

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**PROJECT AUTHORIZING RESOLUTION**

GOCO MASSENA, LLC [IDA Project# 4001-24-02]

Resolution No. IDA-24-06-17

June 25, 2024

A meeting of the St. Lawrence County Industrial Development Agency (the “SLCIDA”) was convened on June 25, 2024, at 1:00 PM., local time, at the IDA office, Ernest J. LaBaff Industrial Building, 19 Commerce Lane, Canton, New York.

The meeting was called to order by Mr. Staples and, upon roll being called, the following members of the SLCIDA were:

MEMBER	PRESENT	ABSENT
Blevins, Lynn	X	
Hall, Mark C.	X	
LaBaff, Ernest	X	
McMahon, Andrew	X	
Morrill, Steven	X	
Reagen, James	X	
Staples, Brian W.	X	

The following persons were ALSO PRESENT: IDA Staff (Patrick Kelly, Richard Williams, Kimberly Gilbert, and Lori Sibley).

After the meeting had been duly called to order, Mr. Staples announced that, among the purposes of the meeting, was to consider and take action on certain matters pertaining to a proposed project for the benefit of GOCO MASSENA, LLC.

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

**(i) ACCEPTING AN APPLICATION SUBMITTED BY GOCO MASSENA, LLC, LIMITED WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW); (ii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE SLCIDA WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING AND FINANCIAL ASSISTANCE TO THE COMPANY FOR THE PROJECT IN THE FORM OF A MORTGAGE RECORDING TAX EXEMPTION, and SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO UNDERTAKING THE PROJECT; (iv) APPOINTING THE COMPANY AS SLCIDA’S AGENT FOR PURPOSES OF UNDERTAKING THE PROJECT (v) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT AND OTHER DOCUMENTS RELATED TO THE FINANCIAL ASSISTANCE; (vi) ACCEPTING AND ADOPTING FINDINGS WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA.**

**WHEREAS**, the St. Lawrence County Industrial Development Agency (the "SLCIDA") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State") as amended, and Chapter 358 of the Laws of 1971 of the State, as amended (collectively, the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration, and

**WHEREAS**, GOCO MASSENA, LLC (the "Company") has submitted an application (the "Application") to the SLCIDA requesting the SLCIDA's assistance with the project, the terms and conditions of which are described in Exhibit A, attached hereto and made a part thereof, and as may be more thoroughly described within the Application, and

**WHEREAS**, there has been enacted into law Article 8 of the New York Environmental Conservation Law, Chapter 612 of the 1975 Laws of the State of New York, as amended (the "Environmental Act"), which provides for the review of certain "actions" undertaken by State and local agencies for purposes of regulating such activities in order for proper consideration be given to the prevention of environmental damage, and

**WHEREAS**, provision of economic assistance to industrial projects by the SLCIDA is an "action" as that term is defined in the Environmental Act, which must be evaluated by the SLCIDA to determine its environmental effect, and in accordance with the Environmental Act, the SLCIDA conducted an environmental review of the project, a draft of which is attached hereto as Exhibit B, and

**WHEREAS**, it is contemplated that prior to taking any action the SLCIDA will (i) accept the Company's application for financial assistance in the form of a Sales and Use Tax Exemption; (ii) will have held a Public Hearing on the proposed assistance; (iii) accept and adopt findings pursuant to SEQRA;

**WHEREAS**, a public hearing (the "Hearing") was held on June 11, 2024, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility, could be heard; and

**WHEREAS**, notice of the Hearing was published in the North County This Week on May 31, 2024, Courier Observer on May 31, 2024 and in the Watertown Daily Times on June 2, 2024 and such notice (together with proof of publication), was substantially in the form annexed hereto as Exhibit C; and

**WHEREAS**, the report of the Hearing is annexed hereto as Exhibit D; and

**NOW, THEREFORE, BE IT RESOLVED** by the members of the St. Lawrence County Industrial Development Agency as follows:

Section 1. The Company has presented an Application in a form acceptable to the SLCIDA. Based upon the representations made by the Company to the SLCIDA in the Company's application, the SLCIDA hereby finds and determines that:

(A) By virtue of the Act, the SLCIDA has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The SLCIDA has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the SLCIDA will induce the Company to develop the Project in St. Lawrence County, New York, and otherwise furthering the purposes of the SLCIDA as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the SLCIDA hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The SLCIDA has reviewed the SEQR assessment and its findings for the Project and hereby confirms and determines that the Project will not result in any significant adverse environmental impacts.

Section 3. Subject to the execution of an Agency Compliance Agreement and the delivery to the SLCIDA of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the SLCIDA, the SLCIDA hereby authorizes the Company to proceed with the undertaking of the Project and hereby appoints the Company, and their respective agents and other designees, as the true and lawful agent of the SLCIDA: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the SLCIDA with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the SLCIDA could do if acting in its own behalf.

Section 4. The form and substance of a proposed Agency Compliance Agreement by and between SLCIDA and the Company with respect to the Sales and Use Tax Exemption is hereby approved, and the Chairman, Vice Chairman and/or Chief Executive Officer is authorized to execute and deliver said Agency Compliance Agreement and related documents.

Section 5. The Agency Compliance Agreement shall expire on **December 31, 2026** unless extended pursuant to the terms of the Agency Compliance Agreement.

Section 6. The public hearing, concerning the nature and location of the Facility and the contemplation of the provision of financial assistance is not required;

Section 7. The officers, employees and agents of the SLCIDA are hereby authorized and directed for and in the name and on behalf of the SLCIDA to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the SLCIDA with all of the terms, covenants and provisions of the documents executed for and on behalf of the SLCIDA.

Section 8. These Resolutions shall take effect immediately.

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 C.	X			
LaBaff, Ernest	X			
McMahon, Andrew	X			
Morrill, Steven	X			
Reagen, James	X			
Staples, Brian W.	X			

The resolution was thereupon declared duly adopted.

**EXHIBIT A**

<b>1.</b>	<b>Applicant Name/Project Number:</b>	GOCO MASSENA, LLC [#4001-24-02]
<b>2.</b>	<b>Project Description (the “Project”):</b>	GOCO MASSENA, LLC (“Company”) undertake the demolition, refurbishing, and adaptive reuse of a blighted three story 34,000 SF building located at 28-30 Main Street, downtown Massena, (the “Land”); (B) the construction/reconstruction into a mixed-use facility providing office and retail space on the main level and residential on the upper level.
<b>3.</b>	<b>Type of Financial Assistance Requested:</b>	Exemption from mortgage recording taxes and sales and use taxes on purchases and rentals of goods and services relating to the undertaking of the “Project” as described, above.
<b>4.</b>	<b>Total Amount of Project:</b>	\$3,527,000
<b>5.</b>	<b>Benefited Project Amount:</b>	\$1,848,250
<b>6.</b>	<b>Estimated value of NYS Sales &amp; local sales and use tax exemption to be provided to the Company for this Project:</b>	\$147,860
<b>7.</b>	<b>PILOT Structure</b>	N/A
<b>8.</b>	<b>Mortgage Recording Tax Exemption</b>	\$15,000
<b>9.</b>	<b>Full-time Equivalent Jobs to be Retained as a Result of the Project:</b>	0
<b>10.</b>	<b>Full-Time Equivalent Jobs to be Created as a Result of the Project:</b>	0
<b>11.</b>	<b>Expiration of the Financial Assistance:</b>	December 31, 2026

**EXHIBIT B**

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
ENVIRONMENTAL REVIEW (SEQRA)**

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Goco Massena, LLC			
Name of Action or Project:			
Rehabilitating and repurposing a 34,000 SF building in downtown Village of Massena (Project Code 4001-24-02)			
Project Location (describe, and attach a location map):			
28-30 Main Street, Massena, New York 13662			
Brief Description of Proposed Action:			
The demolition, refurbishing and repurposing a blighted three story 34,000 SF building located at 28-30 Main Street, Village of Massena. The construction/reconstruction of a mixed use facility providing office and retail space on the main level and residential on the upper. To include all necessary utilities and stormwater basin, security fencing and any other required improvements. This work takes place within the existing footprint of the building.			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
GoCo Massena, LLC		E-Mail: [REDACTED]	
Address:			
38 Water St, Apt A			
City/PO:		State:	Zip Code:
Massena		NY	13662
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Village Zoning and Building Permit			YES
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			N/A acres
b. Total acreage to be physically disturbed?			N/A acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			N/A acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: NEW INSULATION, WINDOWS, ROOF, HVAC SYSTEM ALL <sup>WILL</sup> MEET OR EXCEED ENERGY CODE REQUIREMENTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: None needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: None needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: explain NO ALTERATION TO WATER BODIES - BUILD			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
The edge of the property reaches down to the river		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
see Determination Letter		
Building is not in the flood plan, but edge of lot is water U.	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? <del>NA</del>	NO	YES
If Yes,	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: Asbestos Abatement is being undertaken	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: GoCo Massena, LLC. William Fiacco Date: June 10, 2024		
Signature: [Redacted] Title: Owner		

PRINT FORM



## Village of Massena

Town Hall Building, 60 Main St

Massena, NY 13662

T: (315) 769-8625

F: (315) 769-0257

TDD: 711

May 23, 2024

New York State Homes & Community Renewal  
38-40 State Street,  
Hampton Plaza, 4th Floor South  
Albany, NY 12207

RE: NYMS No. 20210419  
JJ Newberry Building

The scope of work addresses the structural and environmental issues within the building located at 28 Main Street to eliminate and stop the further decay of the building. The funding received will be used to replace the roof, as well as for environmental testing and abatement.

Pursuant to 6 NYCRR Part 502, Floodplain Management Criteria for State Projects, the term "project" "does not include ordinary maintenance and repair of existing structures or facilities and..." As such, the proposed work for which funding was received is considered maintenance work. No funding will be allocated towards an actual "improvement" to the building, only maintenance is being conducted and it does not exceed 50 percent of the replacement value of the structure.

Therefore, it is my determination after review of the proposed scope of work for the New York Main Street grant (No. 20210419), it is determined that the project is within the 100-year floodplain but is not classified as a substantial improvement as per 6 NYCRR Part 502, Floodplain Management Criteria for State Projects.

Additionally, a portion of the parcel at 28 Main Street is located within a coastal zone. This project will be classified as a Type II action as per SEQR.

Please do not hesitate to contact our offices, should you have any questions or wish to discuss this matter further.

Sincerely,

Marty Miller  
DPW Superintendent  
Floodplain Manager



## Homes and Community Renewal

Housing  
Trust Fund  
Corporation

KATHY HOCHUL  
Governor

RUTHANNE VISNAUSKAS  
Commissioner/CEO

June 17, 2024

VIA ELECTRONIC MAIL ONLY: NO HARD COPY TO FOLLOW

Gregory M. Paquin  
Mayor  
Village of Massena  
60 Main Street, Town Hall  
Massena, New York 13662

Re: HTFC Environmental Determination  
NYMS Stabilization Project No. 20210419  
28-30 Main Street Massena, New York

The Housing Trust Fund Corporation (HTFC) has accepted the Environmental Compliance Checklist for this project site.

The Village of Massena is responsible for following the procedures established in the Environmental Compliance Checklist. HTFC will also review compliance with these procedures as part of contract monitoring process. Below find specific items required to be undertaken in accordance with the HTFC SEQR review.

1. Asbestos-containing materials (ACM) that will be disturbed as part of the rehabilitation must be handled and disposed of according to the NYS Department of Labor requirements at 12 NYCRR Part 56.

For more information about any of the above requirements, please contact Mary Barthelme at 518-474-2057 or [mary.barthelme@hcr.ny.gov](mailto:mary.barthelme@hcr.ny.gov)

Sincerely,



Heather Spitzberg  
SEQR Officer  
Housing Trust Fund Corporation

cc: Monique N. Chatland, Village Administrator, Village of Massena  
Michael Cocquyt, Senior Program Manager, LaBella Associates  
Hartley Bonisteel Schweitzer, Senior Planner, LaBella Associates  
Patricia O'Reilly, Program Director, Office of Community Renewal  
Mary Barthelme, Senior Project Manager, Office of Community Renewal  
Tirzah Peters, Project Manager, Office of Community Renewal  
Adrian Halvorsen, Project Manager, Office of Community Renewal



New York State  
Parks, Recreation and  
Historic Preservation

KATHY HOCHUL  
Governor

ERIK KULLESEID  
Commissioner

September 18, 2023

Christina Paradowski  
LaBella Associates  
300 Pearl St., Ste. #130  
Buffalo, NY 14203

Re: HCR/HTFC  
Newberry Building - 30 Main Street Massena  
30 Main St, Massena, NY 13662  
23PR07173

Dear Christina Paradowski:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The building proposed for rehabilitation is nonhistoric. However, it is located near two buildings that are eligible for listing in the National Register. Please see the attachments in the USN tab in CRIS for more information. Because of the historic status of the neighboring buildings, we have reviewed the project.

The new design is compatible with the historic buildings. It is the opinion of SHPO that the project will have No Adverse Impact on the neighboring historic buildings.

If you have any questions, I can be reached at [sloane.bullough@parks.ny](mailto:sloane.bullough@parks.ny) or 518-268-2158.

Sincerely,

Sloane Bullough  
Historic Sites Restoration Coordinator

by email only

Project: 4001-24-02

Date: June 25, 2024

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 4001-24-02

Date: June 25, 2024

### *Short Environmental Assessment Form*

#### *Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

St. Lawrence County Industrial Development Agency

June 25, 2024

Name of Lead Agency

Date

Patrick J. Kelly

Chief Executive Officer

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

## ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the St. Lawrence County Industrial Development Agency (the “Agency”) on the 11th day of June, 2024 at 11:00 a.m., local time, in-person at the Massena Town Hall, Room 30, 60 Main Street, Massena, NY 13662 and via Zoom meeting. Members of the public may attend by viewing, and commenting on the Project and the benefits to be granted to the Company (as defined below) by the Agency during the Public Hearing, by logging into the Zoom meeting as follows:

Topic: GoCo Massena, LLC - Public Hearing  
Time: June 11, 2024 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/81932936331?pwd=VmZBTU1vQmVkR0RWemtVN2prZjdYUT09>

Meeting ID: 819 3293 6331  
Passcode: 969209

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One tap mobile  
+19292056099,,81932936331#,,, \*969209# US (New York)  
+16469313860,,81932936331#,,, \*969209# US

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Dial by your location  
• +1 929 205 6099 US (New York)  
• +1 646 931 3860 US  
• +1 305 224 1968 US  
• +1 309 205 3325 US  
• +1 312 626 6799 US (Chicago)  
• +1 301 715 8592 US (Washington DC)

GoCo Massena, LLC., a New York Limited Liability Company with authority to do business in the State of New York (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of: (A) the demolition, refurbishing and repurposing a blighted three story 34,000 SF building located at 28-30 Main Street, downtown Massena, Village of Massena, St. Lawrence County, New York 13617 (the “Land”); (B) the construction/reconstruction of a mixed use facility providing office and retail space on the main level and residential on the upper. To include all necessary utilities and stormwater basin, security fencing and any other required improvements (the “Improvements”); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment” and, together with the Land and Improvements, the “Facility”).

The financial assistance contemplated by the Agency will consist generally of the exemption from taxation expected to be claimed by the Company as a result of the Agency taking an interest in, possession or control (by lease, license or otherwise) of the Facility, and/or of the Company acting as the agent of the Agency, consisting of (A) an exemption from New York State and local sales and use tax with respect to the construction, installation and equipping of the Facility and (B) to provide certain exemptions from

taxation, including (1) exemption from mortgage recording taxes, (2) exemption from Real-Estate transfer taxes.

A representative of the Agency will be at the above stated place and time to hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Project. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters. Such materials may be submitted to the Agency at 19 Commerce Lane, Suite 1, Canton, New York 13617, or at [REDACTED] and must be received no later than 11:00 a.m. on the day of the Public Hearing. Written statements provided to the Agency regarding the project will also become part of the record of public hearing. A record of the public hearing will be made available at a later date.

Please check the meeting information posted on the Agency website ([www.slcida.com](http://www.slcida.com)) to access instructions to join the meeting and to find copies of the application and the cost benefit analysis.

DATED: May 22, 2024

ST. LAWRENCE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY





# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617  
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ [www.SLCIDA.com](http://www.SLCIDA.com)

## MEMBERSHIP

**CHAIRMAN**  
**Brian W. Staples**  
Brian Staples, CPA

\*

**VICE CHAIRMAN**  
**Lynn Blevins**  
Blevins Brothers, Inc.

\*

**SECRETARY**  
**Ernest LaBaff**  
President Emeritus,  
Aluminum Brick & Glass  
Workers International Union

\*

**James Reagan**  
St. Lawrence County  
Board of Legislators

\*

**Mark C. Hall**  
Town of Fine, New York

\*

**Andrew McMahon**  
Massena Electric Department

\*

**Steven Morrill**  
Gebarten Acres

\*

**CHIEF EXECUTIVE  
OFFICER**  
**Patrick J. Kelly**  
St. Lawrence County  
Industrial Development Agency

\*

**CHIEF FINANCIAL  
OFFICER**  
**Kimberly A. Gilbert**  
St. Lawrence County  
Industrial Development Agency

May 28, 2024

**Return Receipt Requested**

St. Lawrence County  
Attention: Ruth Doyle, Administrator  
48 Court Street  
Canton, New York 13617

Massena Central School District  
Attention: Ronald P. Burke, Superintendent  
84 Nightengale Avenue  
Massena, New York 13662

St. Lawrence County Legislature  
Attention: David Forsythe, Chairman  
48 Court Street  
Canton, New York 13617

Village of Massena, New York  
Attention: Gregory Paquin, Mayor  
60 Main Street, Town Hall  
Massena, New York 13662

Town of Massena, New York  
Attention: Susan Bellor, Supervisor  
60 Main Street, Town Hall  
Massena, New York 13662

Re: GoCo Massena, LLC.  
Notice of Public Hearing

On the 11<sup>th</sup> day of June, at 11:00 o'clock AM local time, in person and via Zoom, the St. Lawrence County Industrial Development Agency ("SLCIDA") will conduct a public hearing describing the project and the financial assistance contemplated by the SLCIDA. in connection with the Project, as described on the attached page. The Notice has been submitted to the Courier Observer, Watertown Daily Times, and the North Country This Week for publication.

Join Zoom meeting:

<https://us02web.zoom.us/j/81932936331?pwd=VmZBTUlvQmVkR0RWemtVN2prZjdYUT09>

Meeting ID: 819 3293 6331

Passcode: 969209

One tap mobile

+19292056099,,81932936331#,,, \*969209# US (New York)

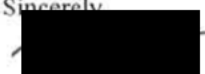
+16469313860,,81932936331#,,, \*969209# US

You are welcome to attend the hearing, at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. Written statements may also be mailed directly to: St. Lawrence County Industrial Development Agency, 19 Commerce Lane, Suite 1, Canton, New York 13617, and must be received by the SLCIDA no later than 11:00 AM, local time, the day of the public hearing to be included in the record of public hearing.

The public hearing is being conducted pursuant to GML Section 859-a. We are providing this notice to you, pursuant to GML Section 859-a, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Please feel free to contact me if you have any questions.

Sincerely,

  
Patrick J. Kelly  
Chief Executive Officer

9589 0710 5270 0166 3009 42

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Massena, NY 13662

Certified Mail Fee	\$4.40	0617
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.39	
Total Postage and Fees	\$7.44	
Postmark Here 05/29/2024		
Attn: Superintendent		
Sent To Massena Central School District Street and Apt. No., or PO Box No. 84 Nightengale Avenue City, State, ZIP+4® Massena, New York 13662		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

### 1. Article Addressed to:

Massena Central School District  
Ronald Burke, Superintendent  
84 Nightengale Avenue  
Massena, New York 13662



9590 9402 7536 2098 9585.67

### 2. Article Number (Transfer from service label)

9589 0710 5270 0166 3009 42

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature  
X [Signature] ☒ Agent ☐ Addressee
- B. Received by (Printed Name) [Signature]  
C. Date of Delivery  
5/31
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

9589 0710 5270 0166 3009 35

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Massena, NY 13662

Certified Mail Fee	\$4.40	0617
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.39	
Total Postage and Fees	\$7.44	
Postmark Here 05/29/2024		
Sent To Village of Massena (Mayor) Street and Apt. No., or PO Box No. 60 Main Street, Town Hall City, State, ZIP+4® Massena, New York 13662		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

### 1. Article Addressed to:

Village of Massena, NY  
Hon. Gregory Paquin, Mayor  
60 Main Street, Town Hall  
Massena, New York 13662



9590 9402 7536 2098 9585 74

### 2. Article Number (Transfer from service label)

9589 0710 5270 0166 3009 35

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature  
X [Signature] ☐ Agent ☐ Addressee
- B. Received by (Printed Name) [Signature]  
C. Date of Delivery  
5/31/24
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt



9589 0710 5270 0166 3009 11

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Canton, NY 13617

Certified Mail Fee

\$4.40

Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$1.39

Total Postage and Fees

\$5.79

Sent To

St. Lawrence County Legislature

Street and Apt. No., or PO Box No.

48 Court Street

City, State, ZIP+4®

Canton, New York 13617

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
Here

05/29/2024

Attn: Chairman

9589 0710 5270 0166 3009 28

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Massena, NY 13662

Certified Mail Fee

\$4.40

Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.65

Total Postage and Fees

\$5.05

Sent To

Town of Massena, NY (Supervisor)

Street and Apt. No., or PO Box No.

60 Main Street, Town Hall

City, State, ZIP+4®

Massena, New York 13662

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
Here

05/29/2024

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

St. Lawrence County Government  
 Hon. David Forsythe, Chair  
 48 Court Street  
 Canton, New York 13617



9590 9402 7536 2098 9585 12

## 2. Article Number (Transfer from service label)

9589 0710 5270 0166 3009 11

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

ST. LAWRENCE COUNTY  
 CENTRAL MAILING DEPT.  
 48 COURT STREET  
 CANTON, NY 13617

☒ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Town of Massena, NY  
 Susan Bellor, Supervisor  
 60 Main Street, Town Hall  
 Massena, NY 13662



9590 9402 7536 2098 9584 99

## 2. Article Number (Transfer from service label)

9589 0710 5270 0166 3009 28

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

[Redacted Signature]  
 [Redacted Name]  
 [Redacted Address]

☐ Agent☐ Addressee

## C. Date of Delivery

5/31/24

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 0166 3009 04

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Canton, NY 13617

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.39

Total Postage and Fees \$5.79

Sent to  
St. Lawrence County Government

Street and Apt. No., or PO Box No.

48 Court Street

City, State, ZIP+4®

Canton, New York 13617

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
Here

05/29/2024

Attn: Administrator

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

St. Lawrence County Government  
Ruth Doyle, Administrator  
48 Court Street  
Canton, New York 13617



9590 9402 7536 2098 9585 98

PS Form 3811, July 2020 PSN 7530-02-000-9053

9589 0710 5270 0166 3009 04

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

ST. LAWRENCE COUNTY  
CENTRAL MAILING DEPT.

X

☒ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

MAY 30 2024

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**MINUTES OF PUBLIC HEARING HELD ON June 11, 2024  
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
RE: GoCo Massena, LLC**

Robert Ahlfeld of the St. Lawrence County Industrial Development Agency called the public hearing to order at 11:00 AM, local time, in-person and via Zoom, local time, in-person at the Massena Town Hall, Room 30, 60 Main Street, Massena, NY 13662, and stated that the minutes of this public hearing would be recorded.

Zoom Login:

<https://us02web.zoom.us/j/81932936331?pwd=VmZBTU1vQmVkr0RWemtVN2prZjdYUT09>

Meeting ID: 819 3293 6331

Passcode: 969209

One tap mobile

+19292056099,,81932936331#,,, \*969209# US (New York)

+16469313860,,81932936331#,,, \*969209# US

Public in Attendance: Bill and Sue Fiacco of GoCo Massena, LLC., and Bob Beckstead, Reporter from the Watertown Daily Times.

Mr. Ahlfeld then read the following:

*We are in-person and streaming live via zoom.*

*GoCo Massena, LLC has submitted an application to the Agency, a copy of which has been posted to our website and is on file at the office of the Agency. The Application requests the Agency consider undertaking a project (the "Project") for the benefit of the Company,*

*(A) the demolition, refurbishing and repurposing a blighted three story 34,000 SF building located at 28-30 Main Street, downtown Massena, Village of Massena, St. Lawrence County, New York 13662 (the "Land"); (B) the construction/reconstruction of a mixed use facility providing office and retail space on the main level and residential on the upper. To include all necessary utilities and stormwater basin, security fencing and any other required improvements (the "Improvements"); and (C) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment" and, together with the Land and Improvements.*

*The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation, which may include (1) an exemption from state and local sales and use tax with respect to the construction and renovation (2) exemption from mortgage recording taxes, transfer taxes.*

*The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project. This will be addressed at the next Board meeting of the Agency.*

Public Comments: There were no public comments.

There being no comments, the Public Hearing was closed at 11:07 AM.

By: Robert Ahlfeld

For: St. Lawrence County Industrial Development Agency



### SECRETARY'S CERTIFICATION

STATE OF NEW YORK                    )  
COUNTY OF ST. LAWRENCE        )       SS.:

The undersigned, being the Secretary of the St. Lawrence County Industrial Development Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the St. Lawrence County Industrial Development Agency (the "Agency") including the resolution contained therein, held on June 25, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed, or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this 25<sup>th</sup> day of June 2024.



Mr. Ernest LaBaff