



October 25, 2023

Jake Moser, Lewis County Clerk
7660 N State St
Lowville, NY 13367

RE: Village of Port Leyden - Port Leyden School RESTORE NY VII Project, Public Notice

Dear Clerk:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for the Village of Port Leyden - Port Leyden School RESTORE NY VII Project in Lewis County. This material is being filed pursuant to Section 16(2) of the UDC Act.

A virtual public hearing to consider the Plan(s), open to all persons, will be held remotely by the Corporation on Thursday, November 9, 2023 from 2:00 p.m. to 3:00 p.m. utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notices>. Additionally, the public is given an opportunity to comment on the Project(s) by submitting comments electronically to Landgprojectcomments@esd.ny.gov Subject: Comment - Village of Port Leyden - Port Leyden School RESTORE NY VII by 5:30 p.m. on Thursday, November 9, 2023.

ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Sincerely,

Heather Tanner
Administrative Assistant 2

C. Village of Port Leyden – Port Leyden School RESTORE NY VII (135,975)
October 19, 2023

General Project Plan

- Grantee:** Village of Port Leyden (“Port Leyden” or the “Village”)
- Beneficiary Company:** Port Leyden Portal, LLC (“PLP” or the “Owner- Developer”)
- ESD Investment:** A grant of up to \$1,062,000 to be used for a portion of the cost of renovations to the former, 37,305 square-foot Port Leyden School for mixed-use purpose
- Project Location:** 3336 Lincoln Street, Village of Port Leyden, Lewis County
- Proposed Project:** This project includes rehabilitation of 15,000 square-feet of a vacant school building for creation of up to 10 apartment units on the second floor, and creation of first- floor commercial space, a community center, and a restaurant.
- Project Type:** The demolition and rehabilitation of properties to revitalize a neighborhood as part of the Lewis County’s Economic Development plan
- Regional Council:** The North Country Regional Council has been made aware of this item. The project predates the Regional Council Initiative. The project is consistent with the Regional Plan/other description of relationship between project and Council
- Background:**

Grantee History – The Village of Port Leyden was formally incorporated in 1871 and, with a population then approaching 1,000 residents, this period represented Port Leyden’s most significant growth as both a business and transportation hub. At that time, employment opportunities existed in a number of business enterprises, such as the Port Leyden Tannery, the Port Leyden Iron Furnace, various saw and pulp mills, the Port Leyden Knitting Company, the Gere Iron and Mining Company, the Adirondack Spruce Gum company, the Port Leyden Cigar Factory, a milk station and multiple feed mills.

As a municipality, Port Leyden established its own municipal water system, brought electricity and telephone service to the community, paved the village streets, built a sewage treatment facility, maintained a strong volunteer fire department. In addition, the Village built a comprehensive school system, culminating in the Port Leyden Central School District, located today at its current 3336 Lincoln Street. The post industrial era has been hard on the Village which has experienced a decline in both business and population.

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Today, the Village is considered an economically depressed area.

ESD Involvement – Due to the Village’s lack of quality housing in the area, and the loss of the Port Leyden Elementary School, its largest employer, in 2021, the Village seeks to initiate crucial redevelopment by rehabilitating the 37,305 square-foot, former Port Leyden School at 3336 Lincoln Street. The school has been vacant since 2021.

Once rehabilitated, Port Leyden envisions creation of new housing and new businesses for the property, and the immediate and surrounding areas, including a turn-key restaurant. Additionally, the project conforms to the Lewis County Planning Board and the Lewis County Economic Development Agency plans and objectives as it provides access to commercial/business space as well as improving the quality and quantity of local housing stock.

In January 2023, the Village applied under Round VII of the Restore New York Communities Initiative, for funding assistance to bridge a gap in the project’s budget. ESD awarded Port Leyden a \$1,062,000 grant in June 2023. The project’s viability is dependent on this grant as the current property owners are relying on their personal income and debt capital to fund the project in phases. Without this grant, parts of the building may fall into disrepair as the owners await additional funds to complete each phase.

The Project:

Completion – December 2024

Activity – Demolition and site-prep began on July 17, 2023 and will continue with the construction and renovation of 9 new, market rate apartments, 3 office spaces, and a turn-key restaurant, including upgrading of the current outdated facilities, through December 31, 2024.

Facility improvements will consist of renovation of the building to create 7,500 square feet of new residences, and approximately an additional 7,500 square feet of commercial spaces, and a restaurant. New electrical heat pumps will replace the existing oil furnace as well as additional upgrades to the electrical, plumbing, and fire safety systems.

Results – Village of Port Leyden lacks adequate housing and does not have a single restaurant. The creation of 9 new apartments, 3 office spaces, and a turn-key restaurant. Will significantly address multiple issues affecting Port Leyden’s economic health. The Port Leyden Portal, LLC will hire between 1 – 4 employees to manage the space, in addition to overseeing construction and other ongoing, overall project management. The project will also create opportunities for the creation and expansion of businesses. Restore NY funds are critical to the success of this project.

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No Benefit-Cost Analysis (“BCA”) is required since these projects generate long-term benefits not captured in the short-term period used for the BCA and may involve no permanent job commitments.

Financing Uses	Amount	Financing Sources	Amount	Percent
Construction/ Renovation	\$1,045,000	ESD Grant	\$1,062,000	90%
Infrastructure/Site Work	15,000	Grantee Equity*	118,000	10%
Furniture, Fixtures and Equipment	60,000			
Other: Fire Alarm System, Kitchen Equipment	60,000			
Total Project Costs	\$1,180,000	Total Project Financi	\$1,180,000	100%

**Source of equity are funds from the building owner, Mark Lemieux*

Grantee Contact- Shawn Smith, Mayor
 3387 Douglas Street
 Port Leyden, NY 13433
 Phone: 315-335-9226
 E-mail: mayor@villageofportleyden.com

Beneficiary Contact- Mark Lemieux, Developer
 PO Box 104
 Port Leyden, NY 13433
 Phone: 315-790-1044
 E-mail: marklemieuxesq@gmail.com

Project Team:

Project Management	Genevieve Carr
Contractor & Supplier Diversity	Bertrand Dorcilien
Design & Construction	Marty Piecuch
Environmental	Soo Kang

Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the Village shall pay a commitment fee of 1% of the 1,062,000 capital grant (\$10,620) and reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Village will be obligated to advise ESD of any materially adverse changes in its financial condition prior to disbursement.

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3. The Village will ensure the contribution of at least a 10% match of the grant amount to the Project.
4. Up to \$1,062,000 will be disbursed to Grantee, no more frequently than quarterly, in proportion to ESD's funding share, and in accordance with ESD's design and construction requirements, assuming that all project approvals have been completed and funds are available. The final ten percent (10%) of the Grant shall not be disbursed by ESD until all of the tasks and reports required have been completed to ESD's satisfaction, and project is complete as evidenced by a certificate of occupancy.

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 27, 2023, to be considered reimbursable project costs.

5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$1,062,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Village 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.
6. Submission of Payment Requisitions to ESD will be made according to the design and construction disbursement terms which will be outlined in the Grant Disbursement Agreement. ESD reserves the right to inspect the project site to insure compliance of these terms, monitor project progress, insure work appropriate progress payments are made for work performed, and insure that contractors are paid for work performed.

Environmental Review:

ESD staff has determined that the project constitutes a Type II action as defined by the New York State Environmental Quality Review Act and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

Non-Discrimination and Contractor Diversity:

Pursuant to New York State Executive Law Article 15-A, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified minority-and women-owned business enterprises (MWBES) in the performance of ESD projects. The Office of Contractor and Supplier Diversity has reviewed the project and has determined that MWBE participation goals are to be set at 30% (totaling no less than \$318,600).

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Statutory Basis – Restore NY Communities:

The funding was authorized in the 2022-2023 New York State budget and re-appropriated in the 2023-2024 New York State budget. No residential relocation is required as there are no families or individuals residing on the site.