

OGDENSBURG BRIDGE & PORT AUTHORITY
FACILITIES COMMITTEE MEETING
MONDAY, FEBRUARY 24, 2020

A meeting of the Facilities Committee of the Ogdensburg Bridge and Port Authority was held in the boardroom of the Administration Building on Monday, February 24, 2020 immediately following the Finance Committee meeting.

The following were present:

David D. King, Committee Chair
Christopher B. T. Coffin, Member
Vernon D. Burns, ex officio
Steven J. Lawrence, Interim Executive Director
John A. Rishe, Director of Commercial & Industrial Development
Stephanie L. Saracco, Airport Manager

Committee Chair King called the meeting to order at 4:24 PM.

A. Ogdensburg-Prescott International Bridge

1. Disposal of Surplus Authority Property at Public Bid. The Ogdensburg Bridge & Port Authority owns an 11.59-acre parcel of land at the intersection of Route 37 and Trooper Shawn W. Snow Street, referred to as "Bridge Approach Parcel." The Authority has owned this land since the early 1950s. In an effort to sell this parcel for development, the Board of Directors, at their May 14, 2018, meeting approved the hiring of a real estate broker to market the site for sale and/or lease at a sale price of \$24,200 per acre. This contract ran from June 1, 2018 until May 31, 2019. Due to the lack of interest, the Board of Directors at its May 2, 2019 meeting extended the real estate broker contract through December 31, 2019, and reduced the sale price to \$12,080 per acre. This lower price was consistent with the March 6, 2018 appraisal done by Michael Varley, MAI who

appraised the 11.59-acre site of \$140,000, or \$12,080 per acre. Due to a lack of interest in this site, staff recommends that this surplus parcel be sold through a public bid process to the highest bidder. The minimum price would be \$140,000, which is the fair market appraised value. This approach is in compliance with the Public Authority Accountability Act, and the Authority's Policy for the Disposition of Property Guidelines. Christopher B. T. Coffin asked if the minimum bid price can be lowered since the property has not sold at the current price. Director of Commercial and Industrial Development John A. Rishe replied that the price can be looked at. On a motion by Christopher B. T. Coffin, seconded by Vernon D. Burns, it was,

RESOLVED that the Board of Directors of the Ogdensburg Bridge & Port Authority hereby authorizes the sale of an 11.59-acre of surplus property known as the Bridge Approach Parcel. This parcel is more clearly defined by the attached appraisal and the attached land survey, and

BE IT FURTHER RESOLVED, that this parcel shall be sold to the highest bidder in an "as is" condition. The site's previous use was for agriculture associated with the former State Hospital, and the Authority is not aware of any contamination from any past practices on the site, and

BE IT FURTHER RESOLVED, that advertising for this public bid process shall commence on March 1 and shall be accomplished through public notices in the official newspaper of the Authority and through notification on the New York State Contract Reporter, and

BE IT FURTHER RESOLVED, that public bids received for this parcel shall be due no later than Tuesday, June 2 @3 PM, at which time the bids shall be opened publicly, and

BE IT FURTHER RESOLVED, that the bids will be evaluated by the Board of Directors who will review the bids and approve the sale should an acceptable bid be received, and

BE IT FURTHER RESOLVED, that the Authority reserves the right to reject any and all bids

A voice vote was called.

MOTION MOVED TO FULL BOARD

2. Update on TIGER Grant Project. Interim Executive Director Steven J. Lawrence stated that a resolution accepting the TIGER grant will be ready for the March Board meeting. Mr. Lawrence presented a brief summary of the grant.
- B. Port of Ogdensburg
1. Port Expansion Discussion. Interim Executive Director Steven J. Lawrence outlined the cost of the project. As the Authority's share of the project is too great of a burden, Mr. Lawrence recommended not moving forward with it. The Committee agreed. There was some discussion regarding a request to reprogram some of the grant funding. A resolution terminating the project will be on the March Board meeting agenda.
- C. Ogdensburg International Airport
1. Airport Discussion Items. Airport Manager Stephanie L. Saracco presented a suggested plan for growth at the Airport. Interim Executive Director Steven J. Lawrence asked what the plans are for a fuel farm. Stephanie L. Saracco replied that a fuel farm is essential but that the existing fuel tank would need to be moved eventually. Committee Chair David D. King requested that the Airport Manager create a report outlining the projected income as it ties in with the expense of the proposed improvements at the airport.

Committee Chair David D. King asked if there was any further business. On a motion by Vernon D. Burns, seconded by Christopher B. T. Coffin, the meeting adjourned at 5:15 PM.


David D. King
Facilities Committee Chairperson