

May 5, 2025

Finance Committee: 3-24-2025

RESOLUTION NO. 153-2025

**ADOPTING LOCAL LAW E (NO. __) FOR THE YEAR 2025, “A LOCAL LAW
SUPERSEDING COUNTY LAW SECTION 215 TO EXTEND A LEASE TO EMPIRE
STATE MINES, LLC. FOR EXPLORATION AND DEVELOPMENT OF
COUNTY OWNED MINERAL RIGHTS”**

By Mr. Hull, Chair, Finance Committee

BE IT ENACTED by the St. Lawrence County Board of Legislators as follows:

A local law, pursuant to Section 24 of the Municipal Home Rule Law, authorizing the County of St. Lawrence, notwithstanding any contrary provision of Section 215 of the County Law of the State of New York, to enter into: (1) a lease agreement of up to forty (40) years, consisting of an initial term of twenty-five (25) years and renewals thereafter for five (5) additional years, for up to fifteen (15) additional years, during which time the lessor would have the right to explore, extract and otherwise develop the mineral rights the County owns on fifty-six (56) of ninety-three (93) parcels located in the Town of Edwards, Town of Clare, Town of Fine, Town of Fowler, Town of Pitcairn, Town of Hammond, Town of Macomb, Town of Rossie, and Town of Gouverneur which are recorded in the St. Lawrence County Clerk’s Office (collectively, the “Parcels”); and (2) an option agreement of up to 25 years, consisting of an initial term of 5 years and renewals thereafter for one (1) additional year, for up to twenty (20) additional years, during which time the lessor could explore for the presence of minerals on the balance of the Parcels and would have the option to enter with the County into similar lease agreements to further explore, extract and otherwise develop the mineral rights on some or all of those Parcels.

Section 1. Purpose

The County of St. Lawrence desires to enter into the aforesaid agreements with Empire State Mines, LLC.

Section 2. Legal Authority

New York State County Law Section 215(4) provides that a county may lease a property it owns for a term not to exceed five years. However, pursuant to County Law Section 2(b), a county may enter into lease agreements for terms greater than five years if the county authorizes such lease agreements by local law. New York State Municipal Home Rule Law Section 24 provides that any local law that changes a provision of law relating to leasing of real property is subject to referendum on petition (permissive referendum).

Section 3. Applicability

The County of St. Lawrence is authorized, notwithstanding New York State County Law Section 215(4), which is hereby superseded, to enter with Empire State Mines, LLC into the aforesaid lease agreements, for durations of up to forty (40) years.

May 5, 2025

Section 4. Effective Date

Notice of the adoption of this local law subject to permissive referendum shall be published in the official newspaper of the County. This local law shall take effect at the end of the permissive referendum period upon filing in the Office of the Secretary of State, and if a permissive referendum is held, upon approval at the permissive referendum upon filing in the Office of the Secretary of State.

STATE OF NEW YORK)
) ss:
COUNTY OF ST. LAWRENCE)

I, Kiersten Larrabee, Deputy Clerk of the St. Lawrence County Board of Legislators, **DO HEREBY CERTIFY** that I have compared this Resolution No. 153-2025 Entitled “Adopting Local Law E (No. __) for the Year 2025, “A Local Law Superseding County Law Section 215 to Extend a Lease to Empire State Mines, LLC. For Exploration and Development of County Owned Mineral Rights””, adopted May 5, 2025, with the original record in this office and that the same is a correct transcript thereof and of the whole of said original record.

Kiersten Larrabee, Deputy Clerk
St. Lawrence County Board of Legislators
May 6, 2025