

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Resolution No. IDA-23-07-24
 July 25, 2023

**AUTHORIZING LETTER OF RESOLUTION WITH
 THE NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION AND
 EMPIRE STATE DEVELOPMENT**

WHEREAS, the Village of Massena (“Village”) took title to the Former Massena School of Business (“School of Business”) property from the County which had possession due to tax delinquency by a tax foreclosure proceeding for unpaid ad valorem real property taxes, and

WHEREAS, the St. Lawrence County Industrial Development Agency (“SLCIDA”) supports the redevelopment of the School of Business into a community space while preserving the Main Street façade and recognizes the importance of the project for safety and economic development in the Village and for St. Lawrence County; and

WHEREAS, Village of Massena was successful in applying for, and receiving, a Round 5 DRI designation in December 2021 and, as part of the DRI award, the Village and the SLCIDA worked together to propose a project for the redevelopment of the School of Business site; and

WHEREAS, the SLCIDA has experience developing or redeveloping properties and will provide bridge financing, project oversight and grant administration of the School of Business project; and

WHEREAS, the Village and the SLCIDA have entered into an agreement which outlines each parties’ responsibilities regarding the redevelopment of the School of Business site, and

WHEREAS, due to the historic nature of the School of Business, in order to move forward with the project a Letter of Resolution (attached) needs to be executed between the SLCIDA, the New York State Office of Parks, Recreation & Historic Preservation, and Empire State Development,

NOW, THEREFORE, BE IT FURTHER RESOLVED by the St. Lawrence County Industrial Development Agency that the SLCIDA Chief Executive Officer is designated, authorized, empowered, and directed to execute the attached Letter of Resolution regarding the redevelopment of the School of Business site in Massena.

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

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.

 Lori Sibley

July 25, 2023

**LETTER OF RESOLUTION AMONG
THE NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC
PRESERVATION,
THE EMPIRE STATE DEVELOPMENT
AND
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
REGARDING 22 MAIN STREET,
VILLAGE OF MASSENA, ST. LAWRENCE COUNTY
23PR03440**

WHEREAS, Massena School of Business intends to transform the former site located at 22 Main Street located in the Village of Massena into hardscape courtyard/transitional space with a mezzanine, that connects the downtown corridor with the riverwalk areas while preserving the historic building façade; and

WHEREAS, the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) will be involved in administering funding associated with the Project; and

WHEREAS, the Project will demolish the building which is eligible to be listed in the State and National Registers of Historic Places while retaining and structurally supporting the façade; and

WHEREAS, the involved agencies have consulted with the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) in accordance with Section 14.09 of the Parks, Recreation and Historic Preservation Law (“NYSPRHPL”) enacted by the New York State Historic Preservation Act of 1980; and

WHEREAS, based on the signed and stamped engineer’s report dated June 20, 2023 the building in its current condition is unsafe; and

WHEREAS, the demolition of 22 Main Street constitutes an adverse impact under provisions of Section 14.09 and its implementing regulations (9 NYCRR Part 428); and

WHEREAS, it has been determined by the involved agencies/parties that no feasible or prudent alternatives exist that would avoid or lessen the adverse impact to the historic resource associated with the progression of the undertaking;

NOW, THEREFORE, in accordance with Section 14.09, OPRHP and ESD agree that the Project may proceed subject to the stipulations set forth below:

STIPULATIONS

St. Lawrence County IDA (the Project Sponsor) shall implement the Project in compliance with the following:

1. The Project Sponsor will conduct a full historic and photo documentation of the building and its contextual setting;
2. The Project Sponsor will produce and install an interpretative panel that tells the history of the building within Massena’s downtown business district;
3. The Project sponsor will stabilize and structurally support the façade so the historic streetscape can be preserved;

4. If necessary, the Project sponsor will stabilize and structurally support the party walls; and
5. If human remains are encountered at any point during this project, the Project Sponsor will adhere to OPRHP's Human Remains Discovery Protocol (Attachment C).

Other Terms and Conditions:

1. Modifications, amendments, or termination of this agreement as necessary shall be accomplished by the signatories in the same manner as the original agreement.
2. Disputes regarding the completion of the terms of this agreement shall be resolved by the signatories.
3. This Agreement may be amended to add other State agencies as parties if it is subsequently determined they also have jurisdiction for this undertaking.
4. Any amendment must be agreed upon in writing by all parties to this agreement.
5. This LOR will expire if the undertaking is not completed within five (5) years from the date of effect. The duration of this LOR may be extended only upon approval of all signatories.

This LOR shall take effect on the date it is signed by the last signatory and will remain in effect until the Stipulations set forth herein have been met.

**SIGNATURE (3) PAGES
FOLLOW**