

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION
Meeting of April 20, 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 9:16 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

McMahon	Present (via teleconference)	Reagen	(via teleconference)
LaBaff	Present (via teleconference)	Hall	(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); IDA-LDC Staff (John Pinkerton)

PUBLIC NOTICE: Public notifications sent April 12, 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 March 26, 2021 meeting by Mr. LaBaff seconded by Mr. Hall. Motion carried unanimously.

FINANCIAL REPORTS: Mrs. Gilbert notes the November and December 2020 financial reports reflect back to the audit that was approved in last month's meeting. She reviews the financial history for each of the months January, February, and March 2021 and notes interest income for all three months, in addition to initial Newell Building expenses. Mr. LaBaff motions to accept the November and December 2020 financial reports and the January, February, and March financial reports, seconded by Mr. Staples. Motion carried unanimously.

COMMITTEE REPORTS: None

STAFF REPORT: Patrick Kelly reports the following:

Newton Falls Rehabilitation Project: We have received a couple of inquiries regarding cannabis growing opportunities. The lead generation firm engaged by the IDA went on a site tour last week to become familiar with the property. Mr. Staples asks if there is still a fixed price for the property. Mr. Kelly notes that there is when buying the warehouse. However, there is still no secured access to the warehouse. Discussions continue with Attorney Silver to determine the best course of action to secure access since there has been no response from the property owner. The owner has made references to a potential demolition of the mill buildings, but not the warehouse. Since the property has been held for a couple of years now, the property owner may soon pursue that option.

NEW BUSINESS:

Resolution PDC-21-04-08: Modifying FY2020 Budget: Mrs. Gilbert reviews certain expenses, including legal expenses and Star Lake property expenses, that need to be modified to be in-line with the audit. Mr. Staples motions to approve Resolution PDC-21-04-08, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution PDC-21-04-09: Accepting Funds for the Rehabilitation of the Former Newell Building: Mr. Kelly discloses the relationship, including the shared board membership, between the St. Lawrence County Industrial Development Agency – Civic Development Corporation (“CDC”) and the St. Lawrence County Property Development Corporation (“PDC”). If approved, through this resolution the PDC will be accepting a \$500,000 loan from the CDC to help bridge up-front costs for the Newell Rehabilitation Project Phase 2 expenses. Discussions continue regarding the ability to market the property to companies and the timing for giving the building a new name. Mr. Kelly states that marketing the property is already underway, but the process has been hampered by the inability for Canadian prospects to cross the border during the pandemic. Mr. Reagen motions to approve Resolution PDC-21-04-09, seconded by Mr. Morrill. The motion is approved by unanimous vote.

Resolution PDC-21-04-10: Authorizing a Contract for Phase IIB Renovations for the Former Newell Building: Phase 1 renovations included a new roof, façade, and environmental containment issues, which constitute the shell of the building. Phase 2 renovations include building systems, such as working water, sewer, electrical, gas, and heating systems. This will take the building from a shell to a working structure. Additional work during this phase will include the building entrance, corridors, office finishings, and restrooms. More specific tenant finishings can be provided in the future as we identify spatial requirements for individual tenants.

Mr. Staples adds that the 1912 space is the original part of the building that requires the most work. Mr. Blevins asks when the contractors can get in to start the work and Mr. Kelly notes that they will be ready to start soon. Mr. Hall advises that internal controls are set prior to making payments for inspection work so the PDC since we are not requiring the work to be bonded. Mr. Williams says there will be controls in place and Mr. Pinkerton adds that a request for weekly inspections with staff and the architect will be required with the contractor. Discussion ensues regarding the need to control and monitor expenses for the project. Mr. Reagen motions to approve Resolution PDC-21-04-10, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Morrill. The meeting adjourns at 9:44 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary