

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

Resolution No. IDA-23-12-40

December 20, 2023

A regular meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on December 20, 2023 at 1:00 PM, 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. LaBaff, and upon roll being called, the following members of the SLCIDA were:

MEMBER	PRESENT	ABSENT
Blevins, Lynn	X	
Hall, Mark	X	
LaBaff, Ernie	X	
McMahon, Andrew	X	
Morrill, Steven	X	
Reagan, James	X	
Staples, Brian		X

The following persons were ALSO PRESENT: (IDA Staff) Patrick Kelly, Kimberly Gilbert, Richard Williams, and Lori Sibley; (IDA-LDC Staff) John Pinkerton

After the meeting had been duly called to order, Mr. LaBaff 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 and seconded by, 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 PHASE III CONSTRUCTION CHANGE ORDER AT THE 100
PATERSON ST. PROPERTY**

Resolution No. IDA-23-12-40

WHEREAS, the St. Lawrence County Industrial Development Agency (“SLCIDA”) 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 SLCIDA has entered into a contract with John J. Doyle Builders, Inc. by Resolution IDA-23-03-10, dated March 30, 2023, 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, work undertaken or required to address the additional cost property development expenses, including improvements and repairs, totals \$79,490.20 (summary attached),

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Industrial Development Agency 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 Industrial Development Agency that the SLCIDA Chief Executive Officer is designated, authorized, empowered, and directed to execute the any agreements necessary to complete the attached additional improvements and repairs.

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
Blevins, Lynn	X			
Hall, Mark	X			
LaBaff, Ernie	X			
McMahon, Andrew	X			
Morrill, Steven	X			
Reagan, James	X			
Staples, Brian				X

The Resolution was thereupon declared duly adopted.

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100 Paterson Street Facility – PHASE III - Additional Improvements and Repairs

CO #1 - Remove Old Office Structure	2,542.75
CO #1 - Relocate Electrical Panel	1,800.00
CO #1 - Remove Old Concrete Press Pad	2,327.06
CO #1 - Widen Drive with gravel	5,900.00
CO #1 - Extra work for doors	3,225.83
CO #1 - Fill in old boiler room	22,750.00
CO #1 - Close up openings in Elect Room	8,249.56
CO #1 - Trim Windows installed - Line #7	2,966.00
CO #1 - Permanent Access Ramp	29,729.00
	Total \$ 79,490.20