

St. Lawrence County Property Development Corporation 2021 Mission Statement and Performance Review

Mission Statement

(Approved in Public Session on March 30, 2021)

The mission of the St. Lawrence County Property Development Corporation (“SLCPDC”) is to foster the creation, retention and expansion of jobs and economic development opportunities in St. Lawrence County, New York by constructing, acquiring, rehabilitation and improving sites, buildings and other related facilities in St. Lawrence County.

Performance Goals

- *To create new employment opportunities for St. Lawrence County citizens through the attraction of or the creation of new businesses*
- *To create new employment opportunities for St. Lawrence County citizens through the expansion of existing businesses*
- *To retain existing employment opportunities*
- *To leverage the greatest level of private investment in St. Lawrence County businesses*
- *Work cooperatively with area economic development agencies to market County assets and economic development resources to potential new or expanding businesses*
- *Ensure a transparent and accountable operation with responsibly-managed Corporation assets*

2021 Performance Review (January 2021 – December 2021)

- The St. Lawrence County Property Development Corporation (“PDC”) accepted the transfer of the former Newell manufacturing building from the City of Ogdensburg.



The former Newell building in Ogdensburg

The St. Lawrence County IDA secured \$200,000 in 50/50 in grant/loan funds from the Development Authority of the North Country and \$500,000 in grant funds from the Northern Border Regional Commission to continue with the rehabilitation of the building. As these funding sources are reimbursement-based, the St. Lawrence County IDA – Civic Development Corporation authorized a loan in amount of up to \$500,000 to the PDC to assist with the up-front financing for the project. The second phase of the rehabilitation project, expected to cost approximately \$1 million, is near completion. This phase included reinstalling water, sewer, electrical, gas, and heating systems, as well as a new building entrance, corridors, office space, and restrooms.

Phase 1 renovations included a new roof, façade, and environmental containment issues, which constitute the shell of the building. Phase 2 takes the building from a shell to a more completed structure which will be ready for specific tenant finishing work. Marketing the property is already underway, but the process has been somewhat hampered by the difficulties for Canadian prospects to cross the border during the pandemic.

- The sale of the former Star Lake Great American grocery store was finalized in June. The PDC acquired the store when the IDA Local Development Corporation and other lending partners on the project acquired it when the Great American closed. The entities worked to market the facility to a new owner with the objectives of maximizing the return on the property while providing access to products in the community, growing the tax base, and creating jobs with a new store. The developer that purchased the property demolished the existing building and constructed and leased a new building to Dollar General.
- Board members approved the 2020 Independent Audit reports in June of 2021. The reports showed no findings. Legislators have been provided the reports electronically. In addition, the reports are available on our website at www.SLCIDA.com.
- As part of our Public Authority Law compliance program, annual policy reviews were conducted. Conflicts of Interest, Procurement, Investment and Assessment of Internal Controls, Property Disposition, Investment of Funds, Whistleblower, Code of Ethics, Defense & Indemnification, and Compensation, Reimbursement & Attendance policies were reviewed.

Performance documents for 2020 were also reviewed.

- Appointments/Reappointments: Lynn Blevins was reappointed in June 2021 and Mark Hall was reappointed in December 2021. Both will fill another three-year term.
- The following officers were elected to a one-year term: Brian W. Staples (Chair); Ernest J. LaBaff (Vice-Chair); Lynn Blevins (Secretary), Patrick J. Kelly (CEO) and Kimberly A. Gilbert (CFO). The firm of Silver and Collins was reappointed as General Counsel.



St. Lawrence County
Property Development Corp

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Additional Questions

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

ANS: Yes – the Board members reviewed and approved (by formal resolution) the mission statement and performance measures of the board.

2. Who has the power to appoint the management of the public authority?

ANS: Management is appointed by the board members of the authority.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

ANS: The Board of the St. Lawrence County Property Development Corporation appoints its Chief Executive Officer and Chief Financial Officer. The Chief Executive Officer appoints management and staff.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

ANS: The Board, with assistance of management, works to develop the authority's mission, and evaluate the authority's goals and performance.

Management ensures that the Board's mission and goals are carried out in a manner which achieves the intended public purpose - a process involving program evaluation, reporting, feedback and recommendation.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

ANS: The Board acknowledges its understanding of this document by formally approving the document in public session.