kelly adds that with this board approval, the Annual Report, Investment Report and Procurement Report will be certified with the Authorities Budget Office prior to the March 31st deadline.

2020 Mission and Performance Report: Although there was minimal activity in 2020, Mr. Kelly anticipates more activity from the SLCPDC in 2021. Building plans and specs have been sent to the town and the site plans were approved by the town for Star Lake Grocery. Mr. Kelly reviews the mission and goals contained in the 2020 Mission and Performance Report, which has been provided to the board, noting the report is sent annually to the Board of Legislators and is included in PARIS reporting to New York State. Mr. McMahon motions, and Mr. LaBaff seconds, to accept the report. The motion is approved by unanimous vote.

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill, seconded by Mr. McMahon. The meeting adjourns at 10:02 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary

DRAFT

**St. Lawrence County
Property Development Corporation
Highlights for
November 2020**

Revenue

- Interest Income	<u>1.23</u>	\$1.23
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Expenses

- Star Lake Property Expenses	6,124.51	
- Directors and Officers Insurance	528.00	
- General Operating Expenses	<u>27.78</u>	
		\$6,680.29

Net Income (\$6,679.06)

St. Lawrence County Property Development Corporation

Balance Sheet

As of November 30, 2020

	<u>Nov 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	63,672.40
Total Checking/Savings	<u>63,672.40</u>
Total Current Assets	63,672.40
Other Assets	
501 - Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u>408,041.24</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
1000 - Due to Others - Star Lake	129,926.00
1001 - Due to Affiliates - Star Lake	214,442.84
Total Long Term Liabilities	<u>344,368.84</u>
Total Liabilities	344,368.84
Equity	
3900 - Unrestricted - Board Designated	84,357.83
Net Income	<u>-20,685.43</u>
Total Equity	<u>63,672.40</u>
TOTAL LIABILITIES & EQUITY	<u>408,041.24</u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - November 30, 2020

	Budget	November-20	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	1.23	10.98	(0.98)
2504 · CDC Industrial Buildout Grant	150,000.00	0.00	0.00	150,000.00
	150,010.00	1.23	10.98	149,999.02
Expenditures				
6460400 · Star Lake Property Expenses	0.00	6,124.51	16,035.49	(16,035.49)
6460411 · Insurance Expense	650.00	528.00	528.00	122.00
6460432 · Other Legal Expense	2,500.00	0.00	0.00	2,500.00
6460433 · Legal Expense - Retainer	500.00	0.00	375.00	125.00
6460434 · Accounting Expense	3,950.00	0.00	75.00	3,875.00
6460499 · Miscellaneous Expense	250.00	27.78	27.78	222.22
6460503 · Salary Stipend Expense	6,300.00	0.00	3,655.14	2,644.86
Total IDA CDC Operating Expenditures	14,150.00	6,680.29	20,696.41	(6,546.41)
Total Revenue	150,010.00	1.23	10.98	149,999.02
Total Expenditures	14,150.00	6,680.29	20,696.41	(6,546.41)
Net Income	135,860.00	(6,679.06)	(20,685.43)	156,545.43

**St. Lawrence County
Property Development Corporation
Highlights for
December 2020**

Revenue

- Interest Income	<u>1.17</u>	\$1.17
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Expenses

- Star Lake Property Expenses	2,704.61	
- Salary Stipend Expense	2,680.48	
- Accounting Expense (2019 Audit)	3,862.50	
- Legal Expenses (Retainer)	<u>1,125.00</u>	
		\$10,372.59

Net Income (\$10,371.42)

St. Lawrence County Property Development Corporation

Balance Sheet

As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
200 · Checking Account	53,300.98
Total Checking/Savings	<u>53,300.98</u>
Total Current Assets	53,300.98
Other Assets	
501 · Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u>397,669.82</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
1000 · Due to Others - Star Lake	129,926.00
1001 · Due to Affiliates - Star Lake	214,442.84
Total Long Term Liabilities	<u>344,368.84</u>
Total Liabilities	344,368.84
Equity	
3900 · Unrestricted - Board Designated	84,357.83
Net Income	<u>-31,056.85</u>
Total Equity	<u>53,300.98</u>
TOTAL LIABILITIES & EQUITY	<u>397,669.82</u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - December 31, 2020

	Budget	December-20	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	1.17	12.15	(2.15)
2504 · CDC Industrial Buildout Grant	150,000.00	0.00	0.00	150,000.00
	150,010.00	1.17	12.15	149,997.85
Expenditures				
6460400 · Star Lake Property Expenses	0.00	2,704.61	18,740.10	(18,740.10)
6460411 · Insurance Expense	650.00	0.00	528.00	122.00
6460432 · Other Legal Expense	2,500.00	0.00	0.00	2,500.00
6460433 · Legal Expense - Retainer	500.00	1,125.00	1,500.00	(1,000.00)
6460434 · Accounting Expense	3,950.00	3,862.50	3,937.50	12.50
6460499 · Miscellaneous Expense	250.00	0.00	27.78	222.22
6460503 · Salary Stipend Expense	6,300.00	2,680.48	6,335.62	(35.62)
Total IDA CDC Operating Expenditures	14,150.00	10,372.59	31,069.00	(16,919.00)
Total Revenue	150,010.00	1.17	12.15	149,997.85
Total Expenditures	14,150.00	10,372.59	31,069.00	(16,919.00)
Net Income	135,860.00	(10,371.42)	(31,056.85)	166,916.85

**St. Lawrence County
Property Development Corporation
Highlights for
January 2021**

Revenue

- Interest Income	<u>1.95</u>	\$1.95
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Expenses

- General Operating Expenses	<u>0.00</u>	\$0.00
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Net Income	\$1.95
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St. Lawrence County Property Development Corporation
Balance Sheet
As of January 31, 2021

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
200 · Checking Account	53,302.93
Total Checking/Savings	<u>53,302.93</u>
Total Current Assets	53,302.93
Other Assets	
501 · Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u>397,671.77</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
1000 · Due to Others - Star Lake	129,926.00
1001 · Due to Affiliates - Star Lake	214,442.84
Total Long Term Liabilities	<u>344,368.84</u>
Total Liabilities	344,368.84
Equity	
3900 · Unrestricted - Board Designated	53,300.98
Net Income	1.95
Total Equity	<u>53,302.93</u>
TOTAL LIABILITIES & EQUITY	<u>397,671.77</u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - January 31, 2021

	Budget	January-21	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	1.95	1.95	8.05
2504 · CDC Industrial Buildout Grant	50,000.00	0.00	0.00	50,000.00
	50,010.00	1.95	1.95	50,008.05
Expenditures				
6460411 · Insurance Expense	530.00	0.00	0.00	530.00
6460432 · Other Legal Expense	2,500.00	0.00	0.00	2,500.00
6460433 · Legal Expense - Retainer	500.00	0.00	0.00	500.00
6460434 · Accounting Expense	3,950.00	0.00	0.00	3,950.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00	250.00
6460500 · Property Development Exp (Star Lake)	50,000.00	0.00	0.00	50,000.00
6460503 · Salary Stipend Expense	5,420.00	0.00	0.00	5,420.00
Total IDA CDC Operating Expenditures	63,150.00	0.00	0.00	63,150.00
Total Revenue	50,010.00	1.95	1.95	50,008.05
Total Expenditures	63,150.00	0.00	0.00	63,150.00
Net Income	(13,140.00)	1.95	1.95	(13,141.95)

**St. Lawrence County
Property Development Corporation
Highlights for
February 2021**

Revenue

- Interest Income	<u>0.81</u>	\$0.81
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Expenses

- Other Legal Expenses(Retainer)	<u>375.00</u>	\$375.00
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Net Income	(\$374.19)
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St. Lawrence County Property Development Corporation
Balance Sheet
As of February 28, 2021

	<u>Feb 28, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	52,928.74
Total Checking/Savings	<u>52,928.74</u>
Total Current Assets	52,928.74
Other Assets	
501 - Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u>397,297.58</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
1000 - Due to Others - Star Lake	129,926.00
1001 - Due to Affiliates - Star Lake	214,442.84
Total Long Term Liabilities	<u>344,368.84</u>
Total Liabilities	344,368.84
Equity	
3900 - Unrestricted - Board Designated	53,300.98
Net Income	-372.24
Total Equity	<u>52,928.74</u>
TOTAL LIABILITIES & EQUITY	<u>397,297.58</u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - February 28, 2021

	Budget	February-21	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	0.81	2.76	7.24
2504 · CDC Industrial Buildout Grant	50,000.00	0.00	0.00	50,000.00
	50,010.00	0.81	2.76	50,007.24
Expenditures				
6460411 · Insurance Expense	530.00	0.00	0.00	530.00
6460432 · Other Legal Expense	2,500.00	0.00	0.00	2,500.00
6460433 · Legal Expense - Retainer	500.00	375.00	375.00	125.00
6460434 · Accounting Expense	3,950.00	0.00	0.00	3,950.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00	250.00
6460500 · Property Development Exp (Star Lake)	50,000.00	0.00	0.00	50,000.00
6460503 · Salary Stipend Expense	5,420.00	0.00	0.00	5,420.00
Total IDA CDC Operating Expenditures	63,150.00	375.00	375.00	62,775.00
Total Revenue	50,010.00	0.81	2.76	50,007.24
Total Expenditures	63,150.00	375.00	375.00	62,775.00
Net Income	(13,140.00)	(374.19)	(372.24)	(12,767.76)

**St. Lawrence County
Property Development Corporation
Highlights for
March 2021**

Revenue

- Interest Income	<u>0.89</u>	\$0.89
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Expenses

- Newell Building Expenses	<u>2,262.80</u>	\$2,262.80
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Net Income	(\$2,261.91)
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St. Lawrence County Property Development Corporation
Balance Sheet
As of March 31, 2021

	<u>Mar 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	50,666.83
Total Checking/Savings	<u>50,666.83</u>
Total Current Assets	50,666.83
Other Assets	
501 - Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u>395,035.67</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
1000 - Due to Others - Star Lake	129,926.00
1001 - Due to Affiliates - Star Lake	214,442.84
Total Long Term Liabilities	<u>344,368.84</u>
Total Liabilities	344,368.84
Equity	
3900 - Unrestricted - Board Designated	53,300.98
Net Income	-2,634.15
Total Equity	<u>50,666.83</u>
TOTAL LIABILITIES & EQUITY	<u>395,035.67</u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - March 31, 2021

	Budget	March-21	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	0.89	3.65	6.35
2504 · CDC Industrial Buildout Grant	50,000.00	0.00	0.00	50,000.00
	50,010.00	0.89	3.65	50,006.35
Expenditures				
6460411 · Insurance Expense	530.00	0.00	0.00	530.00
6460432 · Other Legal Expense	2,500.00	0.00	0.00	2,500.00
6460433 · Legal Expense - Retainer	500.00	0.00	375.00	125.00
6460434 · Accounting Expense	3,950.00	0.00	0.00	3,950.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00	250.00
6460500 · Property Development Exp (Star Lake)	50,000.00	0.00	0.00	50,000.00
6460503 · Salary Stipend Expense	5,420.00	0.00	0.00	5,420.00
6460511 · Newell Building Expense	0.00	2,262.80	2,262.80	(2,262.80)
Total IDA CDC Operating Expenditures	63,150.00	2,262.80	2,637.80	60,512.20
Total Revenue	50,010.00	0.89	3.65	50,006.35
Total Expenditures	63,150.00	2,262.80	2,637.80	60,512.20
Net Income	(13,140.00)	(2,261.91)	(2,634.15)	(10,505.85)

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION
Resolution No. PDC-21-04-xx
April 20, 2021

**AUTHORIZING MODIFICATIONS TO THE ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION
FY2020 BUDGET**

WHEREAS, Resolution PDC-19-10-19, adopted on October 31, 2019, approved the FY2020 Budget for the St Lawrence County Property Development Corporation (“SLCPDC”), and

WHEREAS, certain revenue and expenditure accounts in the SLCPDC’s FY2020 Budget require modification, and

NOW, THEREFORE, BE IT RESOLVED that St. Lawrence County Property Development Corporation authorizes the following modifications to the SLCPDC FY2020 Budget:

	2020 Budget	Modified Budget	Difference
6460400 · Star Lake Property Expenses	0.00	18,741.00	18,741.00
6460433 - Legal Expenses	500.00	1,500.00	1,000.00

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Morrill				
Reagen				
Staples				

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
April 20, 2021

ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION
Resolution No. PDC-21-04-XX
April 20, 2021

**ACCEPTING FUNDS FOR THE REHABILITATION
OF THE FORMER NEWELL BUILDING**

WHEREAS, by Resolution No. PDC-20-12-10, to promote economic opportunity in the City of Ogdensburg, located in St. Lawrence County, the St. Lawrence County Property Development Corporation (“SLCPDC”) accepted the building and land situated on a portion of Tax ID 48.071-5-47.1 (the “Former Newell Building”) from the City of Ogdensburg for the sum of \$1.00, and

WHEREAS, the SLCPDC has worked with the St. Lawrence County Industrial Development Agency (“SLCIDA”) and St. Lawrence County Industrial Development Agency Civic Development Corporation (“SLCIDA-CDC”), each of which are affiliated entities to the SLCPDC with common board members, to secure funding for the redevelopment of the Former Newell Building, and

WHEREAS, collectively the entities have secured a number of grants and loans to assist with the costs of rehabilitation of the Building, and

WHEREAS, these loans and grants include:

- \$200,000 Development Authority of the North Country
(50% grant, 50% loan with a 20-year term at 1% fixed interest rate)
- \$500,359 grant from the Northern Border Regional Commission
- \$500,000 bridge loan from the SLCIDA-CDC to the PDC with a term of 24-months and 0% interest rate, and

WHEREAS, the Law and the Certificate and the Bylaws authorize the SLCPDC “to accept” subventions from other persons or any unit of government,

NOW, THEREFORE, BE IT RESOLVED that the Corporation hereby declares that the boards of directors of the SLCPDC and the SLCIDA-CDC are identical, but also determines that the SLCPDC’s request for funding from the SLCIDA-CDC is in the best interests of the both the SLCPDC and the SLCIDA-CDC, and

BE IT FURTHER RESOLVED that the St. Lawrence County Property Development Corporation hereby accepts a loan in the amount of \$500,000 from the SLCIDA-CDC for the purposes of completing renovations to the property formerly known as the Newell Building, and

BE IT FURTHER RESOLVED that the St. Lawrence County Property Development Corporation hereby accepts a loan/grant package in the amount of \$200,000 from the Development Authority of the North Country for the purposes of completing renovations to the property formerly known as the Newell Building, and

BE IT FURTHER RESOLVED that the St. Lawrence County Property Development Corporation hereby accepts a grant package in the amount of \$500,0359 from the Northern Border Regional Commission (through the SLCIDA) for the purposes of completing renovations to the property formerly known as the Newell Building, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Chairman or Chief Executive Officer, subject to approval by Counsel to the SLCPDC, is authorized to execute any and all documents necessary to effectuate said loans and grants.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Morrill				
Reagen				
Staples				

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
April 20, 2021

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT AGENCY
Resolution No. PDC-21-04-XX
April 20, 2021

**AUTHORIZING A CONTRACT FOR PHASE IIB RENOVATIONS TO
THE FORMER NEWELL BUILDING**

WHEREAS, the St. Lawrence County Property Development Corporation (“SLCPDC”) supports the redevelopment of the Newell Property and recognizes the importance of the project for economic development purposes in the City and for St. Lawrence County; and

WHEREAS, in order to further develop the property and ready it for tenants, the SLCPDC has sought general contracting services through a Request For Proposal, and

WHEREAS, the Agency solicited proposals requesting for quotations from eight qualified professionals (see chart on following page) for the Phase IIB renovations, and

WHEREAS, a qualified proposal was received from John J. Doyle Builders, Inc. at an estimated total cost of \$897,650,

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Property Development Corporation does hereby approve the proposal submitted by John J. Doyle Builders, Inc. and dated March 30, 2021, and,

NOW, THEREFORE, BE IT FURTHER RESOLVED by the St. Lawrence County Property Development Corporation that the SLCPDC Chief Executive Officer is designated, authorized, empowered, and directed to execute the agreement regarding the redevelopment of the Newell Building.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Morrill				
Reagen				
Staples				

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
April 20, 2021

RFP RESULTS: MARCH 30, 2021

CONTRACTOR	BASE BID	ADD Alt 1 Seal Brick	ADD Alt 2 Paint Walls & Columns	ADD Alt 3 Paint Clgs	Deduct Alt 1 Credit for No Bond
Contech Building Systems	\$892,500	\$7,500	\$3,500	\$30,650	-\$8,900
Continental Construction	NO BID				
Danko Construction	\$988,847	\$6,000	\$3,500	\$30,000	-\$10,000
DC Building Systems	NO BID				
John J. Doyle Builders, Inc	\$889,165	\$3,600	\$7,900	\$22,985	-\$26,000
Morley Bay Construction	NO BID				
Northern Tier Contracting	\$879,800	\$1,900	\$3,400	\$29,400	-\$8,700
Whitton Construction	NO BID				