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**ST. LAWRENCE COUNTY
PROPERTY DEVELOPMENT CORPORATION
Meeting of October 29, 2021**

CALL TO ORDER: Chairman Staples requests that Mr. Blevins (who is attending the meeting in person) lead the meeting. Mr. Blevins calls the meeting to order at 11:52 AM in the Thomas A. Plastino Conference Room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

Mr. Blevins announces there is a quorum.

Others: IDA Staff (Patrick Kelly, Richard Williams, Bob Ahlfeld and Lori Sibley); Agency Counsel (Andrew Silver, Esq.)

PUBLIC NOTICE: Public notifications sent October 22, 2021 to, at 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 October 1, 2021 meeting by Mr. Hall, seconded by Mr. Staples. Motion carried unanimously.

FINANCIAL REPORTS: Mr. Kelly highlights funds received from the Northern Border Regional Commission (“NBRC”) for the Former Newell Rehabilitation Project. Mr. Kelly commends the staff for staying up to date with the spending and reimbursement requests for the Newell project. The NBRC is very efficient at providing reimbursements as we make requests. Mr. Hall motions to accept the August 2021 financials, seconded by Mr. Staples. Motion carried unanimously.

COMMITTEE REPORTS: None

STAFF REPORT:

Former Newell Manufacturing Building: Mr. Kelly explains that the Former Newell Manufacturing Building Renovations for phase 2 are almost complete. He mentions that change order approved last time totaling approximately \$43,000 and adds that extra expenses are on track at this time. He describes the side entrance of the building needs \$10,500 in repairs in order to make it consistent with the main entrance. This additional expense will bring the total up to over \$50,000. The other change order items will consist of air hand dryers, conduit for communications, and other assorted expenses. Internet service is in the building now. Heating elements are being balanced today and the heat can be controlled remotely.

NEW BUSINESS:

Resolution PDC-21-10-16: Adopting the FY2022 Final Budget: Mr. Kelly mentions the section that is added for the former Newell Building in the financials to be consistent with the way we report other buildings. Mr. Hall motions to accept Resolution PDC-21-10-16, seconded by Mr. Staples. The motion is approved by unanimous vote.

EXECUTIVE SESSION: At 12:03 PM, Hall/Morrill motion/second to go into executive session to discuss personnel matters. Motion passes unanimously.

At 12:05 PM, Hall/Staples motion/second to return to regular session. Motion passes unanimously

OLD BUSINESS: None

ADJOURNMENT: A motion to adjourn is made by Mr. Hall. The meeting adjourns at 12:05 PM by unanimous vote.

(Mr.) Lynn Blevins, Secretary

DRAFT

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT AGENCY
 Resolution No. PDC-21-11-xx
 November 12, 2021

**Change Order to 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 former 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 entered into contract with John J. Doyle Builders, Inc. as Resolution PDC-21-04-10 Dated April 20, 2021, and

WHEREAS, unforeseen and additional improvements are required for the Phase IIB renovations, and

WHEREAS, Change Orders #2 and #3 are required to address these items at a total cost of \$ 57,062.65 (summary attached),

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Property Development Corporation does hereby approve the change orders submitted by John J. Doyle Builders, Inc. and dated October 6, 2021 and November 10, 2021,

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
 November 12, 2021

Work Under Change Order #2

7032	Add foam in place insulation	1,760.00
7033	Remove piping in Area "A"	4,289.84
7038	Frame/Install Drywall on Area Outside of Utility Room	685.50
7035	Add 2 doors	4,757.78
6964	Add 8 LED lights to areas G/H	4,386.25
7040	Cost of Powder Coating Handrails and Guardrails	1,985.00
7041	Metal Siding Over Wood Framing in "Area A"	5,461.80
7043	Remove Pegboard and Install White Metal	2,660.25
7044	Painting of (2) Two Exterior Brick Walls in "Area A"	4,245.00
7045	Spray Foam Open Wood Framing in "Area A"	1,650.00
7046	Labor and Materials Required for Changes to Handrails	4,511.14
	Total	\$36,392.56

Work Under Change Order #3

7062	Bath Accessories and Hand Driers	6,994.79
7064	Conduit and wire to control lights (Verasys)	3,061.30
7066	Side Entrance - Door, Roof and raise step	10,614.00
	Total	\$20,670.09