

# St. Lawrence County Property Development Corporation

## 2023 Mission Statement and Performance Review

### Mission Statement

*(Approved in Public Session on March 30, 2023)*

*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.*



**St. Lawrence County**  
Property Development Corp

### 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*

## 2023 Performance Review (January 2023 – December 2023)

The St. Lawrence County Property Development Corporation (“SLCPDC”) authorized the lease of the former Newell Manufacturing Property at 100 Paterson Street, Ogdensburg to the SLCIDA in 2002, allowing the SLCIDA to manage the property, make necessary improvements, and negotiate lease and PILOT agreements with potential tenants or buyers.

Ongoing work for the next phase of the 100 Paterson Street revitalization project in Ogdensburg was completed by the IDA. A local contractor, Doyle Builders, was awarded the bid for the project which consisted of the replacement of the roof on the 1946 section of the building, tenant improvements, site work for base and paving of parking, outside staircases, concrete blocks, and electrical work.

The first tenant in the building, Canexsys Network Solutions, a vertically integrated electrical mechanical manufacturer primarily focusing on the broadband sector, is utilizing 8,000 square feet with an option to increase its space to up to 38,000 square feet. Additionally, Corning entered into a lease agreement to lease 20,000 square feet of warehouse space in the building. This is a two-year lease with extension options that will assist a local manufacturer with over 300 employees.



*100 Paterson Street,  
Ogdensburg*

At the SLCPDC’s Annual Meeting, the following officers were elected to a one-year term: Brian W. Staples (Chair); Lynn Blevins (Vice-Chair); and Ernest J. LaBaff (Secretary).

Brian Staples and Ernie LaBaff were reappointed by the County Board of Legislators to serve another three-year term on the IDA and the SLCPDC.

Board members approved the 2023 Independent Audit reports in March of 2024. 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](http://www.SLCIDA.com).

As part of our Public Authority Law compliance program, annual policy reviews are conducted by the IDA and its affiliated organizations. In the first quarter the Property Disposition, Whistleblower, Code of Ethics, Defense & Indemnification, and Compensation, Reimbursement & Attendance policies were reviewed. Performance documents for 2023 were also reviewed. Staff members participated in interactive harassment prevention training, in conjunction with a revised policy and training materials.

## St. Lawrence County Property Development Corporation

### 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.