

OGDENSBURG BRIDGE & PORT AUTHORITY
FACILITIES COMMITTEE MEETING
MONDAY, March 27, 2023

A meeting of the Facilities Committee of the Ogdensburg Bridge and Port Authority was held in the boardroom of the Administration Building on Monday, March 27, 2023 at 5:00 PM.

The following were present:

David D. King, Committee Chair
Jennifer Quirk-Pickman, Committee Member
Vernon D. Burns, Board Chair
Steven J. Lawrence, Executive Director
Patricia A. Nisco, Chief Financial Officer
Anthony Adamczyk, Director of Economic Development
James Chase, Director of Operations

ALSO: Troy Gawronski, FVD Engineering (FOTH)
Susan Nilson, FVD Engineering (FOTH)
Julie Margot, Margot Designs
Charles Moran, Margot Designs

David D. King, Committee Chair, called the meeting to order at 5:00 PM.

1. Business Items

a) Port of Ogdensburg

- i) Port Dock Expansion Project Update: Discussion from FVD Engineering (FOTH) on Dual Bid Option for the Project

Troy Gawronski, FVD Engineering reviewed the memorandum from FVD Engineering (dated March 7, 2023) that Executive Director, Steven J. Lawrence, handed out to the Board and Staff at the meeting. Troy Gawronski discussed the background of the circular damn design. Troy then discussed looking at additional designs based on contractor availability and increase in contractor pricing and material pricing. The second design is called an O-Pile design. Both designs give the same loading capacity. The difference is in the

constructability in the different designs. Advancing two designs, it is anticipated that there will be more contractor bidding that will come forward. Susan Nilson, FVD Engineering, explained the differences between the two construction methods, and stated putting forward the two different designs opens up the bidders pool. Troy Gawronski stated that two bid packages would go out at the same time, allowing contractors to bid on one design or both. Executive Director, Steven J. Lawrence, stated that FVD Engineering, the OBPA, and the NYS DOT Rail Division all met on this project and had no issues, and the Rail Division actually encouraged the team to go this direction. The only caution was to have all the language in the bid package and all the rules. The design and steps will need to be reviewed by the NYS DOT so there is no ambiguity. Troy Gawronski reported that the specs would spell out for the contractors exactly how the selection process would happen. Executive Director, Steven J. Lawrence, reported that there is an estimated time and materials cost of approximately \$85,000. Most of that would be reimbursable through the project. He will follow up with the NYS DOT to ensure he understands how the reimbursement works. Committee Member, Jennifer Quirk-Pickman, asked if all environmental impacts have been considered and what the timeline is. Troy Gawronski and Susan Nilson confirmed that all permits are in place; and that it would take 18 months spread over 24 months. Committee Chair, David D. King, asked what the Staff were looking for from the Committee. Steven J. Lawrence stated a recommendation from the committee to move forward via a resolution, and asked Troy and Susan for a formal quote he can take to the Board for approval. On a motion made by Board Chair, Vernon D. Burns, seconded by

Jennifer Quirk-Pickman, the Committee recommends the two-option bidding process and approve the additional funding to put that into place,

b) Ogdensburg International Airport

i) Signage (Bridge to Airport Route) and Wayfinding Discussion with Julie Margot of Margot Designs

Economic Development Director, Anthony Adamczyk, started by stating that the Staff have been working to find value added projects for the Airport Expansion and Event Center to make it as valuable as possible. One of those such things is signage and wayfinding, which has led to discussions with Julie Margot, Margot Designs, about destressing the entire travel experience. Economic Development Director, Anthony Adamczyk, introduced Julie Margot, Margot Designs, who described her background with wayfinding projects and introduced her colleague, Charles Moran. Julie Margot and Charles Moran went through their presentation and shared ideas of how to add value to the signage leading people to the airport, in the parking lot, and inside the airport. The end of their presentation included airports that have used design teams to assist with signage: Berlin Brandenburg Airport; Fort McMurray International Airport; and Jackson Hole Airport. Pictures were shown of the exterior and interior of these airports. Julie Margot and Charles Moran also shared the Team Work Flow and Design Build Timeline. Julie Margot confirmed that road signage is completed by NYS Department of Transportation, with their own budget, and they may work on this with a proposal from the OBPA, with the consultation from Julie Margot and Charles Moran. Economic Development Director, Anthony Adamczyk, thanked Julie Margot and Charles Moran, stating it was a perfect introduction for the

Facilities Committee for the project. Charles Moran asked what the next steps would be. Economic Development Director, Anthony Adamczyk, stated that the Facilities Committee would need to look over the project to see where the implantation would be, and the major factor would be identifying major sources of funding. Once Julie and Charles disconnected, Committee Chair, David D. King, asked about funding. Economic Development Director, Anthony Adamczyk, stated that he doesn't believe there is enough NYS or Federal funding available for the project. Committee Chair, David D. King, asked if a phone call should be made to Jackson Hole and Fort McMurray Airports to ask them about their processes. Economic Development Director, Anthony Adamczyk, agreed. Jennifer Quirk-Pickman asked if there wasn't funding for this project, who would do this work. Executive Director, Steven J. Lawrence, confirmed that without Margot Designs, the terminal proper signage could be done through the project. Jennifer Quirk-Pickman asked if funding doesn't come through, could a graphics designer at a local university do the signage work. Economic Development Director, Anthony Adamczyk, and Executive Director, Steven J. Lawrence, agree that the expertise should lie with a design company such as Margot Designs. Board Chair, Vernon D. Burns, asked with the airport expansion, what other things will be offered other than flying planes in and out. Now there will be an event center, and marketing will need to be done to sell the activities of the new space. Also, it was recommended that the OBPA work with the Department of Transportation to make sure signage is consistent and improved.

- ii) The GSE (Grounds Support Equipment) Building proposed relocation
Executive Director, Steven J. Lawrence, handed out a flyer to show where the

tent would be relocated. Preliminarily, there have been discussions about moving it to where the employee parking lot is and fencing it off. The location is already paved and the move isn't very far, so it won't be expensive. A new skin will need to be purchased; and there is potential for putting the OGS logo on it. Executive Director, Steven J. Lawrence, opened it up for the Board members' thoughts before the move of the structure was made. Committee Chair, David D. King, thought it would be beneficial to put a picture or logo on this temporary structure. Others agreed. On a motion made by Vernon D. Burns, seconded by Jennifer Quirk-Pickman, a recommendation will be made to the engineers that there are no issues with moving the structure.

iii) EV Chargers and Solar Canopies Update

Director of Economic Development, Anthony Adamczyk, reported that he has been trying to find value-added sub-projects to enhance the terminal expansion and events center. The Staff Team has been having some conversations with some EV charger and solar panel providers, to discuss installation, possibly subsidized, to make this entire complex as renewable as possible. Executive Director, Steven J. Lawrence, stated that EV chargers would be throughout the parking lot, but also in the GSE Building for the ground support equipment. A solar canopy would cover part of the parking lot and it would sustain most of the airport. A sun reflective study would be done to ensure that pilots aren't blinded as they come into land the planes.

c) Childcare Initiative Update

Executive Director, Steven J. Lawrence, reported that he and Director of Economic Development, Anthony Adamczyk, reviewed the childcare grant application with Leanne West to find ways to make it stronger. Leanne advised to wait at least a

month to see what the outcomes come about with the New York State budget; there could be another avenue to go when it comes to funding. Leanne has also uncovered an additional funding source that ties to childcare. Board Chair, Vernon D. Burns, reported that the Childcare Initiative Committee met and the presentation by Lynn Pietroski, The Arc Jefferson-Lewis, was excellent. Executive Director, Steven J. Lawrence, reported that a tour of the Bright Beginnings facility is being scheduled for the Board members and Staff.

d) Heavy Industrial Park and Solar Farm General Discussion

Executive Director, Steven J. Lawrence, reported that a number of proposals have come in to lease the land across from the transfer station to place solar panels for solar farms. A large number of offers are for only a portion of the land, when the Staff would prefer all of the land to be leased. Committee Chair, David D. King, stated that the permitting requirements is what regulates the size of the land.

2. Other Such Matters

- a) Board Chair, Vernon D. Burns, stated that he has heard from several sources that on the weekends, there have been issues with change being made appropriately. Chief Financial Officer, Patricia A. Nisco, stated that toll collectors have access to the building Monday – Friday to make change, but not weekends, and that she would look into this.
- b) There was a need for Executive Session for matters relating to section 105 § h of the open meetings law to discuss the proposed acquisition, sale, or lease of property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof. On a motion by Vernon D. Burns, seconded by Jennifer Quirk-Pickman, the meeting went into Executive Session at 6:44 PM. On a motion Vernon D. Burns, seconded by

Jennifer Quirk-Pickman, the meeting resumed at 7:04 PM. There was no action to be taken out of Executive Session. On a motion by Vernon D. Burns, seconded by Jennifer Quirk-Pickman, the meeting adjourned at 7:06 PM.

David D. King
Committee Chair