

**ST. LAWRENCE COUNTY  
PROPERTY DEVELOPMENT CORPORATION**

**MEETING AGENDA**

**\*Agenda subject to change\***

December 16, 2022

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

Call to Order

Roll Call

Public Notice                      December 12, 2022

Public Comment

Approval of Minutes              November 29, 2022 .....1

Financial Report

Report of Committees

Staff Report                      Patrick Kelly

Old Business

New Business                      Resolution:    Authorizing Continued Improvements Under Phase II  
   Renovations to the 100 Paterson Street Building .....2-3

Executive Session

Adjournment

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**ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT CORPORATION**

**Meeting of November 29, 2022**

CALL TO ORDER: Vice Chair LaBaff calls the meeting to order at 11:54 AM in the main conference room at the Ernest J. LaBaff Industrial Building, Canton.

ROLL CALL:

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

A quorum is recognized.

Others: IDA Staff present: Patrick Kelly, Richard Williams, and Lori Sibley. IDA-LDC Staff present: John Pinkerton.

PUBLIC NOTICE: Public notifications sent November 18, 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: Andrew Gardner, Reporter for Johnson Newspapers, attends the meeting and offers no comment.

APPROVAL OF MINUTES: Motion to accept the minutes of the October 28, 2022 meeting by Mr. Hall seconded by Mr. McMahon. Motion carried unanimously.

FINANCIAL REPORTS: None

COMMITTEE REPORTS: None

STAFF REPORT: None

OLD BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ADJOURNMENT: A motion to adjourn is made by Mr. Hall, seconded by Mr. Morrill. The meeting adjourns at 11:55 AM by unanimous vote.

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Lynn Blevins, Secretary

ST. LAWRENCE COUNTY PROPERTY DEVELOPMENT AGENCY  
 Resolution No. PDC-22-12-xx  
 December 16, 2022

**CONTINUED IMPROVEMENTS UNDER PHASE II RENOVATIONS TO  
 THE 100 PATERSON STREET FACILITY**

**WHEREAS**, the St. Lawrence County Property Development Corporation (“SLCPDC”) has undertaken the redevelopment of the former Newell Property (the “100 Paterson Street Facility”) and recognizes the importance of the project for economic development purposes in St. Lawrence County, and

**WHEREAS**, in order to further develop the property and prepare it for tenants, the SLCPDC has entered into a contract with John J. Doyle Builders, Inc. by Resolution PDC-21-04-10, dated April 20, 2021, and

**WHEREAS**, unforeseen and additional improvements and repairs were and are required to make the facility ready for tenant finishes by John J. Doyle Builders, Inc. and other service providers, and

**WHEREAS**, by Resolution No. PDC-22-09-10, dated September 23, 2022, the SLCPDC requested and accepted \$200,000 from the St. Lawrence County Industrial Development Agency Civic Development Corporation (the “SLCIDA-CDC”) for the purposes of property development expenses, and

**WHEREAS**, work undertaken or required to address the additional cost property development expenses, including improvements and repairs, totals \$174,732.76 (summary attached),

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Property Development Corporation does hereby approve the attached additional improvements and repairs for the 100 Paterson Street Facility, and

**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 any agreements necessary to complete the attached additional improvements and repairs.

Move:				
Second:				
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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  
 December 16, 2022

100 Paterson Street Facility - Additional Improvements and Repairs

Best Lock Cores and Keys	857.80
Tree Removal – Paterson Street	800.00
Site Cleanup and Trash Removal	2,118.90
Overhead Doors – Repairs, Refurbishment, and Fire Door Certification	12,125.99
Doyle Invoice #71391 (Ceiling Blasting)	6,236.02
Doyle Invoice #71411 (connecting and repairing roof drains)	4,991.45
Doyle Invoice #71551 (Blast Beams & Metal Two Bays)	5,089.73
Tree Removal – Railroad Street	7,500.00
JMS Mechanicals (Drain Scoping)	325.00
Doyle Invoice #71851 (Repair Drainpipe)	273.77
Doyle Invoice #71761 Remove Compressor/Access to Roof	14,995.00
Doyle Invoice #71721-Wall Repair Domed Roof Wall Section	11,535.60
Doyle Invoice #71731 - Wall Section At The 1992 Parapet	7,235.00
Doyle Reference #7175 - Quonset Hut Roof / Meets Main Building	3,090.00
Doyle Invoice #71931 - Additional Wall Section Repair 1992 Parapet	4,124.00
Doyle Reference #7199 - Dock Leveler	14,650.00
Doyle Invoice #71921-Drain Line Investigation	467.50
Doyle Invoice #72031 Bomb shelter Cleanup and Paint	10,293.00
Handrail/Concrete Repair – Paterson Street Emergency Exit	1,300.00
Doyle Reference #7210 - Skylight wall and drain trough flash/repair	2,000.00
Doyle Reference #7214 -Dividing wall and insulation	43,373.00
Doyle Reference #7212 Gas line reconfiguring to separate tenants	18,851.00
Perimeter Fence Repair	2,500.00
TOTAL \$ 174,732.76	