

**ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION**

Meeting of January 28, 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 9:26 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

Mr. Hall announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, Richard Williams, and Lori Sibley); SLCPDC Attorney (Andrew Silver, Esq.)

PUBLIC NOTICE: Public notifications sent January 25, 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 December 18, 2020 meeting by Mr. LaBaff seconded by Mr. McMahon. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Mr. Kelly reports the following:

Star Lake Grocery Store: Another deposit was received from a potential developer as the company's diligence work moves into the next phase.

Former Newell Manufacturing Building: Attorney Silver mentions that his office recently received the property deed from the City of Ogdensburg as part of the transfer of ownership from the City to the St. Lawrence County Property Development Corporation. Attorney Silver notes that he will proceed with recording the deed with the County Clerk's office after the requested abstract is received and reviewed by his office to ensure there are no liens or judgements attached to the property. This is a precautionary measure advised by Attorney Silver.

OLD BUSINESS: None

NEW BUSINESS:

Resolution PDC-21-01-01: **Authorizing Paint Removal Services for the Former Newell Manufacturing Building:** Mr. Hall recommends, and Mr. LaBaff/Mr. Reagen motions/seconds, to change the wording of the resolution to state the St. Lawrence County Property Development Corporation does hereby accept, not

approve, the proposal submitted by AAC Contracting, Inc. The amended resolution is approved by unanimous vote. Mr. Williams, Facilities Manager, explains the reasons for removing the lead-based paint in the older section of the building. He notes that the bids received were within reason and fair. He adds that the low bid was about \$8,000 lower than the range he had expected. The Project Engineer for the lowest bidder was assigned to the asbestos removal in the last phase of the project and proved to be capable and competent in his work. Mr. Hall asks about the variance from the lowest bid amount received as compared to the other bid amounts. Mr. Williams points out that the architect has contacted the lowest bidder to ensure that they are still comfortable with their bid and they still stand by their proposal. Mr. Staples asks where the paint chips will go after they are removed. Mr. Williams notes that all State regulations for discarding the lead-based paint will be followed by the project engineer and he will ensure that any waste will be tracked and monitored as required by the State. Mr. Reagen asks if there is a timetable set as to when the building will be ready for occupancy. Mr. Williams explains that setting a timetable is difficult with a project such as this because not all bids have been finalized. This is just the next phase in a series. The anticipated date for tenant occupancy was July, but it appears an August time frame is more realistic. Mr. Reagen asks if the space that will be available can be put out to market right now. Mr. Kelly explains that marketing efforts are already underway. However, we have to be cautious as the rehabilitation work that is being done does not permit people to walk through the premises at this time. Mr. Morrill asks for further explanation into the amount of money that has actually been spent versus what we projected to spend from the original budget to ensure we will have enough money available to finish the project on track. Mr. Williams explains that we went over budget when asbestos was found within the structure and we encountered hazardous conditions with the roof. Mr. Kelly adds that we expected to go over the \$1.3 million budget if we encountered issues. So far, we have spent nearly \$1.65 million, but we have secured additional funds for the next phases of the project. We don't anticipate exceeding the budget the farther we go into the project. The revenue that is received from tenants will justify the ongoing expenditures in order to maintain the building. The structural work that we are undertaking now, and the precautions that we are taking, should prove to be profitable. Mr. LaBaff motions to approve Resolution PDC-21-01-01, seconded by Mr. Reagen. The motion is approved by unanimous vote.

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. Morrill, seconded by Mr. Staples. The meeting adjourns at 9:38 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary