

**ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION
MEETING AGENDA**

Agenda subject to change

June 18, 2021

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

Call to Order

Roll Call

Public Notice June 15, 2021

Public Comment

Approval of Minutes May 13, 2021 1-2

Financial Report April 2021 3-5

Reports of Committees

Staff Report Patrick Kelly

Old Business None

New Business Resolution: Authorizing the Sale of Real Property Located at State
 Highway 3, Star Lake, NY 6-8

Executive Session

Adjournment

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**ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION
Meeting of May 13, 2021**

CALL TO ORDER: Chairman Staples requests that Mr. Blevins (who is attending the meeting in person) direct the meeting. Mr. Blevins calls the meeting to order at 9:14 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

Mr. Blevins announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Kimberly Gilbert, and Lori Sibley); and Richard Williams (via teleconference)

PUBLIC NOTICE: Public notifications sent May 7, 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 April 20, 2021 meeting by Mr. LaBaff seconded by Mr. Staples. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

Renewable Energy Projects: Mr. Kelly mentions a recent article about a solar project at Benson Mines in Star Lake. Discussion ensues regarding the project, which is being funded through the NYSERDA Build Ready Program. He adds that there is not a solar developer associated with the property at this time. The project will consist of 200 acres of the 4,000 plus acre property which is owned by Benson Mines. This is a project that will take years in the making.

Star Lake Grocery: Mr. Hall has been assisting with some field work to try to work out the issues with property tax billing. A third tax bill was received for the property (school taxes). The St. Lawrence County Property Development Corporation holds tax-exempt status on the property. Mr. Hall has been instrumental in helping to straighten out the tax status of the billing.

Former Newell Manufacturing Facility: Doyle Builders is the contractor currently on site. Demolition work is now underway for this phase of the project. A few minor obstacles have been encountered. An old water leak was discovered in the office space that needs attention. New foundation walls for the new entranceway are being constructed. The sewer line appears to be in good shape. Doyle Builders has agreed to track additional work as additional materials so we will put in a change order for that work soon. It doesn't appear to be a large expense at this time. Mr. McMahon inquires about fire protection to which Mr. Williams (IDA Facilities Manager) states that the existing sprinkler system is not operational. Future needs will determine

what we need to address immediately versus down the road when tenants are ready to occupy the building space.

NEW BUSINESS:

Resolution PDC-21-05-11: Authorizing a Loan in an Amount up to \$100,000 from the Development Authority of the North Country (“DANC”) to the St. Lawrence County Property Development Corporation (“SLCPDC”): Mr. Kelly mentions that there are 2 primary components for this phase of the former Newell Manufacturing facility project and both components were approved through separate entities. The IDA would like to switch over the \$200,000 half loan and half grant funding to the SLCPDC. DANC needs information from the SLCPDC to secure the loan. The second component involves the authorization to borrow \$100,000 of the \$200,000 loan/grant funding to use toward the Northern Border Regional Commission (“NBRC”) funding that was applied for via the St. Lawrence County IDA Local Development Corporation (“SLCIDA-LDC”). The SLCIDA-LDC will put the money into the project so the funds do not need to be switched to the SLCPDC. Mr. Kelly reviews the commitment letter that was received by DANC that reflects the full terms and conditions of the agreement. Mr. LaBaff motions to approve Resolution PDC-21-05-11, seconded by Mr. Staples. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. McMahon. The meeting adjourns at 9:26 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary

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

Revenue

- Interest Income	0.83	\$0.83
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Expenses

- General Operating Expenses	0.00	\$0.00
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Net Income	\$0.83
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St. Lawrence County Property Development Corporation

Balance Sheet

As of April 30, 2021

	<u>Apr 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	50,667.66
Total Checking/Savings	<u>50,667.66</u>
Total Current Assets	50,667.66
Other Assets	
501 - Property Held for Sale-St Lake	344,368.84
Total Other Assets	<u>344,368.84</u>
TOTAL ASSETS	<u><u>395,036.50</u></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	-2,633.32
Total Equity	<u>50,667.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>395,036.50</u></u>

St. Lawrence County Property Development Corporation
Budget Report
January 1 - April 30, 2021

	Budget	April-21	YTD	Balance
Income				
2409B · Interest Income - Banking	10.00	0.83	4.48	5.52
2504 · CDC Industrial Buildout Grant	50,000.00	0.00	0.00	50,000.00
	50,010.00	0.83	4.48	50,005.52
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	0.00	2,262.80	(2,262.80)
Total IDA CDC Operating Expenditures	63,150.00	0.00	2,637.80	60,512.20
Total Revenue	50,010.00	0.83	4.48	50,005.52
Total Expenditures	63,150.00	0.00	2,637.80	60,512.20
Net Income	(13,140.00)	0.83	(2,633.32)	(10,506.68)

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION
 Resolution No.PDC-21-06-xx
 June 18, 2021

**AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT
 STATE HIGHWAY 3, STAR LAKE**

A regular meeting of the St. Lawrence County Property Development Corporation (the “Corporation”) was convened on June 18, 2021, at 9 A.M., local time, at the Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

The meeting was called to order by Mr. ___ and, upon roll being called, the following members of the Agency were:

MEMBER	PRESENT	ABSENT
Staples, Brian W.		
LaBaff, Ernest		
Blevins, Lynn		
Hall, Mark C.		
McMahon, Andrew		
Reagan, James		
Morrill, Steven		

The following persons were ALSO PRESENT: (IDA Staff) Patrick Kelly, Kimberly Gilbert, and Lori Sibley and Richard Williams.

After the meeting had been duly called to order, Mr. _____ announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the former Grocery Store in Star Lake.

On motion duly made by Mr. ___ and seconded by Mr. ____, the following resolution was placed before the members of the St. Lawrence County Property Development Corporation:

RESOLUTION OF THE ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH SALE OF THE FORMER STAR LAKE GROCERY STORE TO CGP ACQUISITION & DEVELOPMENT, LLC

Resolution No. PDC-21-06-xx

WHEREAS, the St. Lawrence County Property Development Corporation (“SLCPDC”) supports the redevelopment of the former grocery store site (the “Project”) and recognizes the importance of the Project toward creating economic development opportunities in the County; and

WHEREAS, the CGP Acquisition & Development, LLC (“Developer”), has completed its due diligence and has requested the sale as detailed in the Purchase and Sale Agreement, dated September 18, 2020; and

WHEREAS, said agreement calls for the transfer of property identified as the land, building and improvements located on Tax Parcel ID: 224.029-2-4.1 at 4145-4149 State Highway 3, in Star Lake, New York for the sum of \$225,000.

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Property Development Corporation authorizes the preparation, execution and delivery of all necessary documents for transferring the above-described property, and

BE IT FURTHER RESOLVED that St. Lawrence County Property Development Corporation officers are, subject to Legal Counsel’s opinion, each hereby designated, authorized, empowered, and directed to execute and deliver any and all agreements necessary to effectuate the transactions contemplated by this resolution.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

MEMBER	AYE	NAY	ABSTAIN	ABSENT
Staples, Brian W.				
LaBaff, Ernest				
Blevins, Lynn				
Hall, Mark C.				
McMahon, Andrew				
Reagan, James				
Morrill, Steven				

The Resolution was thereupon declared duly adopted.

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SECRETARY'S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF ST. LAWRENCE) SS.:

The undersigned, being the Secretary of the St. Lawrence County Property Development Corporation, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the St. Lawrence County Property Development Corporation (the "Corporation") including the resolution contained therein, held on June __, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Corporation present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Corporation this __th day of June 2021.

(Mr.) Lynn Blevins, Secretary