

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
Resolution No. IDA-24-12-35  
December 18, 2024

**AWARDING BID FOR THE MASSENA SCHOOL OF BUSINESS  
REVITALIZATION PROJECT**

**WHEREAS**, the Village of Massena (“Village”) has title to the Former Massena School of Business (“School of Business”) property, 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**, the SLCIDA has received \$1,900,000 in funds from NYS Empire State Development Downtown Revitalization program to rehabilitate the former Massena School of Business located at 22 Main St., Massena, NY 13662, and

**WHEREAS**, the SLCIDA, the Village of Massena (Village), and the Development Authority of the North Country have been working together to develop a plan to remediate the site into a functional public courtyard, and

**WHEREAS**, the SLCIDA is pursuing bids for the Massena School of Business Revitalization Project, and

**WHEREAS**, one bid was received and reviewed in the amount of \$2,386,000 from Ritter and Paratore Contracting, Inc., and

**WHEREAS**, the project scope was negotiated with Ritter and Paratore Contracting, Inc. to bring the project within the allotted budget, and

**WHEREAS**, the SLCIDA has reduced the scope of the project to fill the basement void with crusher run backfill instead of flowable fill, replace the stamped and colored concrete with a standard gray concrete pad, eliminate the installation of trench drains and granite curbs, eliminate the installation of site furnishings and landscaping, and eliminating masonry repair work, and

**WHEREAS**, it is recommended that the SLCIDA Board award the construction contract for the Massena School of Business Revitalization Project to Ritter & Paratore Contracting, Inc. for the base bid and adjustments proposed in the amount of \$1,699,997.32, and

**NOW, THEREFORE BE IT RESOLVED**, that the SLCIDA Board at its December 18<sup>th</sup>, 2024 meeting authorizes Patrick Kelly, CEO to execute the Notice of Award to Ritter & Paratore Contracting, Inc. with the recommended changes to be agreed upon by the contractor and reflected in a pre-award change order. Upon the receipt of bonds and insurance and approval by the

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SLCIDA’s attorney, the SLCIDA Board authorizes the CEO to execute the agreement and notice to proceed between the SLCIDA and Ritter & Paratore Contracting, Inc.

Move:	LaBaff			
Second:	McMahon			
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.

/s/ \_\_\_\_\_  
 Lori Sibley December 18, 2024