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ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Meeting of March 29, 2022

CALL TO ORDER: Chairman Staples calls the meeting to order at 9:05 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

Mr. Staples announces there is a quorum.

Others: IDA Staff present: Patrick Kelly, Richard Williams, Kimberly Gilbert, and Lori Sibley. Robert Ahlfeld via Zoom

PUBLIC NOTICE: Public notifications sent March 24, 2022 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: Andy Gardner, Reporter with the Watertown Daily Times is in attendance and has no comment.

APPROVAL OF MINUTES: Motion to accept the minutes of the February 22, 2022 meeting by Mr. LaBaff seconded by Mr. Morrill. Motion carried unanimously.

FINANCIAL REPORTS: Mrs. Gilbert reports that the *December* highlights contain end-of-year entries and correspond with information provided in the audit. Motion to accept the December 2022 financial reports by Mr. LaBaff, seconded by Mr. Morrill. Motion carried unanimously.

COMMITTEE REPORTS: *Governance Committee:* Mr. Blevins (Chair of the Audit Committee) mentions that the committee met March 22, 2022 and reviewed the policies contained in today’s meeting packet and notes there were no substantial changes to the policies. Mr. Blevins mentions one suggested change in the Code of Ethics by changing the word “Director” to “Board Member” to be consistent with other policies. Also, the committee reviewed the Employee Handbook and suggested a change to include both exempt and non-exempt classifications and to modify paid leave time to reflect accruals in days versus hours. *Audit Committee:* Mr. Hall reports for Mr. McMahon (Chair of the Audit Committee) and notes an audit exit committee meeting was held today, prior to this board meeting with the audit firm of Pinto, Mucenski, Hooper, VanHouse, & Co. and adds that there were no difficulties, no disagreements with management and a positive audit. Mr. Hall then defers to Mrs. Gilbert (IDA Chief Financial Officer) and she adds that the audit was “clean” and complete with no issues. Mr. LaBaff motions to accept the Committee Reports, seconded by Mr. McMahon. Motion carried unanimously.

STAFF REPORT: Patrick Kelly reports the following:

Ogdensburg Correctional Facility (“OCF”): The Ogdensburg Correctional Facility closed on March 10, 2022 Staff continue to work with stakeholders to find a productive reuse for the facility. A binder of data facts, community support, and alternative ideas was delivered to Governor Hochul’s office in Albany earlier this month. The closure resulted in the loss of 270 jobs and a \$25 million payroll.

Renewable Energy Projects: A public hearing was held on March 24, 2022 for the LF Bioenergy LFI, LLC renewable natural gas project proposed at the Stauffer Farm in the town of Lawrence. There were no comments from the public.

Request for Quotes: Rail Construction: Erdman Anthony was the sole respondent in the request for proposals for rail construction needed for the Alcoa Track Rehabilitation and Grade Crossing Safety Improvement Project approved through the NYS Department of Transportation 2021 Passenger and Freight Rail Assistance Program. We have utilized Erdman Anthony's services in the past and have had success with them. We will engage with their services for this project and the work will be funded through the NYS Department of Transportation grant program. Exterior Lighting: An RFQ to replace the lights outside the Commerce Park Building in Canton with more high efficiency lighting was released with responses due by April 14th.

Massena Downtown Revitalization Initiative: A call for projects were due last Friday for projects to be potentially included as part of the Strategic Investment Plan for the DRI. The review process is in the early stages right now. Our agency submitted a proposal for potential rehabilitation work in one of the downtown blocks within the DRI boundary.

Marketing: As part of the *Business Connections: Spotlight on BOCES services*, business tours and informational sessions have been conducted at both the Ogdensburg (Northwest Technical Center) and Norwood (Seaway Technical Center) locations in February and March. The next event is scheduled for April 28th in Fowler (at Southwest Technical Center). The events help to showcase the workforce connections available through the local tech centers. Networking events will resume again, beginning in May, with an event scheduled in Massena, followed by events in the Morristown and Star Lake areas.

NYS Economic Development Council (NYSEDC): The next virtual IDA Academy is scheduled for April 12th. Mr. Kelly asks if there are any board members that are interested in registering for the event. He adds that this is an opportunity for board members to see the changes to regulations required of IDAs. The Annual Meeting is scheduled for May 25-27 in Cooperstown.

OLD BUSINESS: None

NEW BUSINESS:

Resolution IDA-22-03-03: Annual Review of Code of Ethics: As mentioned earlier, the Governance Committee reviewed the policy and suggests that the word "director" be changed to "board member" to keep the terminology consistent among policies. Mr. Blevins motions to approve Resolution IDA-22-03-03, seconded by Mr. LaBaff. Motion is approved by unanimous vote.

Resolution IDA-22-03-04: Annual Review of Compensation, Reimbursement, and Attendance Policy: Mr. Blevins, on behalf of the Governance Committee, notes the policy has been reviewed and no changes are recommended. Mr. Blevins motions to approve Resolution IDA-22-03-04, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-22-03-05: Annual Review of Whistleblower Policy: The Governance Committee has reviewed this policy and recommends no changes. Mr. Blevins motions to approve Resolution IDA-22-03-05, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-22-03-06: Annual Review of Defense and Indemnification Policy: After review by the Governance Committee, there are no recommended changes to this policy. Mr. Blevins motions to approve Resolution IDA-22-03-06, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-22-03-07: 2022 Review of Disposition of Real Property Guidelines and 2021 Report of Property: Upon review, the Governance Committee has determined no need for revisions at this time. Mr. Blevins motions to approve Resolution IDA-22-03-07, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Resolution IDA-22-03-08: Resolution IDA-22-03-08: Accepting the FY2021 Audit: Mrs. Gilbert provides a brief summary of the audit and notes that grant money was received from the City of Ogdensburg for the Newell Rehabilitation Project, the Canton Industrial Park IDA loan was paid in full, Community Development and Environmental Improvement Program application money was received, building rent was received and project fees increased over the year. Mr. Blevins motions to approve Resolution IDA-22-03-08, seconded by Mr. Morrill. The motion is approved by unanimous vote.

Resolution IDA-22-03-09: Authorizing Updates to the Personnel Guidelines: In an effort to distinguish the difference between Exempt and Non-Exempt classifications and revising the hourly pay structure to a salary pay structure, the Governance Committee had suggested changes for the employee handbook. Mr. LaBaff motions to approve Resolution IDA-22-03-09, seconded by Mr. McMahon. The motion is approved by unanimous vote.

Resolution IDA-22-03-10: Authorizing the Signing of a Letter of Intent for a Purchase Option for Land in the Gouverneur Industrial Park: A private property developer has expressed interest in purchasing 2 acres of land in the Gouverneur Industrial Park to build a 10,000 square foot mental health services building. Within the park, the IDA owns 24 acres of land, 16 of which is considered “developable.” The property has been vacant for quite some time now. After speaking with local officials, it appears there is support for the proposed project at this location and both the Gouverneur Mayor and Town Supervisor indicated that the service would be valuable to the area. The prospective tenant for the building is not able to expand at their current location in Gouverneur. The option would be for the outright sale of the property and does not include the provision of IDA incentives. Discussion ensues surrounding the details of the sale of the property and its use. Mr. Williams, IDA Project Manager, mentions that the developer will have to get zoning and planning approval for the project before the project can move forward.

EXECUTIVE SESSION: LaBaff/Blevins motion for an Executive Session at 9:29 AM to discuss matters leading to the proposed acquisition, sale or lease of real property. Blevins/Morrill motion to return to Regular Session. The motion is approved by unanimous vote. The Agency returns to Regular Session at 9:44 AM.

Mr. Blevins motions to approve Resolution IDA-22-03-10, seconded by Mr. LaBaff. The motion is approved by unanimous vote.

Mission and Performance Report: Mr. Kelly notes that 2021 was another busy year. There were continuing efforts related to the Covid pandemic, with an emphasis on helping the county and local employers with vaccination coordination efforts. Mr. Kelly reviews the highlights contained with the report, expressing the close partnerships that continued between this Agency and other economic development partners, as we assisted businesses with obtaining help through various SBA and other programs. Mr. Kelly adds that the focus was not only on businesses, but also community and infrastructure projects, and a growing effort to help develop the workforce pipeline. He adds that each of these reports reviewed today will be forwarded to the St. Lawrence County Board of Legislators. Mr. LaBaff motions to accept the Mission and Performance Report, seconded by Mr. Morrill. The motion is approved by unanimous vote

FY2021 Annual Report for PARIS: Prior to today’s meeting, a draft copy of the PARIS report was provided to each board member. The Annual Report indicates that there were 37 projects that were completed or that continued to make progress last year and 260 jobs were added across the board. Mr. Kelly reviews the project performance summary with the board. The report is ready to be certified in PARIS. Mr. LaBaff motions to

accept the FY2021 Annual Report for PARIS, seconded by Mr. Morill. The motion is approved by unanimous vote.

ADJOURNMENT: A motion to adjourn is made by Mr. LaBaff, seconded by Mr. Morrill. The meeting adjourns at 9:54 AM by unanimous vote.

(Mr.) Lynn Blevins, Secretary

DRAFT

St. Lawrence County Industrial Development Agency
 Highlights for
January 2022

Revenue		
- Building Revenues	9,055.00	
- St Law County Revenue - 1st qtr 2022	87,500.00	
- Interest Income/Investments	<u>(4,327.93)</u>	
		\$92,227.07
Expenses		
- Building Expenses	253.12	
- Marketing	510.20	
- Legal Expenses - Other (Underberg & Kessler)	189.00	
- Other Operating Expenses	529.28	
- Payroll Expenses	<u>60,460.34</u>	
		\$61,941.94
	Net Income	\$30,285.13

Balance Sheet

As of January 31, 2022

Jan 31, 22

ASSETS

Current Assets

Checking/Savings

200 · Cash	992,051.49
200P · Cash - Payroll Checking Account	34,244.76
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,464.25
201K · Key Bank Cash in Time	1,386,712.41
201 · Cash in Time Deposits	3,808,176.66
203 · Cash - Rental Deposits	9,057.11

Total Checking/Savings 4,843,530.02

Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	290.00
211B · Special Reserve -Key Treasury	993,347.30
Total 211 · Special Reserve	<u>993,637.30</u>
220 · Due from Others	
220A · Misc. Due from Others	8,354.18

Total 220 · Due from Others 8,354.18

Total Other Current Assets 1,008,180.48

Total Current Assets 5,851,710.50

Fixed Assets

111 · Gouverneur Industrial Park

111-A · Gouverneur Industrial Park 74,139.65

Total 111 · Gouverneur Industrial Park 74,139.65

112 · Vehicles

112-A · Vehicles 39,560.00

112-B · Vehicles Depreciation -39,560.00

Total 112 · Vehicles 0.00

119 · Massena Industrial Park-Lot 12 40,963.08

122 · Furnishings

122-A · Furnishing 25,880.04

122-B · Furnishing Depreciation -25,880.04

Total 122 · Furnishings 0.00

128 · Canton Industrial Park

128A · Canton Industrial Park - Land 166,250.00

128B · Canton Industrial Park - Imp-ND 176,990.00

128BD · Canton Ind Park - Imp Deprec 24,269.00

128-C · CIP Depreciation -16,390.05

Total 128 · Canton Industrial Park 351,118.95

129 · Canton Industrial Building

129-A · Canton Industrial Building 2,002,339.75

129-B · Canton Industrial Bldg Improv 180,397.87

St. Lawrence County Industrial Development Agency

Balance Sheet

As of January 31, 2022

	<u>Jan 31, 22</u>
129-C · Canton Ind Bldg - Depreciation	-523,027.49
Total 129 · Canton Industrial Building	<u>1,659,710.13</u>
Total Fixed Assets	2,125,931.81
Other Assets	
299 · Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 · L/R - Capital Lease OpTechLot20	101,802.85
592 · L/R - NY Power Tools - Lot 17	194,388.54
594 · L/R - From the Heart Cabinetry	<u>578,191.29</u>
Total Capital Lease Receivable	874,382.68
Notes Receivable (N/R)	
591 · N/R - LC Drives RDBG EquipLease	20,975.76
593 · N/R - LC Drives 2018 RDBG	<u>34,434.54</u>
Total Notes Receivable (N/R)	<u>55,410.30</u>
Total Other Assets	<u>1,991,703.98</u>
TOTAL ASSETS	<u><u>9,969,346.29</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 · Deferred Grant Revenue(RDBG)	119,615.80
2100 · Deposit - Rental	9,057.11
522 · Prepaid Revenue	289,038.25
523 · Accrued Expenses Payable	<u>5,959.64</u>
Total Other Current Liabilities	<u>423,670.80</u>
Total Current Liabilities	423,670.80
Long Term Liabilities	
511 · Deferred Inflow of Pension	844,610.00
510 · Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	<u>544,080.18</u>
Total Notes Payable (N/P)	544,080.18
500 · Emp Compensated Time Accruals	296,628.67
501 · PostEmpBenft Other Than Pension	<u>2,491,833.00</u>
Total Long Term Liabilities	<u>4,178,439.85</u>
Total Liabilities	4,602,110.65
Equity	
3700 · Investment in Capital Assets	1,579,985.28
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,756,965.23
Net Income	<u>30,285.13</u>
Total Equity	<u>5,367,235.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>9,969,346.29</u></u>

St. Lawrence County Industrial Development Agency
Budget Report
January 1 - January 31, 2022

	2022 Budget	Jan-22	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	(5,438.55)	(5,438.55)	40,438.55
2409B · Interest Income - Banking	500.00	138.84	138.84	361.16
2409L · Interest Income - Lease	32,500.00	971.78	971.78	31,528.22
2421 · St. Lawrence County Revenue	350,000.00	87,500.00	87,500.00	262,500.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	625,400.00	83,172.07	83,172.07	542,227.93
2450 · Rental Income - CIB				
	108,660.00	9,055.00	9,055.00	99,605.00
Total Revenue for CIB	108,660.00	9,055.00	9,055.00	99,605.00
6455408 · Maintenance Expense - CIB				
	15,000.00	250.00	250.00	14,750.00
6455411 · Insurance Expense - CIB				
	5,250.00	0.00	0.00	5,250.00
6455416 · Utilities Expense - CIB				
	2,500.00	0.00	0.00	2,500.00
6455499 · Miscellaneous Expense - CIB				
	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB				
	8,000.00	3.12	3.12	7,996.88
6455510 · Depreciation Expense - CIB				
	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	95,850.00	253.12	253.12	95,596.88
Total Canton Industrial Building	12,810.00	8,801.88	8,801.88	4,008.12
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(2,000.00)	0.00	0.00	(2,000.00)
Total Expenditure for CIP	2,000.00	0.00	0.00	2,000.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	4,000.00	0.00	0.00	4,000.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	4,305.00	0.00	0.00	4,305.00
Total Gouverneur Industrial Park	(4,305.00)	0.00	0.00	(4,305.00)
Total Building Revenues	108,660.00	9,055.00	9,055.00	99,605.00
Total Building Expenses	102,155.00	253.12	253.12	101,901.88
Total Building Net Income	6,505.00	8,801.88	8,801.88	(2,296.88)

	2022			
	Budget	Jan-22	YTD	Balance
Miscellaneous Projects				
2413 · Project Fees	10,000.00	0.00	0.00	10,000.00
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	264,823.00	0.00	0.00	264,823.00
6420617 · NF Rail Rehab Expense	1,000.00	0.00	0.00	1,000.00
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00	193,791.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
Total Expenditure for Misc. Projects	229,791.00	0.00	0.00	229,791.00
Total Miscellaneous Projects	35,032.00	0.00	0.00	35,032.00

	2022			
	Budget	Jan-22	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	300.00	0.00	0.00	300.00
6460408 · Maintenance Expense	1,500.00	90.00	90.00	1,410.00
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	5,000.00	0.00	0.00	5,000.00
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	36.90	36.90	2,463.10
6460421 · Office Equipment Expense	7,500.00	0.00	0.00	7,500.00
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,500.00	283.02	283.02	7,216.98
6460424 · Postage Expense	500.00	0.00	0.00	500.00
6460425 · Printing and Copying Expense	2,000.00	0.00	0.00	2,000.00
6460426 · IT Expense	3,000.00	107.40	107.40	2,892.60
6460427 · Professional Associations Expens	1,500.00	0.00	0.00	1,500.00
6460432 · Other Legal Expense	5,000.00	189.00	189.00	4,811.00
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	510.20	510.20	24,489.80
6460440 · Auto Expense	2,000.00	0.00	0.00	2,000.00
6460441 · Subscriptions & Periodicals	500.00	0.00	0.00	500.00
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	0.00	1,000.00
6460444 · Education Workshops Expense	10,000.00	0.00	0.00	10,000.00
6460445 · Travel Expense	2,500.00	0.00	0.00	2,500.00
6460499 · Miscellaneous Expense	200.00	11.96	11.96	188.04
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	448,500.00	34,897.33	34,897.33	413,602.67
503B · Employee Benefits	157,000.00	22,717.89	22,717.89	134,282.11
503C · Post Employment Benefits Expe:	150,000.00	0.00	0.00	150,000.00
503D · Payroll Tax Expense	32,500.00	2,556.46	2,556.46	29,943.54
503E · Payroll Processing Fees	2,000.00	288.66	288.66	1,711.34
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	893,775.00	61,688.82	61,688.82	832,086.18
Total Revenue	998,883.00	92,227.07	92,227.07	906,655.93
Total Expenses	1,225,721.00	61,941.94	61,941.94	1,163,779.06
Net Income	(226,838.00)	30,285.13	30,285.13	(257,123.13)

St. Lawrence County Industrial Development Agency
Cash and In Time Report
January 2022

Type of Account	Bank	Amount
Checking	NBT Bank	992,051.49
Payroll Account	NBT Bank	34,244.76
Savings	NBT Bank	2,421,464.25
Money Market	Key Bank	1,386,712.41
Tenant Security Deposit	NBT Bank	9,057.11
Total Cash accounts		\$4,843,530.02
US Treasuries	Key Bank	993,347.30
Money Market	Key Bank	290.00
Total Reserve accounts		\$993,637.30
		\$5,837,167.32

St. Lawrence County Industrial Development Agency
Highlights for
February 2022

Revenue

- Building Revenues	18,110.00
- Project Fees (EDF Projects Royal & Ruler Solar)	152,000.00
- Interest Income/Investments	<u>4,006.10</u>

\$174,116.10

Expenses

- Building Expenses	5,724.04
- NF Rail Expenses	874.06
- Utilities for Office	1,191.12
- Marketing	7,546.50
- Other Operating Expenses	1,362.80
- Payroll Expenses	<u>50,144.87</u>

\$66,843.39

Net Income \$107,272.71

Balance Sheet

As of February 28, 2022

Feb 28, 22

ASSETS

Current Assets

Checking/Savings

200 · Cash	1,094,367.36
200P · Cash - Payroll Checking Account	40,826.07
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,464.25
201K · Key Bank Cash in Time	1,386,693.08
201 · Cash in Time Deposits	3,808,157.33
203 · Cash - Rental Deposits	9,057.25

Total Checking/Savings 4,952,408.01

Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	290.00
211B · Special Reserve -Key Treasury	995,535.90
Total 211 · Special Reserve	995,825.90
220 · Due from Others	
220A · Misc. Due from Others	6,928.83

Total 220 · Due from Others 6,928.83

Total Other Current Assets 1,008,943.73

Total Current Assets 5,961,351.74

Fixed Assets

111 · Gouverneur Industrial Park

111-A · Gouverneur Industrial Park 74,139.65

Total 111 · Gouverneur Industrial Park 74,139.65

112 · Vehicles

112-A · Vehicles 39,560.00

112-B · Vehicles Depreciation -39,560.00

Total 112 · Vehicles 0.00

119 · Massena Industrial Park-Lot 12 40,963.08

122 · Furnishings

122-A · Furnishing 25,880.04

122-B · Furnishing Depreciation -25,880.04

Total 122 · Furnishings 0.00

128 · Canton Industrial Park

128A · Canton Industrial Park - Land 166,250.00

128B · Canton Industrial Park - Imp-ND 176,990.00

128BD · Canton Ind Park - Imp Deprec 24,269.00

128-C · CIP Depreciation -16,390.05

Total 128 · Canton Industrial Park 351,118.95

129 · Canton Industrial Building

129-A · Canton Industrial Building 2,002,339.75

129-B · Canton Industrial Bldg Improv 180,397.87

St. Lawrence County Industrial Development Agency

Balance Sheet

As of February 28, 2022

	Feb 28, 22
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Total 129 - Canton Industrial Building	1,659,710.13
Total Fixed Assets	2,125,931.81
Other Assets	
299 - Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 - L/R - Capital Lease OpTechLot20	98,322.97
592 - L/R - NY Power Tools - Lot 17	194,388.54
594 - L/R - From the Heart Cabinetry	575,242.63
Total Capital Lease Receivable	867,954.14
Notes Receivable (N/R)	
591 - N/R - LC Drives RDBG EquipLease	20,975.76
593 - N/R - LC Drives 2018 RDBG	34,434.54
Total Notes Receivable (N/R)	55,410.30
Total Other Assets	1,985,275.44
TOTAL ASSETS	10,072,558.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 - Deferred Grant Revenue(RDBG)	119,615.80
2100 - Deposit - Rental	9,057.25
522 - Prepaid Revenue	289,038.25
523 - Accrued Expenses Payable	5,634.53
Total Other Current Liabilities	423,345.83
Total Current Liabilities	423,345.83
Long Term Liabilities	
511 - Deferred Inflow of Pension	844,610.00
510 - Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	540,345.14
Total Notes Payable (N/P)	540,345.14
500 - Emp Compensated Time Accruals	296,628.67
501 - PostEmpBenft Other Than Pension	2,491,833.00
Total Long Term Liabilities	4,174,704.81
Total Liabilities	4,598,050.64
Equity	
3700 - Investment in Capital Assets	1,579,985.28
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	1,756,965.23
Net Income	137,557.84
Total Equity	5,474,508.35
TOTAL LIABILITIES & EQUITY	10,072,558.99

St. Lawrence County Industrial Development Agency
Budget Report
January 1 - February 28, 2022

	2022 Budget	Feb-22	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	2,188.60	(3,249.95)	38,249.95
2409B · Interest Income - Banking	500.00	15.93	154.77	345.23
2409L · Interest Income - Lease	32,500.00	1,801.57	2,773.35	29,726.65
2421 · St. Lawrence County Revenue	350,000.00	0.00	87,500.00	262,500.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	625,400.00	4,006.10	87,178.17	538,221.83
2450 · Rental Income - CIB	108,660.00	18,110.00	27,165.00	81,495.00
Total Revenue for CIB	108,660.00	18,110.00	27,165.00	81,495.00
6455408 · Maintenance Expense - CIB	15,000.00	5,001.88	5,251.88	9,748.12
6455411 · Insurance Expense - CIB	5,250.00	0.00	0.00	5,250.00
6455416 · Utilities Expense - CIB	2,500.00	269.54	269.54	2,230.46
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	8,000.00	452.62	455.74	7,544.26
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	95,850.00	5,724.04	5,977.16	89,872.84
Total Canton Industrial Building	12,810.00	12,385.96	21,187.84	(8,377.84)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(2,000.00)	0.00	0.00	(2,000.00)
Total Expenditure for CIP	2,000.00	0.00	0.00	2,000.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	4,000.00	0.00	0.00	4,000.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	4,305.00	0.00	0.00	4,305.00
Total Gouverneur Industrial Park	(4,305.00)	0.00	0.00	(4,305.00)
Total Building Revenues	108,660.00	18,110.00	27,165.00	81,495.00
Total Building Expenses	102,155.00	5,724.04	5,977.16	96,177.84
Total Building Net Income	6,505.00	12,385.96	21,187.84	(14,682.84)

	2022			
	Budget	Feb-22	YTD	Balance
Miscellaneous Projects				
2413 · Project Fees	10,000.00	152,000.00	152,000.00	(142,000.00)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	264,823.00	152,000.00	152,000.00	112,823.00
6420617 · NF Rail Rehab Expense	1,000.00	874.06	874.06	125.94
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00	193,791.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
Total Expenditure for Misc. Projects	229,791.00	874.06	874.06	228,916.94
Total Miscellaneous Projects	35,032.00	151,125.94	151,125.94	(116,093.94)

	2022			
	Budget	Feb-22	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	300.00	0.00	0.00	300.00
6460408 · Maintenance Expense	1,500.00	60.90	150.90	1,349.10
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	5,000.00	1,191.12	1,191.12	3,808.88
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	36.33	73.23	2,426.77
6460421 · Office Equipment Expense	7,500.00	0.00	0.00	7,500.00
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,500.00	685.16	968.18	6,531.82
6460424 · Postage Expense	500.00	9.56	9.56	490.44
6460425 · Printing and Copying Expense	2,000.00	159.60	159.60	1,840.40
6460426 · IT Expense	3,000.00	107.40	214.80	2,785.20
6460427 · Professional Associations Expens	1,500.00	0.00	0.00	1,500.00
6460432 · Other Legal Expense	5,000.00	189.00	378.00	4,622.00
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	7,546.50	8,056.70	16,943.30
6460440 · Auto Expense	2,000.00	65.52	65.52	1,934.48
6460441 · Subscriptions & Periodicals	500.00	0.00	0.00	500.00
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	0.00	1,000.00
6460444 · Education Workshops Expense	10,000.00	0.00	0.00	10,000.00
6460445 · Travel Expense	2,500.00	0.00	0.00	2,500.00
6460499 · Miscellaneous Expense	200.00	49.33	61.29	138.71
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	448,500.00	35,736.66	70,633.99	377,866.01
503B · Employee Benefits	157,000.00	11,650.02	34,367.91	122,632.09
503C · Post Employment Benefits Expe	150,000.00	0.00	0.00	150,000.00
503D · Payroll Tax Expense	32,500.00	2,608.53	5,164.99	27,335.01
503E · Payroll Processing Fees	2,000.00	149.66	438.32	1,561.68
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	893,775.00	60,245.29	121,934.11	771,840.89
Total Revenue	998,883.00	174,116.10	266,343.17	732,539.83
Total Expenses	1,225,721.00	66,843.39	128,785.33	1,096,935.67
Net Income	(226,838.00)	107,272.71	137,557.84	(364,395.84)

St. Lawrence County Industrial Development Agency
Cash and In Time Report
February 2022

Type of Account	Bank	Amount
Checking	NBT Bank	1,094,367.36
Payroll Account	NBT Bank	40,826.07
Savings	NBT Bank	2,421,464.25
Money Market	Key Bank	1,386,693.08
Tenant Security Deposit	NBT Bank	9,057.25
		\$4,952,408.01
US Treasuries	Key Bank	995,535.90
Money Market	Key Bank	290.00
		\$995,825.90
		\$5,948,233.91

St. Lawrence County Industrial Development Agency
 Highlights for
March 2022

Revenue		
- Building Revenues	9,055.00	
- Project Fees (LF BioEnergy App Fee)	5,000.00	
- Interest Income/Investments	<u>2,660.27</u>	
		\$16,715.27
Expenses		
- Building Expenses	2,082.42	
- NF Rail Expenses	127.50	
- Utilities for Office	1,208.97	
- Marketing	4,268.75	
- Other Operating Expenses	3,131.46	
- Payroll Expenses	<u>54,171.74</u>	
		\$64,990.84
	Net Income	(\$48,275.57)

Balance Sheet

As of March 31, 2022

Mar 31, 22

ASSETS

Current Assets

Checking/Savings

200 · Cash	1,053,204.20
200P · Cash - Payroll Checking Account	40,025.01
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,464.25
201K · Key Bank Cash in Time	1,386,693.08
201 · Cash in Time Deposits	3,808,157.33
203 · Cash - Rental Deposits	9,057.40

Total Checking/Savings 4,910,443.94

Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	290.00
211B · Special Reserve -Key Treasury	994,789.50
Total 211 · Special Reserve	<u>995,079.50</u>
220 · Due from Others	
220A · Misc. Due from Others	7,150.77

Total 220 · Due from Others 7,150.77

Total Other Current Assets 1,008,419.27

Total Current Assets 5,918,863.21

Fixed Assets

111 · Gouverneur Industrial Park

111-A · Gouverneur Industrial Park 74,139.65

Total 111 · Gouverneur Industrial Park 74,139.65

112 · Vehicles

112-A · Vehicles 39,560.00

112-B · Vehicles Depreciation -39,560.00

Total 112 · Vehicles 0.00

119 · Massena Industrial Park-Lot 12 40,963.08

122 · Furnishings

122-A · Furnishing 25,880.04

122-B · Furnishing Depreciation -25,880.04

Total 122 · Furnishings 0.00

128 · Canton Industrial Park

128A · Canton Industrial Park - Land 166,250.00

128B · Canton Industrial Park - Imp-ND 176,990.00

128BD · Canton Ind Park - Imp Deprec 24,269.00

128-C · CIP Depreciation -16,390.05

Total 128 · Canton Industrial Park 351,118.95

129 · Canton Industrial Building

129-A · Canton Industrial Building 2,002,339.75

129-B · Canton Industrial Bldg Improv 180,397.87

St. Lawrence County Industrial Development Agency

Balance Sheet

As of March 31, 2022

	Mar 31, 22
129-C - Canton Ind Bldg - Depreciation	-523,027.49
Total 129 - Canton Industrial Building	1,659,710.13
Total Fixed Assets	2,125,931.81
Other Assets	
299 - Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 - L/R - Capital Lease OpTechLot20	94,860.49
592 - L/R - NY Power Tools - Lot 17	188,769.52
594 - L/R - From the Heart Cabinetry	572,902.71
Total Capital Lease Receivable	856,532.72
Notes Receivable (N/R)	
591 - N/R - LC Drives RDBG EquipLease	20,975.76
593 - N/R - LC Drives 2018 RDBG	34,434.54
Total Notes Receivable (N/R)	55,410.30
Total Other Assets	1,973,854.02
TOTAL ASSETS	10,018,649.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 - Deferred Grant Revenue(RDBG)	119,615.80
2100 - Deposit - Rental	9,057.40
522 - Prepaid Revenue	289,038.25
Total Other Current Liabilities	417,711.45
Total Current Liabilities	417,711.45
Long Term Liabilities	
511 - Deferred Inflow of Pension	844,610.00
510 - Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	540,345.14
Total Notes Payable (N/P)	540,345.14
500 - Emp Compensated Time Accruals	296,628.67
501 - PostEmpBenft Other Than Pension	2,491,833.00
Total Long Term Liabilities	4,174,704.81
Total Liabilities	4,592,416.26
Equity	
3700 - Investment in Capital Assets	1,579,985.28
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	1,756,965.23
Net Income	89,282.27
Total Equity	5,426,232.78
TOTAL LIABILITIES & EQUITY	10,018,649.04

St. Lawrence County Industrial Development Agency
Budget Report
January 1 - March 31, 2022

	2022 Budget	Mar-22	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	35,000.00	(746.40)	(3,996.35)	38,996.35
2409B · Interest Income - Banking	500.00	18.78	173.55	326.45
2409L · Interest Income - Lease	32,500.00	3,387.89	6,161.24	26,338.76
2421 · St. Lawrence County Revenue	350,000.00	0.00	87,500.00	262,500.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	100.00	0.00	0.00	100.00
Total Operating Revenue	625,400.00	2,660.27	89,838.44	535,561.56
2450 · Rental Income - CIB	108,660.00	9,055.00	36,220.00	72,440.00
Total Revenue for CIB	108,660.00	9,055.00	36,220.00	72,440.00
6455408 · Maintenance Expense - CIB	15,000.00	1,765.09	7,016.97	7,983.03
6455411 · Insurance Expense - CIB	5,250.00	0.00	0.00	5,250.00
6455416 · Utilities Expense - CIB	2,500.00	317.33	586.87	1,913.13
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	8,000.00	0.00	455.74	7,544.26
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00	65,000.00
Total Expenditure for CIB	95,850.00	2,082.42	8,059.58	87,790.42
Total Canton Industrial Building	12,810.00	6,972.58	28,160.42	(15,350.42)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00	250.00
Total Canton Industrial Park	(2,000.00)	0.00	0.00	(2,000.00)
Total Expenditure for CIP	2,000.00	0.00	0.00	2,000.00
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	4,000.00	0.00	0.00	4,000.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00	55.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	4,305.00	0.00	0.00	4,305.00
Total Gouverneur Industrial Park	(4,305.00)	0.00	0.00	(4,305.00)
Total Building Revenues	108,660.00	9,055.00	36,220.00	72,440.00
Total Building Expenses	102,155.00	2,082.42	8,059.58	94,095.42
Total Building Net Income	6,505.00	6,972.58	28,160.42	(21,655.42)

	2022			
	Budget	Mar-22	YTD	Balance
Miscellaneous Projects				
2413 · Project Fees	10,000.00	5,000.00	157,000.00	(147,000.00)
2406A - Grant Income RDBG LCDrives	15,068.00	0.00	0.00	15,068.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00	234,155.00
2504 · CDC Project Revenue	100.00	0.00	0.00	100.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00	5,000.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	264,823.00	5,000.00	157,000.00	107,823.00
6420617 · NF Rail Rehab Expense	1,000.00	127.50	1,001.56	(1.56)
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00	193,791.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00	35,000.00
Total Expenditure for Misc. Projects	229,791.00	127.50	1,001.56	228,789.44
Total Miscellaneous Projects	35,032.00	4,872.50	155,998.44	(120,966.44)

	2022			
	Budget	Mar-22	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	300.00	0.00	0.00	300.00
6460408 · Maintenance Expense	1,500.00	0.00	150.90	1,349.10
6460411 · Insurance Expense	7,500.00	0.00	0.00	7,500.00
6460416 · Utilities Expense	5,000.00	1,208.97	2,400.09	2,599.91
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	261.27	334.50	2,165.50
6460421 · Office Equipment Expense	7,500.00	0.00	0.00	7,500.00
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	7,500.00	283.02	1,251.20	6,248.80
6460424 · Postage Expense	500.00	0.00	9.56	490.44
6460425 · Printing and Copying Expense	2,000.00	209.78	369.38	1,630.62
6460426 · IT Expense	3,000.00	213.60	428.40	2,571.60
6460427 · Professional Associations Expens	1,500.00	1,350.00	1,350.00	150.00
6460432 · Other Legal Expense	5,000.00	775.00	1,153.00	3,847.00
6460433 · Legal Expense - Retainer	5,500.00	0.00	0.00	5,500.00
6460434 · Accounting Expense	8,125.00	0.00	0.00	8,125.00
6460436 · Promotion/Marketing Expense	25,000.00	4,268.75	12,325.45	12,674.55
6460440 · Auto Expense	2,000.00	32.29	97.81	1,902.19
6460441 · Subscriptions & Periodicals	500.00	0.00	0.00	500.00
6460442 · Meeting Expense	1,000.00	0.00	0.00	1,000.00
6460443 · Mileage Expense	1,000.00	0.00	0.00	1,000.00
6460444 · Education Workshops Expense	10,000.00	0.00	0.00	10,000.00
6460445 · Travel Expense	2,500.00	0.00	0.00	2,500.00
6460499 · Miscellaneous Expense	200.00	6.50	67.79	132.21
6460502 · Outside Contracted Expense	100.00	0.00	0.00	100.00
6460503 · Payroll Expenses				
503A · Salaries & Wages	448,500.00	40,004.63	110,638.62	337,861.38
503B · Employee Benefits	157,000.00	11,082.43	45,450.34	111,549.66
503C · Post Employment Benefits Expe	150,000.00	0.00	0.00	150,000.00
503D · Payroll Tax Expense	32,500.00	2,935.02	8,100.01	24,399.99
503E · Payroll Processing Fees	2,000.00	149.66	587.98	1,412.02
6460599 · Depreciation Expense	3,700.00	0.00	0.00	3,700.00
Total General Operating Expenses	893,775.00	62,780.92	184,715.03	709,059.97
Total Revenue	998,883.00	16,715.27	283,058.44	715,824.56
Total Expenses	1,225,721.00	64,990.84	193,776.17	1,031,944.83
Net Income	(226,838.00)	(48,275.57)	89,282.27	(316,120.27)

St. Lawrence County Industrial Development Agency
Cash and In Time Report
March 2022

Type of Account	Bank	Amount
Checking	NBT Bank	1,053,204.20
Payroll Account	NBT Bank	40,025.01
Savings	NBT Bank	2,421,464.25
Money Market	Key Bank	1,386,693.08
Tenant Security Deposit	NBT Bank	9,057.40
		\$4,910,443.94
US Treasuries	Key Bank	994,789.50
Money Market	Key Bank	290.00
		\$995,079.50
		\$5,905,523.44

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Resolution No. IDA-22-05-xx
 May 19, 2022

AUTHORIZING A CONTRACT FOR EXTERIOR LIGHTING

WHEREAS, on March 25, 2022 the St. Lawrence County Industrial Development Agency (SLCIDA) released, pursuant to its Procurement Policy, a Request for Proposals for Exterior Lighting Upgrades (RFP-22-CIP-Ext-Lighting-01) for the SLCIDA’s building located at 19 Commerce Lane, Canton, New York, and

WHEREAS, the project will modernize the parking and building perimeter lighting, and

WHEREAS, the response deadline for the Request for Proposal was April 14, 2022, and

WHEREAS, having reviewed responses to the RFP, the staff of the St. Lawrence County Industrial Development Agency recommends contracting with the following:

Contractor	Base Bid	Alternate #1	Final if /Alt #1
ENI Mechanical, Inc.	30,300.00	(5,800.00)	\$ 24,500.00

NOW, THEREFORE, BE IT RESOLVED that St. Lawrence County Industrial Development Agency accepts the recommendation of staff, and

BE IT FURTHER RESOLVED that the Agency Chief Executive Officer is designated, authorized, empowered and directed to execute and deliver any and all agreements and other documents required to affect the transaction contemplated by this resolution.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Reagen				
Staples				
Morrill				

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 May 19, 2022

EXTERIOR LIGHTING – Canton

RFP: 22-CIP-Ext-Lighting-01

Contractors	Base Bid	Alternate #1	Final w/Alt #1
ENI Mechanical, Inc.	30,300.00	(5,800.00)	\$ 24,500.00
Next Era Contracting Inc.	30,900.00	(5,280.00)	\$ 25,620.00
Northern Pioneer Contr.	43,300.00	(6,000.00)	\$ 37,300.00
Perras Companies	39,700.00	(5,865.00)	\$ 33,835.00
S & L Electric, Inc.	31,000.00	(5,280.00)	\$ 25,720.00
TEL Inc	32,890.00	(5,280.00)	\$ 27,610.00

Addendum #1 4/11/2022 Model Number Correction
Addendum #2 4/12/2022 Alternate for light heads through National Grid

Bid Opening 2:00 pm, Thursday April 14, 2022

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE LEASE OF REAL PROPERTY LOCATED AT
100 PATERSON STREET, OGDENSBURG**

Resolution No. IDA-22-05-xx
May 19, 2022

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on May 19, 2022 at 9:00 AM, local time, in the Main Conference Room of 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 SLCIDA 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, Richard Williams, and Lori Sibley.

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 Newell Manufacturing facility (“100 Paterson St. Property”) in Ogdensburg.

On motion duly made by Mr. _____ and seconded by Mr. _____, the following resolution was placed before the members of the St. Lawrence County Industrial Development Agency:

**RESOLUTION OF THE ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT
AGENCY AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN
CONNECTION WITH LEASE OF THE 100 PATERSON ST. PROPERTY TO ST.
LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

Resolution No. IDA-22-05-xx

WHEREAS, the St. Lawrence County Industrial Development Agency (“SLCIDA”) supports the redevelopment of the former manufacturing facility (the “Project”) and recognizes the importance of the Project toward creating economic development opportunities in the County; and

WHEREAS, the ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (“SLCIDA”), is better suited to oversee the redevelopment and occupancy of the facility; and

WHEREAS, said Lease calls for the lease of the property identified as the land, building and improvements located on Tax Parcel ID: 48.071-5-47.1 at 100 Paterson Street, in Ogdensburg, New York for the sum of \$1 per annum to the SLCIDA.

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

BE IT FURTHER RESOLVED that St. Lawrence County Industrial Development Agency 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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ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Resolution No. IDA-22-05-XX
 May 19, 2022

AUTHORIZING THE CONTINUATION OF REMOTE PUBLIC MEETINGS

WHEREAS, portions of the Open Meetings Law have been recently modified to allow public bodies the use of video conferencing public meetings, and

WHEREAS, the use of videoconferencing requires public bodies to authorize the availability of remote meeting access for both members and the public, and

WHEREAS, in accordance with the amendments to the Open Meetings Law, certain policies and procedures must be formulated to allow for the use of videoconferencing;

NOW, THEREFORE BE IT RESOLVED, the St. Lawrence County Industrial Development Agency hereby authorizes the use of video conferencing as a way of conducting business without being in person; and

BE IT FURTHER RESOLVED, will conspicuously post the policies and procedures for remote meeting access on the SLCIDA website.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Reagen				
Staples				
Morrill				

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
 May 19, 2022

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution No. IDA-22-05-XX
May 19, 2022

**SUPPORT FOR THE CONTINUED OPERATION OF
THE NEW YORK STATE CORRECTIONAL FACILITIES IN ST. LAWRENCE COUNTY**

WHEREAS, St. Lawrence County has a long history of seeking, welcoming, and supporting New York State Correctional Facilities, and

WHEREAS, this support of the New York State Correctional system enabled the State to find locations for its facilities at times when other communities were not willing to accept these facilities, and

WHEREAS, the New York State Correctional Facilities in St. Lawrence County continue to enjoy unmatched local support from not only the host communities of Gouverneur and Ogdensburg, but also from the greater St. Lawrence County and North Country regions, and

WHEREAS, the New York State Correctional Facilities in St. Lawrence County have distinguished themselves for decades due to the safety, efficiency, programming for incarcerated individuals, and overall high standards of their operations, and

WHEREAS, the two correctional facilities combined provide over \$60 million in payroll and provide for over 700 jobs, and

WHEREAS, the employees of the local correctional facilities reside in the North Country, make purchases here, and support our local businesses, hospitals, and schools, thereby contributing to the local economy and making our region a better place to live and raise a family, and

WHEREAS, with higher property values and more robust environments for commercial activity other areas of the State offer more opportunity for the adaptive reuse of closed facilities, and

WHEREAS, such facilities, in more expensive areas of the State, have historically been easier to redevelop, in so doing add to the tax base and economic vitality of the State, and

WHEREAS, there are already 500,000 square feet of vacant State-owned buildings in St. Lawrence County which were formerly part of the St. Lawrence Psychiatric Center as well as the recently closed Ogdensburg Correctional Facility, and

WHEREAS, these buildings, left abandoned and unused, provide no economic value either locally or to the State and are a clear demonstration of the difficulty repurposing closed State facilities in this area, and

WHEREAS, the additional loss of jobs and payroll if another State Correctional Facility were to close in St. Lawrence County would be another devastating blow to what is already one of the most economically distressed areas of New York State, and

WHEREAS, the operation of New York State Correctional Facilities in St. Lawrence County has been beneficial both to New York State and to St. Lawrence County,

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Industrial Development Agency strongly supports the continued operation of the Gouverneur and Riverview Correctional Facilities and urges New York State to actively maintain, market, and redevelop the numerous other correctional facilities which it has closed in the North Country, including the former Ogdensburg Correctional Facility, and

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Resolution No. IDA-20-02-03
 February 21, 2020

**SUPPORT FOR THE CONTINUED OPERATION OF
 THE NEW YORK STATE CORRECTIONAL FACILITIES IN ST. LAWRENCE COUNTY**

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to New York Governor Kathy Hochul, New York Senators Griffo, Stec, and Ritchie, and New York Assembly Members Blankenbush, Jones, Smullen, and Walczyk.

Move:				
Second:				
VOTE	AYE	NAY	ABSTAIN	ABSENT
Blevins				
Hall				
LaBaff				
McMahon				
Reagen				
Staples				
Morrill				

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
 May 19, 2022