

OGDENSBURG BRIDGE AND PORT AUTHORITY

BOARD MEETING

TUESDAY, AUGUST 16, 2022 – 4:00 PM

I. Meeting Called to Order by Chairperson Vernon D. Burns at 4:00 PM.

II. Public Hearing Regarding Remote Attendance at Meetings.

III. Letters and Communications to the Board.

IV. Approval of Board Minutes:

-July 14, 2022

V. Reports

Presentations and Reports:

1. Committee Reports:

- a) Finance Committee
- b) Personnel Committee

2. Reports:

- a) Income/Expense Report
- b) Bridge Traffic Report
- c) Airport Activity/Occupancy Report
- d) Port Activity Report
- e) Building Occupancy Report
- f) Industrial/Commercial Prospect Report

VI. Unfinished Business. None.

VII. Business Items.

A. General Administration

- 1. Discussion of Remote Attendance at Meetings
- 2. Appointment of Director of Operations

B. Ogdensburg-Prescott International Bridge

None.

C. Commerce Park

- 1. Approval of Lease Agreement with Frank Ralphs, Inc.
- 2. Approval of Lease Supplement No. 3 with River Vista Holdings, Inc.
- 3. Approval of Lease Agreement with KDM Analytics
- 4. Approval of Lease Supplement No. 1 with A.N. Deringer, Inc
- 5. Approval of Lease Supplement No. 1 with A.N. Deringer, Inc.

D. Ogdensburg International Airport

1. Approval of T-Hangar Leases

E. Port of Ogdensburg

None.

F. Other Such Matters

VIII. Concluding Comments from Citizens, Board Members, and/or Authority Staff.

IX. Next Meeting Dates:

September 15, 2022	Thursday	4:00 PM	_____	(Proposed)
October 13, 2022	Thursday	4:00 PM	_____	(Proposed)
November 17, 2022	Thursday	4:00 PM	_____	(Proposed)
December 15, 2022	Thursday	4:00 PM	_____	(Proposed)

X. Adjournment

Dated: August 12, 2022



Steven J. Lawrence
Executive Director

/amg

Ccs

Board of Directors:

Mr. Vernon D. "Sam" Burns, Chairperson
Ms. Megan J. M. Whitton, Vice Chair
Mr. Christopher B. T. Coffin, Treasurer
Mr. David King, Secretary
Ms. Jennifer Quirk-Pickman, Member
Ms. Nicole Terminelli, Member
Ms. Toni Kennedy, Member

Staff:

Mr. Steven J. Lawrence, Executive Director
Ms. Patricia A. Nisco, CFO
Ms. Stephanie Saracco, Airport Manager
Mr. Anthony Adamczyk, Dir of Economic Development
Mr. Robert F. Mujica, Jr., Division of the Budget
Ms. Karen Persichilli Keogh, Secretary to the Governor

Press:

Mr. Tom Graser, WDT
Ms. Monica Sandreczki, North. Country Public Radio
Ms. Dawn Merz, Radio Station WNCQ/WPAC
Mr. Keith Benman, WWNY TV-7
Mr. Jimmy Lawton, North Country Now
Mr. Jim Leven, Community Broadcasters

OGDENSBURG BRIDGE & PORT AUTHORITY
STATEMENT OF FINANCIAL POSITION
as of June 30, 2022

Current Assets:

Cash - Checking Accounts	196,893
Cash - Reserves & Other Restricted Accounts	7,893,301
Cash - Security Deposits	27,608
Accounts Receivable - Regular	352,778
Accounts Receivable - Wind Turbine Project	926,682
Grants Receivable	195,641
Investments	0
Inventories	69,827
Prepaid Expenses	12,893
Total Current Assets	9,675,624

①

Fixed Assets:

Land & Land Improvements	46,674,655
Buildings & Building Improvements	108,711,370
Machinery & Equipment	8,263,070
Vehicles	1,523,092
Furniture & Fixtures	142,506
Signage	181,132
Bond Issuance Costs - 2017 Series	193,578
Total Fixed Assets	165,689,403
Less Accumulated Depreciation	(71,752,794)
Net Fixed Assets	93,936,609

Other Assets:

1,923,361

Construction in Progress

4,244,852

TOTAL ASSETS 109,780,446

Current Liabilities:

Accounts Payable - Regular	902,205
Accounts Payable - NYS Retirement	169,280
Accounts Payable - All Project A/P	63,506
Current Portion of Long Term Debt	1,061,122
Accrued Expenses	29,012,427
Total Current Liabilities	31,208,541

Other General Liabilities

142,507

Long Term Liabilities

Long Term Portion of Long Term Debt	9,453,560
Total Long Term Liabilities	9,453,560

Capital

68,975,839

TOTAL LIABILITIES 109,780,446

①

Restricted Accounts - Top 5 Bank Accounts	
Consolidated Reserve Fund - CBNA	6,637,402
Debt Service Reserve Fund - Wilmington Trust	500,351
Tompkins Trust Security Reserve Deposit	393,410
M&T Deposit-Bond Payment Reserve Funds	329,446
PFC Account	21,827
	<u>7,882,437</u>

② 8 Additional Restricted Bank Accounts share the balance 10,865

Construction in Progress - Top 4 Projects	
Airport MASLF	1,860,034
Harbor Deepening Project	1,165,140
Airport EA PH 1 Drainage & Terminal Area	417,433
Airport Terminal Project	216,507
	<u>3,659,114</u>

③ 4 Additional Projects share the balance 585,738

Regular Accounts Payable - Top 5 Vendors	
Auburn Crane - Wind Turbine Projects	402,340
OMLC - Wind Turbine Projects	93,398
e-Transit: Monthly Maintenance Fees	92,285
Wladis Law Firm	76,130
Excellus - Health Insurance	31,934
	<u>696,086</u>
Over 70 Additional Vendors share the balance	206,119

OGDENSBURG BRIDGE & PORT AUTHORITY: JUNE 2022 BUDGET TO ACTUAL



	Monthly Budget	Monthly Actual	Over/ (Under)	YTD Budget	YTD Actual	Over/ (Under)
INCOME						
Bridge Revenue	263,729	283,402	19,673	771,638	745,807	(25,831)
Airport Revenue	34,636	55,251	20,615	100,991	134,705	33,714
Airport Revenue - Fuel Sales	23,560	16,417	(7,143)	63,184	107,861	44,677
Industrial Park Campus Revenue	79,610	63,680	(15,930)	241,531	217,424	(24,107)
Marine Terminal (Port) Revenue	44,099	38,685	(5,414)	121,241	126,829	5,588
Railroad Revenue	18,000	2,173	(15,828)	18,000	9,680	(8,320)
Wind Turbine Revenue	507,579	1,032,478	524,899	644,111	1,853,759	1,209,648
TOTAL INCOME	971,213	1,492,085	520,872	1,960,696	3,196,066	1,235,370

EXPENSES

BRIDGE EXPENSE

Salary Expense	110,540	103,493	(7,047)	331,619	286,552	(45,066)
Employee Benefits	57,862	47,599	(10,263)	173,587	131,108	(42,480)
Maintenance Expense	13,481	10,374	(3,107)	30,073	29,192	(881)
Bridge Maintenance Expense	3,333	121	(3,212)	9,999	3,506	(6,493)
Utility Expense	3,876	7,943	4,067	13,888	21,217	7,329
General Expenses	49,401	35,616	(13,785)	148,203	136,067	(12,136)
Legal Expense	6,500	26,229	19,729	19,500	35,258	15,758
TOTAL BRIDGE EXPENSES	244,993	231,375	(13,617)	726,869	642,899	(83,970)

AIRPORT EXPENSE

Salary Expense	27,861	27,127	(733)	83,582	71,728	(11,854)
Employee Benefits	11,308	6,311	(4,997)	33,923	28,658	(5,265)
Maintenance Expense	4,421	6,581	2,160	13,263	13,846	584
Fuel Sales Expense	11,550	(3,572)	(15,122)	44,550	154,942	110,392
Utility Expense	3,913	5,049	1,137	14,020	14,767	748
General Expenses	83,334	47,730	(35,603)	178,572	169,664	(8,908)
Interest Expense	42,377	47,074	4,696	127,682	133,113	5,431
Legal Expense	5,000	8,491	3,491	15,000	8,491	(6,509)
TOTAL AIRPORT EXPENSES	189,763	144,792	(44,971)	510,591	595,209	84,618

INDUSTRIAL PARK EXPENSE

Salary Expense	1,308	4,144	2,837	3,923	9,865	5,942
Employee Benefits	455	379	(76)	1,364	931	(433)
Maintenance Expense	7,130	2,694	(4,435)	9,846	5,066	(4,779)
Utility Expense	2,137	(3,592)	(5,729)	7,658	9,568	1,910
General Expenses	3,213	213	(3,001)	9,640	9,686	46
Interest Expense	0	0	0	0	515	515
TOTAL INDUSTRIAL PARK EXPENSES	14,242	3,838	(10,404)	32,430	35,632	3,202

	Monthly Budget	Monthly Actual	Over/ (Under)	YTD Budget	YTD Actual	Over/ (Under)
<i>MARINE TERMINAL (PORT) EXPENSE</i>						
Salary Expense	29,005	14,929	(14,076)	87,015	33,168	(53,847)
Employee Benefits	12,857	5,931	(6,925)	38,570	26,695	(11,876)
Maintenance Expense	9,544	13,387	3,843	28,632	43,920	15,288
Utility Expense	2,570	4,428	1,858	9,209	11,548	2,339
General Expenses	24,795	12,741	(12,054)	74,386	46,026	(28,360)
Interest Expense	0	0	0	0	184	184
Legal Expense	0	13,934	13,934	0	13,934	13,934
TOTAL MARINE TERMINAL EXPENSES	78,771	65,352	(13,419)	237,812	175,476	(62,336)
<i>WIND TURBINE EXPENSE</i>						
Salary Expense	59,857	86,280	26,423	140,664	218,926	78,262
Maintenance Expense	0	419,776	419,776	0	853,511	853,511
Management & General Expenses	225,151	26,475	(198,676)	566,289	219,018	(347,271)
TOTAL WIND TURBINE EXPENSES	285,008	532,531	247,523	706,953	1,291,455	584,501
<i>RAILROAD EXPENSES</i>	0	0	0	0	0	0
<i>BORDER STATION EXPENSES</i>	0	0	0	0		0
TOTAL EXPENSES	812,777	977,888	165,111	2,214,656	2,740,671	526,015
<i>OPERATING INCOME (Net Gain/(Loss))</i>	158,436	514,197		(253,960)	455,395	
<i>CRRSA/ARPA ACT Reimbursements</i>	150,000	366,049	216,049	209,154	403,012	193,858
<i>OPERATING INCOME (Net Gain/(Loss))</i>	308,436	880,247		(44,806)	858,407	

July 1 -	Auto Crossings			All Other Crossings			Total Crossings			Revenue	
	<i>2022</i>	<i>2019</i>	<i>% Chg</i>	<i>2022</i>	<i>2019</i>	<i>%Chg</i>	<i>2022</i>	<i>2019</i>	<i>%Chg</i>	<i>2022</i>	<i>2019</i>
July 31	34,915	60,506	-42.29%	5,460	6,587	-17.11%	40,375.00	67,093.00	-39.82%	121,326.25	227,506.75

July 1 -	Auto Crossings			All Other Crossings			Total Crossings			Revenue	
	<i>2022</i>	<i>2021</i>	<i>% Chg</i>	<i>2022</i>	<i>2021</i>	<i>%Chg</i>	<i>2022</i>	<i>2021</i>	<i>%Chg</i>	<i>2022</i>	<i>2021</i>
July 31	34,915	6,763	416.26%	5,460	5,512	-0.94%	40,375.00	12,275.00	228.92%	121,326.25	24,909.50



Passenger Activity Report
2022
SkyWest/Contour

	Flights	Enplaned	Flt. Load	Non Rev.	Flt. Load	Deplaned	Non Rev.	Total
SkyWest								
Jan	45	608	27%	19	28%	620	23	1270
Feb	38	758	40%	14	41%	699	13	1484
March	31	703	45%	15	47%	657	22	1404
April	33	557	33.75%	18	34.84%	793	10	1378
May	47	851	36.00%	35	37.70%	882	30	1798
June	45	721	32.00%	14	32.66%	859	20	1614
Totals	239	4198	35.00%	115	36.00%	4510	118	8941
Contour								
July	52	692	44%	0	44.00%	674	0	1366
Aug								
Sept								
Oct								
Nov								
Dec								
2022 Total	291	4890	56%	115	57%	4510	118	10307
2021 Total	613	10292				5184		
2020 Total	548	4279						
2019 Total	806	12115						

2020 Enplanements with Allegiant 8944
2019 Enplanements with Allegiant 22438

	Flights	Enplaned	Flt. Load	Deplaned	Total
2020	41	4665	64%	4774	9439
2019	84	11268	76%	17561	28829



Jul-22

DATE	Enplaned	Deplaned	Enplaned	Deplaned	Deplaned			
Time	0815L	1235L	1600L	2025L				
FLT #	FLT 3915	FLT 3916	FLT 3917	FLT 3918	FLT 6918			
7/1/2022	X	24	12	10				
7/2/2022	2	X	X	14				
7/3/2022	6	4	7	5				
7/4/2022	12	8	14	8				
7/5/2022	16	X	X	3				
7/6/2022	14	9	13	5				
7/7/2022	13	5	9	8				
7/8/2022	8	30	11	14				
7/9/2022	12	X	X	14				
7/10/2022	14	11	13	4				
7/11/2022	7	6	14	12				
7/12/2022	20	X	X	19				
7/13/2022	18	14	7	6				
7/14/2022	12	14	X	7				
7/15/2022	16	18	4	20				
7/16/2022	24	Cancelled	Cancelled	Cancelled				
7/17/2022	28	8	26	5	17			
7/18/2022	18	18	11	2				
7/19/2022	21	X	X	12				
7/20/2022	11	19	6	8				
7/21/2022	10	12	5	16				
7/22/2022	17	20	15	26				
7/23/2022	14	X	X	26				
7/24/2022	8	19	14	13				
7/25/2022	10	21	12	10				
7/26/2022	24	X	X	4				
7/27/2022	13	12	9	14				
7/28/2022	19	18	6	12				
7/29/2022	10	21	14	17				
7/30/2022	29	X	X	14				
7/31/2022	19	11	25	7				
Totals	445	322	247	335	17			

Turns 52

Month End Enplaned 692
 Month End Deplaned 674



Airport Occupancy Report

Facility	Total SF	Airport	Rentable	Occupant	Expiration	Rate	
ARFF/FBO		100%	0%	OBPA	N/A		
Conventional Hangar	3672 interior		3668 3.5 S.F.	OBPA SITA	N/A 5/6/22 renewed annually	\$500 mo	
GSE Building	5978 interior	2989	2989	Contour OBPA	9/30/2024	\$1,500 mo.	
T-Hangars	11550 exteior	956 S.F.	10,594 Hangar #1 Hangar #2 Hangar #3 Hangar #4 Hangar #5 Hangar #6 Hangar #7 Hangar #8 Hangar #9 Hangar #10 478 478	Robertson Frank Richardson Fred Proven Jim Phillips Mark Mueller Pete Bogardus vacant Bird Tate Jr. Timothy Burtch Frank Richardson OBPA OBPA	9/30/2022 7/31/2021 8/31/2022 9/30/2022 8/31/2022 8/31/2022 12/31/2022 10/31/2022 4/19/2021	\$215 mo \$215 mo \$215 mo \$215 mo \$215 mo \$215 mo \$215 mo \$215 \$215 mo	
Terminal Building	10800		440 558 2913 5919 126	TSA Contour Public/Utility Per Turn/Public Concession	9/30/2024 N/A 9/30/2024 unoccupied		

Updated 8/1/2022

JULY-SALT LOG

Date	North American	Morton	Comments
14-Jul	70.12		2 loads
19-Jul	67.19		2 loads
21-Jul	103.36		3 loads
27-Jul	68		2 loads
28-Jul	68.62		2 loads
TOTAL	377.29		



**OGDENSBURG BRIDGE & PORT AUTHORITY
BUILDING OCCUPANCY REPORT
August 16, 2022**

Commerce Park Campus

<i>Building</i>	<i>% Occupied</i>	<i>Total SF</i>	<i>Available</i>	<i>Occupied</i>	<i>Tenant</i>
1	95%	30,000	1,388	7,658	Strader Ferris
				7,356	Lincare
				3,626	AB Thermal Technology
				500	West End Asset Management
				424	Miracle Ear / Quality Hearing
				187	Nova Networks
				103	LiveFast Motors
				8,758	Non-Rentable
3	100%	15,000	0	10,000	NAC Logistics
				4,860	AN Deringer
				140	Non-Rentable
4	89%	20,000	2,238	10,143	Strader Ferris
				4,920	AN Deringer
				1,235	Day Automation
				1,061	T-Base Communications
				128	KDM Analytics
				275	Non-Rentable
6	100%	30,000	0	28,825	Strader Ferris
				1,175	Non-Rentable
11	50%	40,000	20,000	20,000	Canexsys
12	100%	11,200	0	8,776	T-Base Communications
				2,424	NYS Legal Service
14	100%	24,000	0	23,220	Med-Eng
				780	Non-Rentable
	86%	170,200	23,626	146,574	

Bridge Administration Building

<i>Suite</i>	<i>% Occupied</i>	<i>Total SF</i>	<i>Available</i>	<i>Occupied</i>	<i>Tenant</i>
BAB	100%	5,284	0		
.103				536	OBPA Economic Development
104				1,054	SUNY IT
201A				120	Demers, Inc.
201B				140	Cortech/Penski
201C				368	Mack Global Engineering
204				1,689	Stephens Media Group
205				207	Griffith/Lambert
206				182	Griffith/Lambert
207A				170	Dan Dodge
207B				220	OBPA Executive Director
208				126	Barbara Pleet
209				180	Knudsen Systems
210				292	Glenda Jones
	100%	5,284	0	5,284	

Port of Ogdensburg

<i>Building</i>	<i>% Occupied</i>	<i>Total SF</i>	<i>Available</i>	<i>Occupied</i>	<i>Tenant</i>
P2	100%	30,000	0	30,000	Compass Minerals/Thawrox
P3	100%	20,000	0	19,607	Grain Storage
				393	NYOG Office
P4	100%	15,000	0	15,000	Corning
P5	33%	40,000	26,667	13,333	Grain Storage
P6	100%	20,000	0	20,000	Grain Storage
P8	100%	23,000	0	23,000	Grain Storage
	82%	148,000	26,667	121,333	

Airport

<i>Building</i>	<i>% Occupied</i>	<i>Total SF</i>	<i>Available</i>	<i>Occupied</i>	<i>Tenant</i>
Terminal	100%	10,800	0	10,800	TSA/SkyWest
Hangar	100%	3,672	0	3,672	Used for OGS Equipment Storage
T-Hangar	100%	11,550	0		
1				1,036	Robertson
2				1,108	Richardson
3				1,036	Proven
4				1,036	Phillips
5				1,036	Mueller
6				1,036	Bogardus
7				1,036	Williams
8				1,036	Tate Jr.
9				1,108	Burtch
10				1,036	Richardson
				1,046	Mechanical / Operations Storage
	100%	26,022	0	26,022	

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022, BOARD MEETING**

Agenda Item A. General Administration
2. Appointment of Director of Operations

REPORT:

After thorough review and evaluation of those applications selected for further consideration, interviews were conducted with candidates for the Director of Operations' position. Based on the results of those interviews, it is recommended that James Chase be appointed to the position of Director of Operations at the starting salary of \$70,000, pro-rated effective on or about 09/06/2022, with a one-year probationary period and management confidential benefits.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to appoint James Chase to the position of Director of Operations with the Ogdensburg Bridge and Port Authority at the starting salary of \$70,000, pro-rated effective on or about 09/06/2022, with a one-year probationary period and management confidential benefits.

INITIATOR/PREPARER: Patricia Nisco/A.M. Grabetz APPROVED BY: 

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022 BOARD MEETING**

Agenda Item C. Commerce Park

1. Approval of Lease Agreement with Frank Ralphs, Inc.

REPORT:

Staff has negotiated a Lease Agreement with a new tenant, Frank Ralphs, Inc., for 20,000 square feet of light manufacturing space in Building 11 of the Commerce Park Campus for a four (4) year period commencing November 1, 2022 and terminating October 31, 2026 at a rate of \$7.10 per square foot equaling \$11,833.34 per month, \$142,000.00 per year. Lease rate is subject to a one (1) percent escalation each year during the term of the lease. Frank Ralphs, Inc. will also be responsible for its pro-rated share of utilities.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute a Lease Agreement with a new tenant, Frank Ralphs, Inc., for 20,000 square feet of light manufacturing space in Building 11 of the Commerce Park Campus for a four (4) year period commencing November 1, 2022 and terminating October 31, 2026 at a rate of \$7.10 per square foot equaling \$11,833.34 per month, \$142,000.00 per year, and be it;

FURTHER RESOLVED, that lease rate it subject to a one (1) percent escalation each year during the term of the lease, and be it:

FURTHER RESOLVED, that Frank Ralphs, Inc. will be responsible for its pro-rated share of utilities.

INITIATOR/PREPARER: Anthony Adamczyk/A.M. Grabetz APPROVED BY: 

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022 BOARD MEETING**

Agenda Item C. Commerce Park

2. Approval of Lease Supplement No. 3 with River Vista Holdings, Inc.

REPORT:

Staff has negotiated Lease Supplement No. 4 with River Vista Holdings, Inc. for 20,000 square feet of commercial space in Building 11 of the Commerce Park Campus for a one (1) month period commencing September 15, 2022 and terminating October 14, 2022 at a rate of \$4.67 per square foot, equaling \$7,783.33 for the month period. River Vista Holdings, Inc. will be responsible for its pro-rated share of utilities. This short extension period is to aid River Vista Holdings in their move to another facility.

All other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute Lease Supplement No. 4 with River Vista Holdings, Inc. for 20,000 square feet of commercial space in Building 11 of the Commerce Park Campus for a one (1) month period commencing September 15, 2022 and terminating October 14, 2022 at a rate of \$4.67 per square foot, equaling \$7,783.33 for the month period, and be it;

FURTHER RESOLVED, that River Vista Holdings, Inc. will be responsible for its pro-rated share of utilities, and be it;

FURTHER RESOLVED, that all other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

INITIATOR/PREPARER: Anthony Adamczyk/A.M. Grabetz APPROVED BY: 

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022 BOARD MEETING**

Agenda Item C. Commerce Park
3. Approval of Lease Agreement with KDM Analytics.

REPORT:

Staff has negotiated a Lease Agreement with KDM Analytics for 211 square feet of office space in Building 1 of the Commerce Park Campus for a one (1) year period commencing September 1, 2022 and terminating August 31, 2023 at a rate of \$12.00 per square foot equaling \$211.00 per month, \$2,532.00 per year including utilities.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute a Lease Agreement with KDM Analytics for 211 square feet of office space in Building 1 of the Commerce Park Campus for a one (1) year period commencing September 1, 2022 and terminating August 31, 2023 at a rate of \$12.00 per square foot equaling \$211.00 per month, \$2,532.00 per year including utilities.

INITIATOR/PREPARER: Anthony Adamczyk/A.M. Grabetz APPROVED BY: _____



MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022 BOARD MEETING**

Agenda Item C. Commerce Park

4. Approval of Lease Supplement No. 1 with A.N. Deringer, Inc.

REPORT:

Staff has negotiated Lease Supplement No. 1 with A.N. Deringer, Inc. for 4,860 square feet of warehousing space in Building 3 of the Commerce Park Campus for a two (2) year period commencing November 1, 2022 and terminating October 31, 2024 at a rate of \$4.73 per square foot, equaling \$1,915.65 per month, \$22,987.80 for the first year, and \$4.97 per square foot, equaling \$2,012.85 per month, \$24,154.20 for the second year. A.N. Deringer, Inc. will be responsible for its pro-rated share of utilities.

All other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute Lease Supplement No. 1 with A.N. Deringer, Inc. for 4,860 square feet of warehousing space in Building 3 of the Commerce Park Campus for a two (2) year period commencing November 1, 2022 and terminating October 31, 2024 at a rate of \$4.73 per square foot, equaling \$1,915.65 per month, \$22,987.80 for the first year, and \$4.97 per square foot, equaling \$2,012.85 per month, \$24,154.20 for the second year, and be it;

FURTHER RESOLVED, that A.N. Deringer, Inc. will be responsible for its pro-rated share of utilities, and be it;

FURTHER RESOLVED, that all other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

INITIATOR/PREPARER: Anthony Adamczyk/A.M. Grabetz APPROVED BY: 

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

**OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022 BOARD MEETING**

Agenda Item C. Commerce Park

5. Approval of Lease Supplement No. 1 with A.N. Deringer, Inc.

REPORT:

Staff has negotiated Lease Supplement No. 1 with A.N. Deringer, Inc. for 4,920 square feet of warehousing space in Building 4 of the Commerce Park Campus for a one (1) month period commencing September 1, 2022 and terminating September 30, 2022 at a rate of \$3.61 per square foot, equaling \$1,480.00 for the one (1) month period. A.N. Deringer, Inc. will be responsible for its pro-rated share of utilities.

All other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute Lease Supplement No. 1 with A.N. Deringer, Inc. for 4,920 square feet of warehousing space in Building 4 of the Commerce Park Campus for a one (1) month period commencing September 1, 2022 and terminating September 30, 2022 at a rate of \$3.61 per square foot, equaling \$1,480.00 for the one (1) month period, and be it;

FURTHER RESOLVED, that A.N. Deringer, Inc. will be responsible for its pro-rated share of utilities, and be it;

FURTHER RESOLVED, that all other terms and conditions of the original Lease Agreement shall remain in full force and effect and are hereby ratified and affirmed.

INITIATOR/PREPARER: Anthony Adamczyk/A.M. Grabetz APPROVED BY: _____



MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____

OGDENSBURG BRIDGE & PORT AUTHORITY
AUGUST 16, 2022, BOARD MEETING

Agenda Item D. Ogdensburg International Airport
1. Approval of T-Hangar Leases

REPORT:

Staff has prepared these Transfer and Storage Agreements for hangar space at the Ogdensburg International Airport with Frederick A. Proven, Pete Bogardus, Jim Phillips (Soaring Eagle Aviation), Mark Mueller (Glass Box Research Company), James Robertson, and Frank Richardson. The monthly rental for these hangars is \$215. The terms of the Agreements are as follows:

- | | |
|--|--|
| - Frederick A. Proven – Hangar #3 | - September 1, 2022 through August 31, 2023 |
| - Soaring Eagle Aviation – Hangar #4 | - October 1, 2022 through September 30, 2023 |
| - Glass Box Research Company – Hangar #5 | - September 1, 2022 through August 31, 2023 |
| - James Robertson – Hangar #1 | - October 1, 2022 through September 30, 2023 |
| - Frank Richardson – Hangar #2 | - August 15, 2022 through August 14, 2023 |
| - Frank Richardson – Hangar #10 | - August 15, 2022 through August 14, 2023 |

Included in the agreement is the requirement that proof of the appropriate insurance coverage be provided naming the Ogdensburg Bridge and Port Authority as an additional insured.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute a Transfer and Storage Agreement with Frederick A. Proven for hangar space at the Ogdensburg International Airport at the rate of \$215 per month for the period September 1, 2022 through August 31, 2023; and be it,

FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to execute a Transfer and Storage Agreement with Soaring Eagle Aviation for hangar space at the Ogdensburg International Airport at the rate of \$215 per month for the period October 1, 2022 through September 30, 2023; and be it,

FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to execute a Transfer and Storage Agreement with Glass Box Research for hangar space at the Ogdensburg International Airport at the rate of \$215 per month for the period September 1, 2022 through August 31, 2023; and be it,

FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to execute a Transfer and Storage Agreement with James Robertson for hangar space at the Ogdensburg International Airport at the rate of \$215 per month for the period October 1, 2022 through September 30, 2023; and be it,

FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to execute a Transfer and Storage Agreement with Frank Richardson for two hangar spaces at the Ogdensburg International Airport at the rate of \$215, per hangar, per month for the period August 15, 2022 through August 14, 2023; and be it,

FURTHER RESOLVED, that Federick A. Proven, Jim Phillips (Soaring Eagle Aviation), Mark Mueller (Glass Box Research Company), James Robertson, and Frank Richardson shall provide proof of the appropriate insurance coverage naming the Ogdensburg Bridge and Port Authority as an additional insured.

INITIATOR/PREPARER: **Stephanie L. Saracco/A.M. Grabetz** APPROVED BY: _____

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____



KEN BLANKENBUSH
Assemblyman 117th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

ASSISTANT MINORITY LEADER

RANKING MINORITY MEMBER
Insurance Committee

COMMITTEES
Agriculture
Corporations, Authorities & Commissions
Energy
Rules
Ways and Means

July 8, 2022

Steven J. Lawrence, Executive Director
Ogdensburg Bridge and Port Authority
1 Bridge Plaza
Ogdensburg, New York 13669

Dear Steve,

Please accept this correspondence as receipt that my office has received a copy of your resolution opposing A.7919a/S.9441.

Resolution B.1. – Opposition to A.7919a/S.9441 An act to amend the state finance law, the general municipal law, the public authorities law and the highway law, in relation to enacting the New York state buy American Salt Act

I am aware of the negative impact this legislation would have on my counties and voted against the bill on June 1, 2022. Unfortunately, this legislation did pass both houses this session. I have attached a copy of the voting record for your review. The legislation now needs to be delivered and approved by the Governor.

Sincerely,

Ken Blankenbush
Member of Assembly
117th District

KB/sb



OUTPOST ON THE OSWEGATCHIE

July 8, 2022

Ogdensburg Bridge and Port Authority
Steve Lawrence
1 Bridge Plaza
Ogdensburg, NY 13669

Dear Ogdensburg Bridge and Port Authority,

The Fort La Présentation Association's Annual Le Siège de Fort de La Présentation French and Indian War and Living History Re-enactment Committee and Board of Directors would like to thank you for your sponsorship donation of **\$250.00** to promote our event. Your contribution helps to offset the cost of enabling our community to step back in time and view a unique period in Ogdensburg's history.

The weekend of **July 16 – 17, 2022** on Van Rensselaer (Lighthouse) Point, will see History come alive through battle re-enactments and drills, Military and Naval encampments, demonstrations, and historical lectures, just to name a few activities.

Thank you again for your generous gift of support to the Fort La Présentation Association and its goal to reconstruct the Fort, build an Oswegatchie Indian Village, Museum/Interpretive Center and Interpretive Trail in Ogdensburg, NY. If you have questions about your sponsorship or the weekend in general, please contact Tim Cryderman at 322-5519 or Barbara O'Keefe at 393-3315.

Best Wishes for a Healthy and Prosperous Year.

Sincerely,

Tim Cryderman, Chairman
Le Siège de Fort de La Présentation Committee



CROSSING PATHS ★ BUILDING FUTURES
THE PEACE BRIDGE

July 14, 2022

Vance Badawey MP Niagara Centre
vance.badawey@parl.gc.ca

Chris Bittle MP St. Catharines
chris.bittle@parl.gc.ca

Tony Baldinelli MP Niagara Falls
tony.baldinelli@parl.gc.ca

Dean Allison MP Niagara West
dean.allison@parl.gc.ca

Subject: ArriveCan

Dear Members of Parliament;

Cross border traffic continues to be much depressed compared to pre-pandemic times. Traffic numbers for June 2022 compared to June 2019 for all Ontario crossings is down almost 40%. For Niagara crossings it is worse; down more than 46%. (See attached). This is actually slightly worse than in May when it was down less than 46%.

The mandatory use of the ArriveCan app is the major contributing factor to this decline to the detriment of all border crossings' toll revenue, the tourism industry (see attached) and border dependent businesses.

The government repeatedly states that ArriveCan makes travelling *"easier and more efficient"*. At the land border the data suggests otherwise. For the July 1-4 long weekend, the average processing time per vehicle at the Peace Bridge was 1 minute 47 seconds and border wait times to enter Canada were almost two hours. (see attached). Pre-pandemic processing time was less than a minute. The government says that 94.1% of land border crossers used ArriveCan and that ArriveCan dramatically reduces CBSA processing time. So why is processing time almost double what it was pre-pandemic?



It is not correct for the government to say that *"it's use is extremely high"* when cross border traffic is almost 50% lower than pre-pandemic levels due to ArriveCan itself causing border avoidance. It becomes a self-fulfilling prophecy when Minister Mendicino says ArriveCan will reduce border delays. But it will not be due to technology, it will be due to reduced volume. Take 50% of the traffic off the QEW driving into Toronto and you won't have any delays there either. As you know, we had predicted back in April that: *"At some point the CBSA/Government of Canada will declare success and say that a high percentage of travelers are using ArriveCan. That will not account for the half of the population that has decided it is no longer worth the inconvenience and delays to cross the border."*

ArriveCan will never work as intended at the land border. In the air, rail and marine (cruise) modes, travelers entering Canada are all required to buy a ticket meaning there is a transaction wherein the purchaser can be informed and even compelled to file with ArriveCan before getting on a plane, train or ship. The land border does not work that way as there is no commercial transaction prior to arriving at the border. Further, in those other travel modes, people are pedestrians as they approach CBSA inspection booths/kiosks and are much easier to direct and move than cars lined up in an inspection lane.

The government insistence on mandatory ArriveCan at the land border demonstrates a lack of understanding of how the land border functions compared to the other travel modes. Air, rail and marine modes result in stays in Canada that are on average much longer than land crossings. The requirement to use the app for every border crossing is a disincentive to same-day discretionary travel. Unlike those other modes, the nature of this bi-national community is being able to cross frequently to visit friends or family, for dinner, a show, a winery tour, a baseball game, shopping, beach, etc without going through the process and inconvenience of having to file with ArriveCan each and every time. People just won't bother to cross the border for discretionary travel as they have enjoyed for decades.

It is obvious that ArriveCan was never designed for land border same-day travel. The app required travelers to include a Canadian address which is obviously not applicable for same day travel. While that requirement has since been removed, there are ongoing serious issues that confirm the app does not accommodate same-day travel leading to frustration and border avoidance. For example, we have had multiple instances of our Peace Bridge U.S. Board members and staff receiving quarantine notices even though they reside in the U.S.

Attached is a quarantine notice received last week by a U.S. employee who works in Canada but returns to the U.S. every day. This is just the Peace Bridge; we can only imagine how many others have received similar notices and how many other people they tell about their negative experience entering Canada. We are sure this is not how the government wants to welcome visitors to Canada.

Similarly, the government differentiates between essential and discretionary travel even though both are required to be vaccinated. This requires individuals to cancel their "essential" ArriveCan filing and refile as "discretionary" each and every time they cross for non-essential purposes even though their vaccination status is exactly the same. Even Peace Bridge board members have been frustrated by experiencing hostile questioning at the border for not having cancelled and refiled and then having difficulty refiling. The aggravation and inconvenience simply result in travelers choosing to avoid using the app and to no longer cross the border. Many question what the point is in filing ArriveCan within 72 hours of arriving at the border each time when their vaccination status is the same as it was a week ago, a month ago, a year ago, etc.

Ironically, while the government states that ArriveCan is necessary to ensure that only fully vaccinated travelers enter Canada, Health Minister Duclos has said "*the previous definitions of "fully vaccinated" makes no sense, explaining that it's more important that shots are "up to date" and whether or not a person has "received a vaccination in the last nine months."* If it makes no sense, why does the government still require cross border travelers to be "fully vaccinated" as per the current definition? Until a new definition is put in place border travelers should be included with the dropped vaccine mandate for domestic air and rail travel particularly since New York State has a vaccination rate almost equal to Ontario's.

Less technically savvy seniors are choosing to no longer cross the border. For example, we are aware of an elderly couple whose daughter and family live in North Carolina but they will not go to the U.S. to visit them due to the requirements of ArriveCan and their fear of being fined or quarantined for failing to file ArriveCan properly upon their return to Canada. Many seniors do not have a smart phone. A January 2022 PEW Research survey found "*that 96% of those ages 18 to 29 own a smartphone compared with 61% of those 65 and older, a 35 percentage point difference.*" Only having to file once would dramatically assist as seniors

could file before leaving Canada and not worry about the 72-hour rule upon returning, a time frame within which they may not have assistance.

Even travelers arriving at the border with smart phones and trying to file have difficulties due to poor wi-fi connectivity, competing U.S. and Canadian cell towers, roaming, not having data plans, language barrier, etc. We have seen travelers holding their phone out the car window waving them around trying to get a signal.

ArriveCan is not known in the U.S. but many Canadians are also not familiar with it, in part because there is no similar U.S. requirement to enter the U.S. In the past the Canadian and U.S. governments worked together to harmonize border requirements, making it easy for travelers to understand border crossing requirements. The results of such collaboration were the NEXUS and FAST programs, bi-national programs that did much to facilitate border travel while also enhancing security. Unfortunately, the failure to reopen NEXUS/FAST enrollment centers in Canada has resulted in a 400,000 person application backlog exacerbating delays and frustration at the border as more people are forced to use regular lanes as opposed to the much quicker NEXUS lanes.

Here are our suggestions:

- ArriveCan should be voluntary. If the facilitation benefits (reduced processing time, less border delay) are as the government states, then travelers will use the app. If not, they won't.
- You should only have to file with ArriveCan once. The essential and discretionary classes should be collapsed into one as both require a traveler to be vaccinated and the vaccine status does not change. Assists seniors.
- Land border crossers should be treated similarly to domestic air and rail travelers
- CBSA improve wi-fi at the border
- Add vaccination status to the data on a NEXUS card

- Reopen NEXUS enrollment centres
- Re-engage with the U.S. to collaboratively manage the border.

We would be prepared to discuss further with you at your convenience.

Yours truly



Kenneth A Manning
Chair



Tim Clutterbuck
Vice-chair

/ld

Encls.

cc. **Prime Minister Trudeau**
Public Safety Minister Mendicino
Health Minister Duclos
Niagara Mayors and Councils
Niagara Region Chair and Council
Niagara Medical Officer of Health Hirji
Future Borders Coalition
Can Am Border Trade Alliance
Bridge and Tunnel Operators Association

Bridge and Tunnel Operators Association (BTOA)
 Ontario Border Crossings with Michigan & New York
 UNITED STATES - CANADA
 2019 - 2022

Traffic Report for the Month Endin		June		Change	Percent
		2019	2022		
Ambassador Bridge	Passenger Cars	380,640	220,860	(159,780)	-41.98%
	Buses & Misc.	-	-	-	0.00%
	TOTAL	380,640	220,860	(159,780)	-41.98%
Blue Water Bridge	Passenger Cars	282,227	140,575	(141,652)	-50.19%
	Buses & Misc.	517	93	(424)	-82.01%
	TOTAL	282,744	140,668	(142,076)	-50.25%
Detroit-Windsor Tunnel	Passenger Cars	353,264	253,099	(100,165)	-28.35%
	Buses & Misc.	2,591	26	(2,565)	-99.00%
	TOTAL	355,855	253,125	(102,730)	-28.87%
Ogdensburg Bridge	Passenger Cars	53,785	28,211	(25,574)	-47.55%
	Buses & Misc.	67	1	(66)	-98.51%
	TOTAL	53,852	28,212	(25,640)	-47.61%
Peace Bridge	Passenger Cars	381,529	210,909	(170,620)	-44.72%
	Buses & Misc.	1,652	528	(1,124)	-68.04%
	TOTAL	383,181	211,437	(171,744)	-44.82%
Sault Ste. Marie Bridge Bridge Authority	Passenger Cars	112,697	55,292	(57,405)	-50.94%
	Buses & Misc.	7,061	3,666	(3,395)	-48.08%
	TOTAL	119,758	58,958	(60,800)	-50.77%
Seaway International Bridge	Passenger Cars	208,217	189,843	(18,374)	-8.82%
	Buses & Misc.	-	-	-	0.00%
	TOTAL	208,217	189,843	(18,374)	-8.82%
Thousand Islands Bridge	Passenger Cars	168,711	123,172	(45,539)	-26.99%
	Buses & Misc.	-	-	-	0.00%
	TOTAL	168,711	123,172	(45,539)	-26.99%
Lewiston-Queenston Bridge	Passenger Cars	246,581	131,672	(114,909)	-46.60%
	Buses & Misc.	592	242	(350)	-59.12%
	TOTAL	247,173	131,914	(115,259)	-46.63%
Rainbow Bridge	Passenger Cars	239,252	124,056	(115,196)	-48.15%
	Buses & Misc.	2,876	812	(2,064)	-71.77%
	TOTAL	242,128	124,868	(117,260)	-48.43%
Whirlpool Rapids Bridge	Passenger Cars	42,220	23,986	(18,234)	-43.19%
	Buses & Misc.	-	-	-	0.00%
	TOTAL	42,220	23,986	(18,234)	-43.19%
TOTALS	Passenger Cars	2,469,123	1,501,675	(967,448)	-39.18%
	Buses & Misc.	15,356	5,368	(9,988)	-65.04%
	GRAND TOTAL	2,484,479	1,507,043	(977,436)	-39.34%

https://www.nny360.com/top_stories/hochul-gives-syracuse-airport-ok-to-establish-its-own-police-force/article_bace8568-27f8-5d56-8e58-1a6cce8dbd34.html

Hochul gives Syracuse airport OK to establish its own police force

By MARK WEINER

syracuse.com

Jul 21, 2022



Syracuse Hancock International Airport TNS

Syracuse's Hancock International Airport will be able to establish an airport police force after Gov. Kathy Hochul signed a bill Thursday giving the airport new authority to handle its own security.

State Sen. John Mannion, D-Geddes, and Assemblyman Bill Magnarella, D-Syracuse, pushed through a bill authorizing the change in June.

The Syracuse Regional Airport Authority, which manages the airport, will become the third public transportation authority in the state to operate its own police department.

The airport's new uniformed officers will replace a force from the Syracuse Police Department, which had patrolled the airport for decades.

Jason Terreri, executive director of the Syracuse Regional Airport Authority, said the switch from city cops will likely take place in eight months to a year.

The new airport police will be considered New York police officers with the full authority to use force and arrest people, Terreri said.

Hochul said the change is necessary because it's been difficult for the airport to find enough Syracuse police officers to work shifts at the airport due to staffing conflicts.

When the airport was city-owned and operated prior to July 1, 2012, Syracuse police officers were paid up to \$48 an hour in overtime for working airport shifts. The overtime made security costs at Hancock Airport higher than other upstate New York airports.



Ogdensburg mayor wants Ogdensburg Correctional Facility handed over to OBPA

OGDENSBURG – Mayor Jeffrey M. Skelly says New York State Gov. Kathy Hochul has a perfect opportunity to show the North Country she cares about the local economy by facilitating the transfer of the shuttered Ogdensburg Correctional Facility to the Ogdensburg Bridge and Port Authority, according to an email to NorthCountry Now Thursday afternoon from City Manager Stephen Jellie.

“We are in a unique and beneficial position by having the Ogdensburg Bridge and Authority in our community and right next door to our now-closed prison,” Mr. Skelly said in a statement. “The OBPA is already a state agency and runs an international airport, an international bridge and an international commerce park. They can take possession of the closed prison and turn it into an economic engine for the region.”

Skelly said he plans to personally reach out to Gov. Hochul and ask her to facilitate a speedy transfer of the state prison to the state’s bridge and port authority in Ogdensburg.

“I know she cares about this region,” he said. “I also know she understands how much we need jobs and economic growth up north.”

Skelly said when the public thinks about the Ogdensburg Correctional Facility, or any prison for that matter, they imagine one big gray building. However, to the contrary, he says the prison is actually a complex of multiple buildings. He said that configuration makes it a natural for a commerce park.

“You’ve got separate loading and storage units, loading docks and bays, warehousing, that sort of infrastructure,” Skelly said. “This is a natural commerce park that could be used by Canadian, U.S. and other international businesses. The warehouse and distribution opportunities alone are incredible.”

The Ogdensburg mayor said during a recent tour of the facility he was the first person to recommend to state officials that they should not turn off the heat but maintain the temperature at 50 degrees during winter to stop or limit damage from the elements.

“They have got to keep the heat on, he said. “The Watertown prison is already suffering damage because the heat was turned off when it closed. We can’t let that happen here.”

Skelly said he plans to advocate strongly for the state to immediately turn the closed Ogdensburg prison over to the bridge and port authority.

“The governor has the ability to do it, to turn the prison over to our bridge and port authority and the OBPA is amenable to the idea,” Skelly said. “If Gov. Hochul can make that happen our closed prison could turn into a major economic driver for St. Lawrence County and the north country region. ”

The Ogdensburg mayor said he can envision a new commerce park, operated by the OBPA and practically next door to the state agency’s existing commerce park.

“Let’s create hundreds of new jobs in the north country,” he said. “I have great faith in the OBPA to expand their existing commerce park operations into the prison. All we need is for the state to hand it over to another state agency. The governor can help us do that.”

View Full Story at: <https://www.northcountrynow.com/news/ogdensburg-mayor-wants-ogdensburg-correctional-facility-handed-over-obpa-0324068>
(<https://www.northcountrynow.com/news/ogdensburg-mayor-wants-ogdensburg-correctional-facility-handed-over-obpa-0324068>)

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https://www.nny360.com/news/stlawrencecounty/reps-ask-empire-state-development-to-keep-heat-on-at-closed-ogdensburg-prison/article_09a04c54-785f-5c2b-97fd-e23b11634161.html

Reps ask Empire State Development to keep heat on at closed Ogdensburg prison

By MATT CURATOLO
mcuratolo@wdt.net
Jul 28, 2022



Ogdensburg Correctional Facility, pictured this week. The medium-security prison was officially closed on March 10. Christopher Lenney/Watertown Daily Times

OGDENSBURG — As state and local representatives seek to keep the heat on at the vacant Ogdensburg Correctional Facility, Ogdensburg's mayor believes the state should transfer ownership of the closed prison to the Ogdensburg Bridge and Port Authority.

On Thursday, a letter signed by Sen. Patricia A. Ritchie, R-Heuvelton, Assemblyman Mark C. Walczyk, R-Watertown, St. Lawrence County Legislature Chair William J. Sheridan, Ogdensburg Mayor Jeffrey M. Skelly, and Patrick J. Kelly, CEO of the St. Lawrence County Industrial Development Agency, was sent to Hope Knight, president, CEO and commissioner of Empire State Development, asking the state to keep the heat on at the shuttered OCF, the medium-security prison that closed in March.

Recent tours of OCF and the former Watertown Correctional Facility by Gov. Kathleen C. Hochul's Prison Redevelopment Commission, tasked to help communities repurpose closed prisons across the state, showed what happens when the heat is turned off, according to the letter.

"Those who attended both the Watertown Correctional Facility (WCF) and OCF tours will note the major differences between the conditions of the two properties. At WCF, which has been closed for over a year now, it is clear time has taken a toll, as has the fact that electricity and heat have been shut off to the property," the letter says. "There, you will see paint that is peeling, overgrowth and areas that have fallen into disrepair during a relatively short time. In contrast, at OCF, which just closed in March, the property is in much better condition. At OCF, the heat and electricity have remained on, helping to maintain the integrity of the buildings and thus, making the property more marketable to potential developers."

The letter adds that the representatives request plans to shut off electricity and heat to OCF be changed "until a suitable reuse can be identified."

"Doing so will help preserve the favorable condition of buildings, eliminate costly repair work further down the road and ultimately, make the property more attractive for future development. We continue to firmly disagree with the decision to shutter OCF. However, now that the facility has been closed, it is incumbent upon all of us to work together and identify uses for it that help replace the hundreds of jobs lost and strengthen St. Lawrence County," the letter says.

Meanwhile, Mr. Skelly issued a press release Thursday stating that Gov. Hochul has a perfect "opportunity to show the north country she cares about the local economy by facilitating the transfer of the shuttered Ogdensburg Correctional Facility to the Ogdensburg Bridge and Port Authority."

“We are in a unique and beneficial position by having the Ogdensburg Bridge and Authority in our community and right next door to our now-closed prison,” the mayor’s statement reads. “The OBPA is already a state agency and runs an international airport, an international bridge and an international commerce park. They can take possession of the closed prison and turn it into an economic engine for the region.”

Mr. Skelly also plans on personally reaching out to Gov. Hochul to ask her to “facilitate a speedy transfer.”

“I know she cares about this region,” Mr. Skelly wrote. “I also know she understands how much we need jobs and economic growth up north.”

The OCF complex would be a natural fit for a commerce park with separate loading and storage units, loading docks and bays, warehousing and other infrastructure, according to the mayor.

“The governor has the ability to do it, to turn the prison over to our bridge and port authority and the OBPA is amenable to the idea,” Mr. Skelly said. “If Gov. Hochul can make that happen, our closed prison could turn into a major economic driver for St. Lawrence County and the north country region.”

Matt Curatolo

https://www.nny360.com/news/stlawrencecounty/faa-goes-over-budget-for-ogdensburg-runway-safety-light-inspection-obpa-stuck-with-bill/article_b715a7c6-f1a9-5433-ac6c-bcf00a2a3629.html

FAA goes over budget for Ogdensburg runway safety light inspection, OBPA stuck with bill

By ANDY GARDNER

agardner@wdt.net

Jul 15, 2022



Ogdensburg and Heuvelton fire departments provide a water cannon salute, July 1, as the first Contour Airlines flight prepares to leave Ogdensburg International airport. Christopher Lenney/Watertown Daily Times

OGDENSBURG — The Ogdensburg Bridge and Port Authority approved spending \$42,760 for the Federal Aviation Administration to finalize a runway safety feature after the agency ran out of their money to fund and made the OBPA foot the remainder.

The discussion and vote happened during the OBPA Board of Directors Thursday monthly meeting.

The safety feature in question is the medium approach lighting system flash (MALSF), which Ogdensburg International Airport Manager Stephanie A. Saracco said is to guide in aircraft when cloud cover is low.

“That’s where we run into a lot of problems in inclement weather. It’s not that the runway is bad, it’s they cannot land safely ... without having that,” she said.

A motion to pay the \$42,760 passed by a 5-1 vote, with board member David D. King dissenting. The authority will have \$32,728 of that reimbursed “in two to three months,” OBPA Executive Director Steven J. Lawrence said.

The original amount the OBPA paid for the commissioning and inspection of the runway lighting was \$229,671, per an agreement that reimbursed the authority.

Mr. Lawrence said the lighting project is “97% complete,” and the remainder is getting the FAA to do the safety inspection and approve the installation.

“We agreed to a certain amount, I believe it was before the project ever got off the ground, that we would pay them to do the testing and inspection,” he said. “Within the last two years, they ran out of the money they’ve had to do the ongoing inspection. They’re saying ... they’ve come up short to complete the inspection. The FAA is requesting a supplement due to field changes caused by site conditions ... supply chain issues, weather conditions and additional costs from shipping delays.”

The MALSF lights are on the Route 68 portion of the airport’s runway 27, which was extended as part of a \$26 million project that concluded in 2016.

“Because [the MALSF] was an FAA installation and the bridge and port authority made the choice to take it down, we were required to put it back up,” Ms. Saracco said. “It’s a safety factor. It’s better lighting.”

Mr. Lawrence said he tried to negotiate with the FAA to have them cover the extra cost, but it didn’t work.

“I’m not making any progress. We need to take care of it and get this thing done. I’m not happy with it and I know a number of board members aren’t either, but it’s kind of what we’re dealing with when ... dealing with all the things that came out of COVID and the FAA,” he said. “I recommend we pay this as quickly as possible and complete the project and just get on with it.”

Following the vote, Board Chair Vernon D. “Sam” Burns thanked Mr. King for voting no.

“It leaves me conflicted ... I don’t like it,” Mr. King said prior to the board ratifying the expense.

Andy Gardner

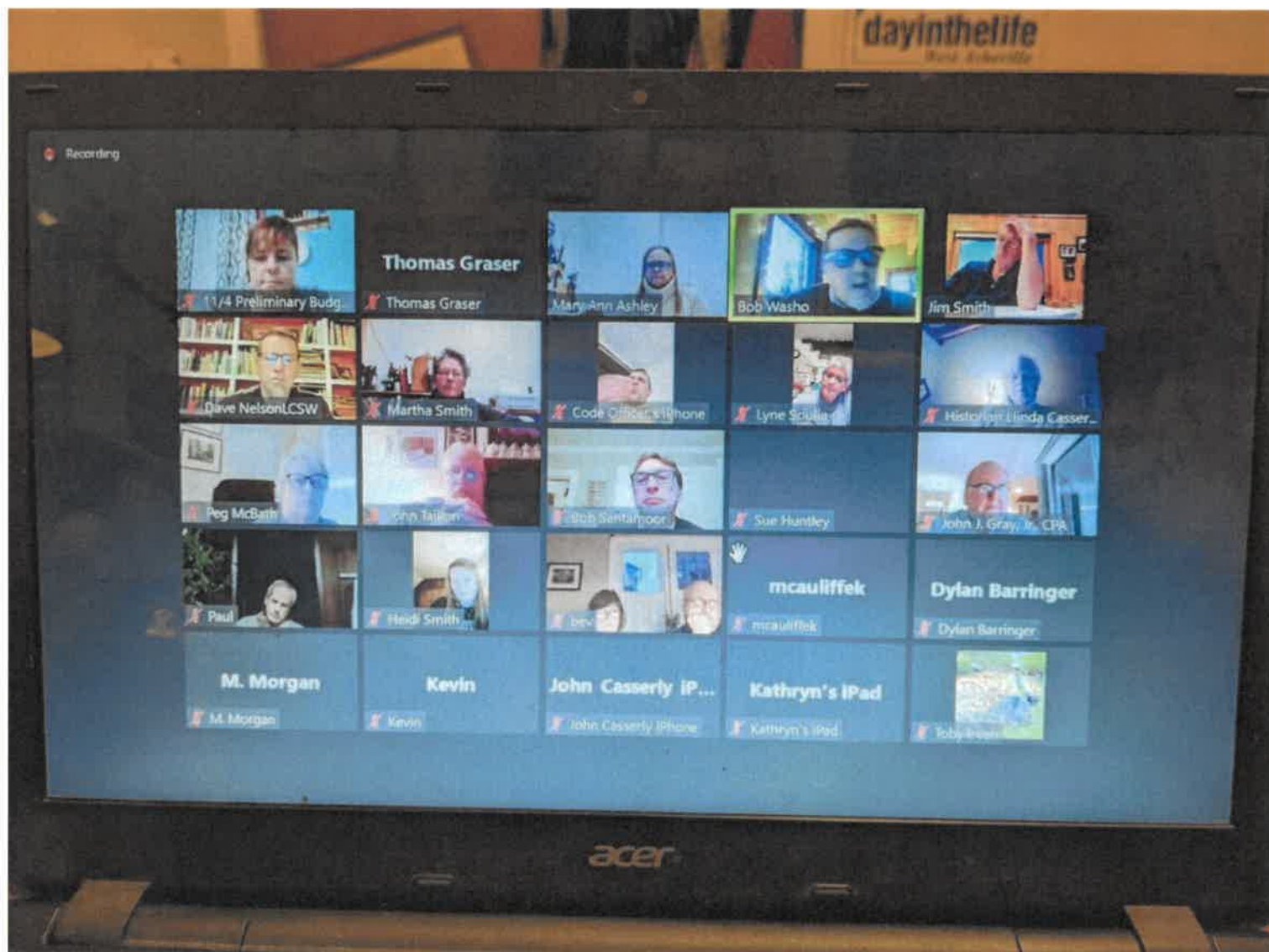
https://www.nny360.com/news/stlawrencecounty/potsdam-town-board-obpa-each-addressing-new-state-requirements-for-livestreamed-meetings/article_edaf6caf-a250-54bc-be00-5d4b71dffe54.html

Potsdam town board, OBPA each addressing new state requirements for livestreamed meetings

By ANDY GARDNER

agardner@wdt.net

Jul 16, 2022



Two local boards are addressing new state requirements for continuing livestreamed meetings and remote participation of board members. Tom Graser/Watertown Daily Times

Two local boards are addressing new state requirements for continuing livestreamed meetings and remote participation of board members.

The state government is requiring public bodies, such as local governments and authorities, to pass local laws allowing remote participation and setting criteria for members to participate remotely.

The Ogdensburg Bridge and Port Authority on Thursday set a public hearing for its policy, which has yet to be written. The hearing will be Aug. 16.

After a Tuesday night public hearing that drew no comments, the Potsdam Town Council unanimously passed two resolutions allowing them to continue allowing remote participation in board meetings.

The new town law says the majority of board members have to participate from a location where the public can attend. Therefore, if a quorum can't attend in the town office board room, some and possibly all of those video conferencing in will have to be in a place the public can attend, with the location advertised in advance.

“For example, no less than three members of the Board or Committee must conduct the meeting in the same physical location or locations where the public can attend the meeting,” the new law reads. “If two Board or Committee members are sick and two Board or Committee members are on vacation, the public meeting must be cancelled because only one Board or Committee member is available to meet in-person (or in any physical location open to the public). All four members cannot participate in the public meeting using video-conferencing from a location that is not open to in-person public attendance.”

The board is required to maintain all video recorded board meetings for five years. The links are on the town's website, along with full rules for the public to participate remotely.

“Right now everything that’s been recorded from the beginning of the year is on the website,” Town Clerk Cindy L. Goliber said.

Also, the town is also required to make a transcript of each meeting available upon request.

The public and the board when participating remotely both have to follow a few rules going forward.

The public’s rules are mostly geared at assuring order when people want to speak during public comment. They have to use the “raise hand” function and then be recognized by the chair in order to speak.

Board members have their own set of rules to follow. Those are mostly aimed at making sure the public can see them at all times and hear everything when they speak, and also preventing background distractions.

The town is also required to make a transcript of each meeting available upon request.

Andy Gardner

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Oversized load snarls Ogdensburg traffic



What looked like a wind turbine tower delivery got hung up making a turn off State Street in Ogdensburg Thursday. (WWNY)

By 7 News Staff

Published: Aug. 11, 2022 at 5:31 PM EDT | Updated: 20 hours ago



OGDENSBURG, New York (WWNY) - There was a bit of a traffic jam in downtown Ogdensburg Thursday.

What looked like a wind turbine tower delivery got hung up making a turn off State Street.

City Manager Stephen Jellie told 7 News these deliveries are taking a different route, now going through downtown because they are too heavy for the State Route 37 bridge used in previous wind turbine transports from the city's port.

It took a bit, but state police and the state Department of Transportation, which supervised the trip, shut down traffic and went the wrong direction on one-way streets around the twin bridges area to clear this up.

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IMPORTANT INFORMATION REGARDING THE UPCOMING TRANSITION AND LOBBYING FILINGS

On Friday July 8, 2022, the new Commission on Ethics and Lobbying in Government will take the place of the Joint Commission on Public Ethics, and the JCOPE website will transition into the new Commission's website, at ethics.ny.gov.

Information for Online Lobbying Filers:

- Filers who utilize the Lobbying Application ('LA') may access 'LA' directly from the my.ny.gov homepage at [https://my.ny.gov/](https://my.ny.gov), or through the Commission's website.
- Users who attempt to access the Lobbying Application outside my.ny.gov will be notified the Application has moved, so filers are advised to review their existing bookmarks and update from <https://webapps.jcope.ny.gov/LA/> to <https://my.ny.gov/> if needed.
- Filers will **not** be required to change or update their existing NY.gov username or password to continue accessing 'LA'.
- Filers should anticipate agency labeling changes in the Lobbying Application; however, **all existing functions and statutory filing due dates will remain.**
- Any information or filings saved in the Lobbying Application prior to July 8th will remain accessible after the transition.

Information for PDF 'Paper' Filers:

- Certain PDF forms will be rebranded and available on the new Commission website on July 8th, including:
 - Lobbying Agreement Forms (Retained, Employed and Unexecuted)
 - Lobbyist Bi-Monthly and Disbursement of Public Monies Bi-Monthly reports.
- All other Lobbying PDFs will be rebranded and made available as soon as possible after the July 8th transition.
- Please note that PDF forms will be rebranded only, with the new Commission's logo and contact information replacing JCOPE's; **all reportable information will remain the same.**
- If available, Filers are encouraged to use new forms with the new Commission logo for any PDFs submitted on or after July 8th; however, PDF forms with the JCOPE branding will continue to be accepted for filings due and submitted through the month of August.

Payments to the Commission

- Online filers may continue to pay filing fees for Registrations and Client Semi-Annual reports by credit card, check or money order using the Lobbying Application.
- Checks or money orders submitted on or after July 8th, including payments for filing fees or late fees, should be made payable to the Commission on Ethics and Lobbying in Government (NYS); however, the Commission will continue to accept payments to JCOPE for a reasonable time period.

Contacting Commission Staff

Filers may continue to utilize existing JCOPE email addresses and phone numbers to contact staff with any filing-related questions or concerns.

Website and Online Systems Briefly Offline for Transition

The JCOPE website and its affiliated online applications are all scheduled to transition during the early hours of July 8th; as such, filers should refrain from utilizing the online systems from July 7th at midnight to July 8th at 10 a.m.