

G. Ogdensburg - RESTORE II - Shade Roller Demolition (W068)

July 15, 2010

General Project Plan

Grantee: City of Ogdensburg (“Ogdensburg” or the “City”)

ESD Investment: A grant of up to \$700,000 to be used for a portion of the cost of asbestos removal and demolition of ten buildings.

Project Location: Covington Street, Ogdensburg, St. Lawrence County

NYS Empire Zone (or equivalent): N/A

Project Completion: February 2011

Grantee Contact: Justin Woods, Director of Planning and Development
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Project Team: Project Management Wai Shiu
Affirmative Action Laverne Poole
Environmental Soo Kang

Project Description:

Background

The City of Ogdensburg, a historic city dating back to mid-1700’s and chartered in 1868, is situated along the St. Lawrence River and adjacent to the Canadian border. Due to its location and access to river traffic, Ogdensburg was once a major trade center and transportation hub in the North Country, connecting the Great Lakes and New England.

With the end of Ogdensburg’s transportation era in 1960, the City experienced steady declines in economy, jobs and businesses, which eventually led to the abandonment of part of the riverfront area, where many vacant and underutilized buildings were found. Population declined 24% from 1950 to only 12,400 residents in 2000.

The City began to address the decline situation in the 1990s, and in 2003 updated Ogdensburg Local Waterfront Revitalization Plan (the “Plan”) that aimed to create additional green space, eliminate blight in the City’s urban center, and enhance tourism and service industries along the riverfront.

As a component of the Plan, the City plans to completely demolish and remediate the former Shade Roller manufacturing plant at the riverfront in order to make it suitable for redevelopment. Abandoned in the late 1990’s, the site is currently owned by the City and is

G. Ogdensburg - RESTORE II - Shade Roller Demolition (W068)

July 15, 2010

a 7.7-acre property comprised of ten vacant warehouses and manufacturing buildings that are in danger of collapse. The total cost to demolish the former Shade Roller site is \$1.16 million, and Ogdensburg lacks sufficient funding to undertake the project alone. Without ESD's assistance, this project would not be financially feasible.

ESD's Restore II award of \$700,000 in 2008 to Ogdensburg has helped to leverage two contributions by the EPA, through a Brownfields Cleanup Grant of \$200,000 and a Targeted Site Assessment Grant of \$100,000, plus the City's contribution of approximately \$520,000, to provide funding for additional remediation activities for the site.

Ogdensburg received a \$500,000 grant from ESD in 1998 for a site remediation and demolition project. The City complied with all requirements and the grant was closed in 2001.

The Project

ESD will partially fund asbestos abatement and building demolition of the ten buildings in the former Shade Roller site, namely Garage, Paint Shop, Shed 3, Shed 2A, Shed 2B, Shed 1, Shed 1A, Kiln, Main Bldg., and Office Bldg, totaling 204,250 square-feet of space. Ogdensburg has performed pre-demolition surveys and is currently soliciting bids for abatement and demolition. The project is scheduled to start in August 2010 and be completed in February 2011.

Ogdensburg will provide engineering services and project administration. As a result, the City expects the site to provide 7.7 acres of re-usable riverfront property for potential mixed-used development, which is in planning stages. Together with an adjacent site that has recently completed a \$3 million remediation, a combined 30 acres of prime waterfront property will be available for redevelopment in accordance to the Plan.

Financing Uses	Amount	Financing Sources	Amount	Percent
Asbestos Abatement and Building Demolition	\$1,156,800	ESD Grant	\$700,000	61%
		EPA Brownfields Cleanup Grant*	200,000	17%
		City Equity	256,800	22%
Total Project Costs	\$1,156,800	Total Project Financing	\$1,156,800	100%

Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the City will reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The City will be obligated to advise ESD of a materially adverse change in its financial condition prior to disbursement.

G. Ogdensburg - RESTORE II - Shade Roller Demolition (W068)

July 15, 2010

3. The City will contribute at least a 10% match of the grant amount to the Project.
4. Up to \$700,000 will be disbursed to Grantee upon documentation of project costs totaling \$1,156,800, and upon completion of the project substantially as described in these materials, for asbestos abatement and building demolition of the ten buildings in the former Shade Roller site, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after January 15, 2008 to be considered reimbursable project costs. Previously expended funds may be applied toward match requirements retroactive to June 23, 2006, when the Restore New York Legislation was enacted.
5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$700,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the City and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

Environmental Review:

The City of Ogdensburg City Council, as lead agency, has completed an environmental review of the proposed project, pursuant to the requirements of the State Environmental Quality Review Act ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation. This review found the project would not have a significant effect on the environment. ESD staff reviewed the supporting materials and concurs. It is recommended that the Directors make a Determination of No Significant Effect on the Environment.

No specific project plan, proposal for redevelopment, or change in the type or intensity of use of the site is currently proposed. At such time as any future redevelopment plan is proposed, it will be subject to review under SEQRA.

Due to the site's potential for archaeological resources that may be eligible for inclusion in the New York State and National Registers of Historic Places, ESD has confirmed that the project sponsor initiated consultation with the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") pursuant to Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. ESD will ensure that consultation is completed with OPRHP in accordance with a Letter of Understanding.

Affirmative Action:

ESD's Non-discrimination and Affirmative Action policy will apply. The grantee is encouraged to use its best efforts to achieve a Minority Business Enterprise participation goal of 3% and a Women Business Enterprise participation goal of 2% of the total dollar value of work performed pursuant to contracts or purchase orders entered into in connection with the project, and to

G. Ogdensburg - RESTORE II - Shade Roller Demolition (W068)

July 15, 2010

include minorities and women in any job opportunities created by the project.

Statutory Basis – Restore NY Communities:

Land Use Improvement Project Findings

1. The area in which the project is to be located is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest sound growth and development of the municipality.

The project involves asbestos abatement and demolition of ten vacant and abandoned warehouses and manufacturing buildings, which have been deemed by the City to arrest sound growth and development in the area.

2. The project consists of a plan or undertaking for the clearance, replanning, reconstruction and rehabilitation of such area and for recreational and other facilities incidental or appurtenant thereto.

The project involves asbestos abatement and demolition of a site that the City has included in its Ogdensburg Local Waterfront Revitalization Plan to create additional green space, eliminate blight in urban center, and enhance tourism and service industries along the waterfront.

3. The plan or undertaking affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole.

The City published a property assessment list and held a public hearing on the project at the time of application. The City will ensure compliance with all applicable local laws and regulations.

4. The requirements of Section 10(g) of the Act are satisfied.

There are no families or individuals displaced from the Project area.

July 15, 2010

Ogdensburg (St. Lawrence County) – Ogdensburg - RESTORE II - Shade Roller Demolition – Restore NY Communities 07-08 (Capital Grant) – Determination of No Significant Effect on the Environment

RESOLVED, that based on the material submitted to the Directors with respect to the Ogdensburg - RESTORE II - Shade Roller Demolition Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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