

RACER TRUST PROPERTY AVAILABLE



OPPORTUNITY ZONE

Prime industrial land for sale in **Massena, NY**

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Table of Contents

3	Property Summary
4	Property Location
5	Property Assets
7	Property Details
10	Opportunity Zone
11	Property Ownership and Recent History
12	Community Vision for Property
14	Environmental Conditions
15	Collateral Information, including:
	* Access/Linkage
	* Airports
	* Port Facilities
	* Regional Bus Service
	* Utilities and Natural Gas
	* Zoning and Business Assistance
	* Small Business Centers
24	Regional Overview, including:
	* Work Force and Education
	* The Saint Regis Mohawk Trice
	* Medical Facilities and Emergency Services
	* Amenities
	* Links to Helpful Resources
32	Demographic Information
34	RACER Summary
35	Conditions
36	Transaction Guidelines/Offer Instructions
37	Links for Buyers



Property Summary

Massena Powertrain Plant
56 Chevrolet Road
Massena, NY 13662

RACER Trust is actively preparing this 217-acre property for redevelopment. Situated on the Canadian border in northern New York, the Property offers an ideal setting for the growth and development of your business. The Property has access to exceptional transportation facilities and is in close proximity to major markets in the Northeastern United States and in the Montreal-Toronto corridor of Canada. In addition, lower-cost electric power programs are available for qualified prospects.

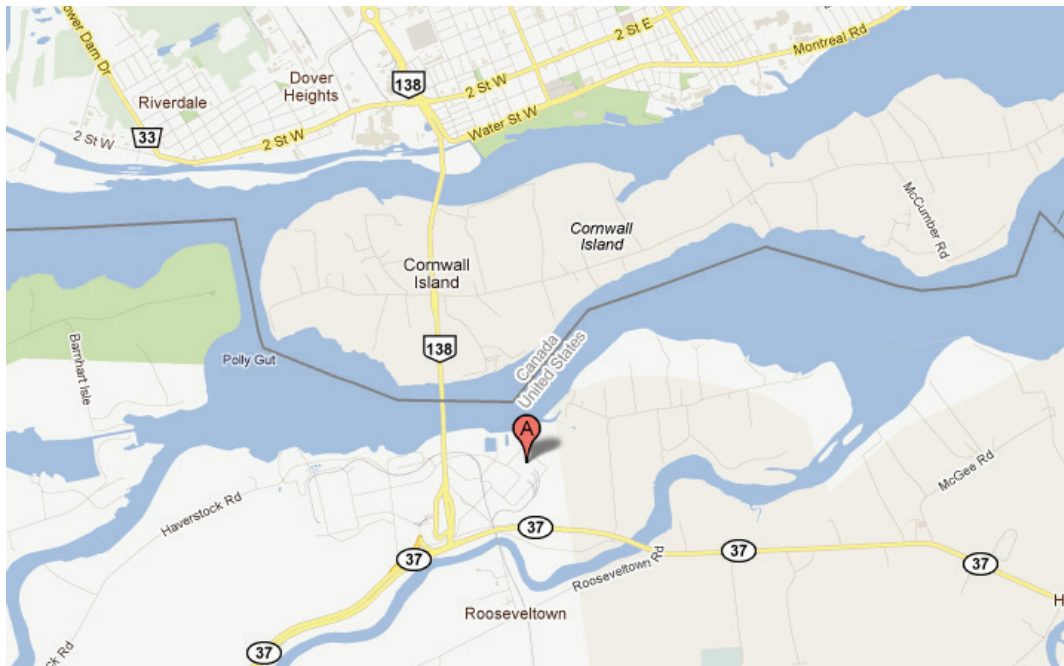
County:	St. Lawrence
Land Area:	217 acres
General Description:	Land
Zoning:	Zoning details can be found in the Property Details pages.
Tax Parcel Number:	6.002-1-1.1; 6.004-2-1
RACER Site Number:	12000

More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Massena_12000.



Property Location

 Massena Powertrain Plant
56 Chevrolet Road
Massena, NY 13662



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***Disclaimer:** Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.



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Property Assets

- 217 acres of land that is undergoing a massive cleanup to prepare the site for a variety of manufacturing, industrial or commercial uses
- Property serviced by CSX Railway and has two active sidings owned by the Trust
- Property is zoned industrial; no rezoning necessary for manufacturing re-use
- Close proximity to the U.S. interstate transportation system via State Route 37 and the Canadian Federal Provincial Highway System via the Seaway International Bridge located next to the property
- Located approximately 10 miles from Massena International Airport and 42 miles from the Port of Ogdensburg and David D. DePue Marine Terminal Complex Wharf
- Existing parking for at least 700 vehicles; more available
- Storm Water Management System established and fully operational; potentially available to end user
- A 17.7-acre portion of the property is a RCRA-capped landfill, ideally suited for solar development.



Property Assets (continued)



Property Details

Location	56 Chevrolet Rd, Massena NY 13662
Zoning/Tax ID Number(s):	I, Industrial: 6.002-1-1.1, 6.004-2-1
Total Land Area of Property (Acres)	217
Total Land Assessment	\$1,010,000
Total Assessment	\$1,010,000
Total Annual Property Taxes	\$32,284 (2016)
Visibility	Average
Shape	Irregular
Road Frontage	300 feet
Road Access	Adequate
Topography	General level
Number of Structures at Property	5 (two pump houses, one security building, one stormwater treatment plant, and one electrical substation)
Utilities	Available at site
Electricity	A 2,132 SF substation is located on site with redundant power provided by two transformers, one with a 40 MVA capacity and the other with a 25 MVA capacity; the New York Power Authority (NYPA) has 115 KV lines that run adjacent to the site. Low Cost electric power is available through the Massena Electric Department and the New York Power Authority
Sewer	Not available, other options available
Water	Not available, other options available
Natural Gas	Enbridge St. Lawrence Gas Reducing Station located on site with a 6" closed and capped gas line available



Property Details (continued)

Licenses for Temporary Use (If Any)	None
Storm Water Management System	Active
Wastewater Management System	None
Industrial Pretreatment System	None
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Vehicle Parking (Number of Spaces)	More than 700 existing
Owner(s)/Use(s) Prior to GM	Diebow, Hamelin - Agricultural Use
Previous Operations by GM	Foundry facility manufacturing engine components
Surrounding Owners/Uses	Alcoa Metals - Aluminum Smelting operations; United States Border Crossing; Saint Regis Mohawk Tribe Reservation
Rail Service	CSX Transportation, 2 active siding on property, potential for unit trains on site
Name and Proximity of Nearest Highway(s)	NYS Route 37 (0.2 miles); Ontario Highway 401 (6.4 miles)
Name and Proximity to Nearest Commercial Airport(s)	Massena International Airport (10 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Ogdensburg (42 miles)
School District	Massena Central School District



Property Details (continued)

Please note that, in any sale, the following buildings are expected to remain on the Property but to be reserved (or partially reserved) for the Trust's use (e.g., in ongoing cleanup):

- A 1,200-square-foot Shed
- A 900-square-foot River Pump House
- A Mill Water Pump House
- An East Storm Pond Pump House
- A 2,132-square-foot Electrical Substation
- A Sewage Pump House
- A Security Building



Opportunity Zone

Massena Powertrain Plant was designated an Opportunity Zone under the Tax Cuts and Jobs Act of 2017. Opportunity Zones provide substantial incentives to spur private investment in development and job creation. The benefit to our buyers is preferential tax treatment for private investment in development.

The Internal Revenue Service has published a detailed list of Frequently Asked Questions about the Opportunity Zone program. According to the FAQ: “Over the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at Treasury.gov and IRS.gov.”

From Treasury.gov: “Qualified Opportunity Zones retain this designation for 10 years. Investors can defer tax on any prior gains until no later than December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones. In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold.” (<https://home.treasury.gov/news/press-releases/sm0414>).



Property Ownership and Recent History

This Property was originally developed in 1958 by General Motors Corporation to produce aluminum cylinder heads. Built on agricultural land, the site housed an 821,000-square-foot manufacturing building built specifically to support GM's specialized manufacturing processes. GM discontinued manufacturing operations at the plant in May 2009.

The Trust acquired the Property in March 2011 and is responsible for cleaning up the Property and positioning it for redevelopment. The Property is currently a federal Superfund site and RACER is conducting an environmental cleanup of the area, with the approval and oversight of the U.S. Environmental Protection Agency. As a result, the Property is subject to certain easement and land use controls.

The U.S. EPA has produced a document for prospective buyers of Superfund properties. To download the document, [please click here](#).



Community Vision for Property

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy. The Settlement Agreement establishing the Trust described the criteria that the Trust, at a minimum, must consider when selling properties. These criteria include the views of the local communities. The community has provided the following in response to RACER's request:

St. Lawrence County
NORTH COUNTRY REDEVELOPMENT TASK FORCE
c/o St. Lawrence County Board of Legislators
48 Court Street, Court House
Canton, New York 13617-1169
(315) 379-2276
FAX (315) 379-2463

September 14, 2011

Bruce Rasher
RACER Trust Redevelopment Manager
2930 Ecorse Road
Ypsilanti, MI 48198
brasher@racertrust.org

Dear Mr. Rasher:

In response to your letter dated August 15, 2011, requesting a letter outlining a unified community vision for the former GM property to help facilitate the positioning of properties for marketing and sale, we the North Country Redevelopment Task Force respectfully submit the following:



Community Vision for Property (continued)

The North Country Redevelopment Task Force was commissioned by the St. Lawrence County Board of Legislators in May, 2007 as part of a broader strategy to diversify the regional economy following the official announcement to idle, and ultimately close, the General Motors Powertrain facility located in Massena, New York. Membership is intentionally diverse and includes leaders from a range of governmental entities including St. Lawrence and Franklin Counties, the St. Regis Mohawk Tribe and the Town and Village of Massena economic development agencies including the St. Lawrence County Industrial Development Agency, Empire State Development and the Business Development Corporation for a Greater Massena; local businesses, including Frenchie's Chevrolet, Fay Motors, and Sullivan's Office Supply; and organized labor unions including United Auto Workers, Local 465; AFL-CIO Central Trades, and Laborer's Local 322.

The North Country Redevelopment Task Force agrees that the following should be considered when marketing and the sale of the former Massena Powertrain Facility:

- ✓ Sufficient environmental remediation of the former Massena Powertrain Facility that are user ready; and
- ✓ Expedited industrial reuse of all or portions of the former Massena Powertrain Facility; and
- ✓ The creation of new opportunities for economic development both at the former Massena Powertrain Facility and in the surrounding communities; and
- ✓ Opportunities for the displaced local labor force; and
- ✓ Improved options for local and regional transportation.

As a final note, in order to assist you in your marketing efforts, we ask that you share with us the draft brochure which your office has prepared so that the Task Force can provide you with local stakeholder input before it is finalized.


Sincerely,
Tony Arquiett
Chair



Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxjB>.

For the latest environmental information, please visit www.racertrust.org/files/massena-environmental-fact-sheet.pdf

**The RACER Trust:**
Empowering America's Auto Communities

Massena, NY

RACER Site 12000

Massena Powertrain Plant
56 Chevrolet Road
Massena, NY 13662

Site Description

The Massena Powertrain Plant, situated on 217 acres in Upstate New York, was an industrial and manufacturing site from the late 1950s until GM ended operations in May 2009. During its die casting process, GM used hydraulic fluids containing polychlorinated biphenyls (PCBs). Phenols and volatile organic compounds (VOCs) also have been detected in groundwater and soil on the property.

The site is bordered by the St. Lawrence River to the north, the St. Regis Mohawk Nation to the east, the Raquette River to the south, and property owned by Alcoa and Conrail to the west.

In March 2011, the RACER Trust was created to clean up contamination found on the site and position the property for redevelopment. Cleanup activities are performed by the RACER Trust in cooperation with and under the oversight of the U.S. Environmental Protection Agency (EPA), the New York State Department of Environmental Conservation, and the Saint Regis Mohawk Tribe (SRMT). The Settlement Agreement that established the RACER Trust set aside nearly \$121 million for cleanup work and long-term operations, maintenance and monitoring.

Environmental History

There are several discrete areas of environmental concern at the site — a 12-acre Industrial Landfill, the North Disposal Area, the East Disposal Area, four industrial lagoons, the St. Lawrence River, the Raquette River, on- and off-site soils, and sediments. Several of these areas, as described further below, have been investigated and addressed. PCBs are the primary contaminant of concern in soil beneath the site. PCBs and volatile organic compounds also have been detected — albeit infrequently and at relatively low concentrations — in the groundwater beneath the site. Public water supply systems have not been impacted.

The site was added to the National Priorities List (NPL) in 1984. EPA and GM entered into a voluntary agreement in 1985, whereby GM agreed to conduct an investigation into the nature and extent of contamination at the

Continued

Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States



Collateral Information: Transportation Assets



Collateral Information: Access/Linkage

The Property is located in St. Lawrence County in Northern New York along the Canadian border. The Adirondack Mountains lie to the south, the Thousand Islands region to the west, and the St. Lawrence River to the north. In close proximity are the Canadian cities of Ottawa, Ontario and Montreal, Quebec. Lake Placid, home to the 1932 and 1980 Winter Olympic Games, is a short drive through the picturesque Adirondack Mountains.

Interstates 81 and 87 are within easy reach, and access to ocean shipping routes is as close as the St. Lawrence Seaway. Highway 401 is just over the Canadian border, connecting the metropolitan areas of Toronto, Montreal and Windsor and continuing across Canada. Travelers can reach Albany, New York, in approximately four hours; Boston, Massachusetts or New York City, New York, in seven hours; and Chicago, Illinois in 15 hours.

The Property is serviced by CSX Railway, the largest freight system in the Northeast-Midwest portion of the U.S. Operating in 15 states and Canada, CSX serves industrial and manufacturing customers handling metals, forest products, chemicals, grain, fuel, automobiles, and other commodities. For more information, visit www.csx.com.



**Information obtained from CITEC Inc. and St. Lawrence County Industrial Development Agency.*



Collateral Information: Airports

St. Lawrence County is served by airports in Massena (Richards Field Airport), Ogdensburg (Ogdensburg International Airport) and Potsdam (Damon Field). Airports within a short drive include Watertown International Airport, Hancock International Airport in Syracuse and the international airports of Ottawa and Montreal.

Richards Field Airport in Massena is operated by the Town of Massena and boasts two runways — one 4,000 feet long and the other, 5,000. The airport supports passenger and freight service to Boston and Albany, NY, provided by Cape Air.

Ogdensburg Bridge and Port Authority operates the Ogdensburg International Airport, located approximately 40 miles from the Property. With one 5,200-foot runway, the facility provides passenger and freight flights to Boston and Albany, NY, provided by Cape Air.

Charter flights may be obtained at Damon Field in the Village of Potsdam, located approximately one hour from the Property.

Seven major air carriers and nine other airlines provide passenger and freight service to Hancock International Airport in Syracuse, NY. This airport is located approximately three hours from the Property.



**Information obtained
from RACER research.*



Collateral Information: Port Facilities

The Port of Ogdensburg is owned and operated by the Ogdensburg Bridge & Port Authority. It offers full intermodal transportation options to industrial shippers. The Port is the only port on the Great Lakes designated as a Port of National Defense.

The Port is located on the St. Lawrence River, 60 miles east of Lake Ontario and 90 miles west of Montreal. It is closer to Northern Europe than other U.S. ports, thus making it highly economical for ships to deliver cargo to Ogdensburg. The port, with deep-draft berthing of 27 feet and a 1,250-foot wharf, provides large sea vessels with access to markets in New York City, Boston and Philadelphia.

The Port of Ogdensburg operates bulk-loading conveyors designed to load 100-pound material at the rate of 1,100 short tons per hour. The Port has the ability to provide shore side cranes, which range from 50 tons to 220 tons. Roll-on/roll-off service is available.

Stevedoring services, more than 125,000 square feet of warehousing and upland storage areas are available for all types of bulk and general cargo, as well as raw materials. A newly constructed 30,000 square foot bulk storage warehouse offers the flexibility needed to expedite the discharging or loading of agricultural and industrial commodities. All warehouses are fully bonded, and heated and insulated facilities are available.

For additional information, contact the Ogdensburg Bridge & Port Authority at 315-393-4080 or www.ogdensport.com.



**Information obtained
from RACER research.*



Collateral Information: Regional Bus Service

Regional bus service is provided by Adirondack Trailways. Service is provided to Massena and various locations throughout St. Lawrence County, with destinations throughout New York State, Toronto, Montreal, and connections to Ottawa, Washington, D.C. and Boston.

For more information, contact Adirondack Trailways at 800-776-7548.

NYSARC currently provides service in Massena and other locations within St. Lawrence County for the “Connecting Communities” public transportation system. Fares (as of 2015) are \$2.00.

For a list of communities served, routes and schedules, please visit www.slhysarc.org/public-transit.



**Information obtained
from RACER research.*



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Collateral Information: Utilities

The Property may be serviced by the Massena Electric Department. For more information, contact 315-764-0253 or www.massenaelectric.com.

The New York Power Authority (NYPA) has two low-cost electric power programs for qualified prospects. As power is available, qualified businesses in St. Lawrence, Franklin and Jefferson counties can apply for an allocation of hydropower through the Preservation Power (PP) program. The Recharge New York (RNY) Power program is a new state-wide economic development program that also is available for eligible businesses or not-for-profits. Allocations of RNY power will be 50 percent hydropower and 50 percent market power purchased by NYPA. For more information, please visit the NYPA's website at www.nypa.gov.

Collateral Information: Natural Gas

St. Lawrence Gas, an Enbridge Company, provides natural gas service to Massena and other portions of St. Lawrence County. The price customers pay, which can change month to month, is dependent upon a number of factors, including costs for installation; maintenance of gas lines and meters; meter reading and billing costs; the cost to transport gas from its source at the well-head; the cost to deliver gas through a network of gas lines; the cost of the natural gas commodity, etc.

For more information, contact the St. Lawrence Gas Company at 315-769-3516 or www.stlawrencegas.com.



Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 118. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 118 grantee, the Ogdensburg Bridge and Port Authority, at 315-393-4080.

The St. Lawrence County One-Stop Career Center, a convenient co-location of training and labor agencies, provides assistance to businesses with employment and training needs. New and expanding businesses can substantially reduce their training costs by participating in the Workforce Investment Act (WIA) On-the-Job Training (OJT) program. Through an OJT contract, a dislocated worker and/or economically disadvantaged person is hired by the employer, trained on the job, then maintained in a full-time, non-seasonal employment. The employer may receive up to 50% reimbursement for the wages paid to the trainee during the training period. Occupational training also is available. Contact the St. Lawrence County One-Stop Career Center at 315-386-3276.

The St. Lawrence County Industrial Development Agency (IDA) has a long-standing record of active support for economic development efforts in the county. During the past 40 years, the IDA has authorized the issuance of tax-exempt and taxable Industrial Development Bonds to improve economic opportunities throughout St. Lawrence County. The IDA also administers the Greater Massena Economic Development Fund, which provides monies in the form of loans to manufacturing, assembling and processing firms for the purchase of fixed assets. In 2008, the IDA provided \$117.6 million in combined assistance from the IDA, IDA Local Development Corporation (LDC) loan financing, LDC micro loan financing, Greater Massena Economic Development Fund loan financing and Workforce Investment Board job training assistance. The IDA also administers an economic development fund for the St. Lawrence River Valley Redevelopment Agency. These funds are packaged with low-cost energy incentives for new or expanding businesses. Contact the St. Lawrence County IDA at 315-379-9806 or visit www.slcida.com.



Collateral Information: Zoning and Business Assistance (continued)

Empire State Development (www.esd.ny.gov) administers the Excelsior Jobs Program, which provides job creation and investment incentives to firms in such targeted industries as biotechnology, pharmaceutical, high-tech, clean-technology, green technology, financial services, agriculture and manufacturing. Firms in these industries that create and maintain new jobs or make significant financial investments are eligible to apply for up to four tax credits. The program encourages businesses to expand in and relocate to New York while maintaining strict accountability standards to guarantee that businesses deliver on job and investment commitments.

New York State offers a number of other incentives to businesses looking to expand, establish new enterprises or relocate in New York:

- Low Cost Financing Assistance: Job Development Authority Direct Loan Program (www.esd.ny.gov/BusinessPrograms/JDADirectLoanProgram.html) — Through the Empire State Development Corporation, New York provides direct loans for the acquisition, renovation or improvement of real estate, as well as the acquisition of machinery or equipment. Direct loans can be for up to 40% of the total project cost.
- \$130 million in capital funding through the Regional Council Capital Fund.
- Training Assistance — Up to \$5 million is available from the Department of Labor- Workforce Investment Act which provides grants on a competitive basis for occupational skills training of employed and unemployed workers to enhance hiring and workforce skills, commensurate with regional economic development strategic plans. Annual funding amounts are subject to change.
- State and Local Tax Credits — A tax credit of 5% on the first \$350 million of new capital invested in production property or equipment is available . Credit is 4% for investments over \$350 million. An employment incentive credit of 1.5% to 2.5% for the same new capital investment is deductible by corporations that meet a minimum employment standard. In addition, local real property taxes may be reduced significantly through the assistance of the IDA.



Collateral Information: Zoning and Business Assistance (continued)

Contacts:

- Empire State Development, North Country Regional Office at 315-785-7907
- Empire State Development, Small Business Division at 800-782-8369 or nylovessmbiz@empire.state.ny.us
- New York State Regional Economic Development Council at 315-785-7907 or www.nyworks.ny.gov/content/north-country
- New York State Community Development Block Grants Program at 518-474-2057 or www.nyshcr.org

Collateral Information: Small Business Centers

SUNY Canton Small Business Development Center (www.canton.edu/sbdc/).



Regional Overview: Work Force and Education

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.6 percent in the Syracuse labor market and 4.7 percent in the Utica labor market for October 2017, the most recent month for which statistics are available. The state rate was 4.8 percent and the national rate was 4.1 percent.

Local employers have found the local labor force to be exceptional; their employees are productive, eager to learn and have low absenteeism. Local union representation includes:

- The International Union, United Automobile, Aerospace and Agricultural Implement Workers of America (UAW) representing workers at multinational corporations, small manufacturers, state and local governments, colleges and universities, hospitals and private non-profit organizations. For more information, contact the UAW at 315-764-0271.
- United Steelworkers, representing steelworkers, miners, nurses, and other employees at banks, universities, oil refineries and grocery stores, among others. For more information, contact United Steelworkers at 315-769-7510.
- Laborers' International Union of North America representing construction and other workers. For more information, contact Laborers Local at 315-769-8731.

Approximately 3,000 students are enrolled in the Massena School District. Average class size is 20 and per pupil costs are \$12,404, according to the New York State Education Department. Massena is also home to Holy Name of Jesus Academy and Trinity Catholic School, both Roman Catholic private schools.

For the school year ending in 2008, 93% of high school graduates graduated with a Regent's diploma and 79 percent entered some form of post-secondary study.

Vocational and occupational training is available to adults and youth through three Board of Cooperative Educational Services (or BOCES) centers in the county. In addition, BOCES maintains an adult learning center in Massena. BOCES students may select from approximately 20 different occupational courses. A special education program is available to children with disabilities from birth to age 21.

St. Lawrence County boasts five colleges (including three operated by the State University System) and universities, which together educate more than 10,000 students annually. Clarkson University in Potsdam is home to the State's Center for Advanced Technology in Advanced Materials Processing.



Regional Overview: Largest Employers in St. Lawrence County

- St. Lawrence University
- ALCOA
- St. Lawrence County
- United Helpers Organization
- Claxton-Hepburn Medical Center
- SUNY Potsdam
- Canton-Potsdam Hospital
- Clarkson University
- St. Lawrence-Lewis BOCES
- St. Lawrence NYSARC



Crane School of Music, SUNY Potsdam



ALCOA



Regional Overview: The Saint Regis Mohawk Tribe

The Saint Regis Mohawk Tribe is presently situated on over 30,000 acres of tribal land extending from New York into Quebec and Ontario. Some of this land neighbors RACER's Property.

The Mohawk are traditionally the keepers of the Eastern Door of the Iroquois Confederacy, also known as the Six Nations Confederacy or the Haudenosaunee Confederacy.

In the 1750s, to relieve crowding and to move closer to the Iroquois homeland, the French Jesuits established a mission at the present site on the St. Regis River. The Mohawk people had continually used the lands at the confluence of the St. Lawrence River Valley as part of their fishing and hunting grounds. "Akwesasne," as it is known today, translates roughly to "Land where the partridge drums." In 1796, the Seven Nations of Canada, which included Christian Mohawks living in Saint Regis, asserted rights to their lands and were eventually confined to a small parcel of land through a treaty signed by representatives of the Seven Nations of Canada and the State of New York. Today, the Mohawk people of Akwesasne have asserted claims to territory outside the confines of the current boundaries of the reservation and exercise guardianship over these lands through National Historic Preservation Act, Section 106 and National Environmental Policy Act processes.

The Saint Regis Mohawk Tribal Council is the duly elected and recognized government of the Mohawk people. The Tribal Council is comprised of three Chiefs, three Sub-Chiefs and a Tribal Clerk. The Tribal Council Chiefs are responsible for setting policy and making major decisions on behalf of the Tribe. They oversee the operation of the tribal government and assure that quality programs and services are made available to the Mohawk people. The Tribal Clerk's office is in charge of membership and related databases such as enrollment, land ownership, voters lists, record keeping and research, among other aspects. New York State and the United States Federal Government deal with the Saint Regis Mohawk Tribal Council on a government-to-government level.

The Saint Regis Mohawk Tribe administers its own environmental, social, policing, economic, health and educational programs, policies, laws and regulations.

**Information obtained from www.srmt-nsn.gov and www.mohawkcasinocom.com.*



Regional Overview: Medical Facilities and Emergency Services

The Town of Massena receives police protection from Troop B of the New York State Police and the St. Lawrence County Sheriff's Office. The Village of Massena also has a municipal police department. As may be expected from the generally rural nature of St. Lawrence County, serious crime occurs here less frequently than in the balance of New York State. However, local agencies are fully capable of dealing with all levels of crime, as well as crime prevention.

St. Lawrence County operates a mutual aid plan that allows any fire department to easily obtain the assistance of 200 fire fighters and rescue units and 10 additional vehicles during an emergency situation. State-certified rescue squads staffed with Emergency Medical Technicians cover all county fire departments. Emergency helicopter evacuation is readily available from Fort Drum, Saranac Lake and Alexandria Bay. Massena also has a specially trained underwater recovery team.

Massena Memorial Hospital, located at One Hospital Drive in Massena, provides high-quality healthcare, administered by a team of professionals in a caring, compassionate, efficient and ethical manner that promotes the health and well-being of the local community. From the quality and cleanliness of a patient's room and the consistency of meals served to the level of medical care received, the professionals at Massena Memorial Hospital pride themselves in delivering inpatient services in a highly personalized manner that considers the specific needs of each patient. Massena Memorial Hospital also is affiliated with Fletcher Allen Health Care, a teaching facility in Burlington, Vt., and Upstate University Hospital in Syracuse, NY.



Massena Memorial Hospital



Regional Overview: Amenities

Massena provides residents and visitors alike with a wealth of cultural, recreational and sporting activities. Its unique location takes advantage of both the Thousand Islands and the Adirondack regions. The Massena-Cornwall International Bridge affords a spectacular view of the St. Lawrence River and provides easy passage between the United States and Canada.

The delightful four-season weather of northern New York is an endless source of pleasure to residents. Cold winters are offset by the gradual transition to spring, warm, sunny summers, and breathtaking autumn days.

Throughout the year, a wide variety of cultural events are presented by various organizations. These include both dramatic and musical theater productions; choral, band and ensemble concerts; and artists and speakers of national stature. In addition, more than 190 fairs, festivals and other events are held throughout St. Lawrence County each year. There are also a number of museums, such as the Remington Art Museum in Ogdensburg, where one can discover local history or view inspiring art, and the Akwesasne Cultural Center and Museum in Hogansburg, which includes enjoyable and educational exhibits presenting Mohawk culture from the perspective of the Mohawk people of Akwesasne. The collection includes more than 2,000 photographic objects and more than 700 ethnographic objects of various kinds, related to the Mohawk community of Akwesasne.

The Crane School of Music at SUNY Potsdam is a major center of music education. The school features a 1,400-seat concert hall, a 450-seat music theater, and extensive music library. Each season, the school's symphony orchestra, opera guild, ensembles, chamber groups and choruses present over 200 performances, the majority of which are free to the public.

The Akwesasne Mohawk Casino (www.mohawkasino.com) is one of two gaming enterprises under the Saint Regis Mohawk Tribe. It boasts 1,800 of the latest Vegas-style slot machines and 22 table games (including craps, blackjack, roulette and poker) — all open 24 hours a day, 7 days a week. In addition to gaming, live entertainment is available every weekend. Those looking to satisfy their hunger can dine in four dining venues, including an unlimited buffet and steakhouse. The Mohawk Bingo Palace (<http://mohawkasino.com/index.php/gaming/bingo>) offers daily games with interactive specials.

Active recreational opportunities abound all year. During the winter months, ice-skating, downhill and cross-country skiing or snowmobiling on marked trails are featured activities. The summer months find people swimming, picnicking or simply enjoying warm sunny days. Campgrounds, hiking trails and boating facilities abound.



Regional Overview: Amenities (continued)

Sportsmen are also attracted to the area's clear waters and beautiful woodlands. Fishing and hunting are major pastimes and thousands of visitors rediscover them every year.

Robert Moses State Park, located partly on the mainland in Massena and partly on Barnhart Island, is spacious and home to a large variety of flora and fauna. The park has more than 25 miles of nature, hiking and cross-country skiing trails that wind through fields, forests and wetlands.

The Seaway Trail is the longest recreational autoroute in the United States. It continues for 454 miles, from the Pennsylvania border at Ripley, New York, along the shorelines of Lakes Erie and Ontario, through Massena and ending at the Seaway International Bridge in Rooseveltown, New York. The trail highlights some spectacular natural wonders: the Great Lakes Erie and Ontario, the St. Lawrence River, the world-renowned Niagara Falls and the majestic Thousand Islands region. It passes 22 state parks and 10 counties — an exceptional trip by either car or boat.

Sports enthusiasts can enjoy a variety of activities as either spectator or participant. Popular local sports include high school, collegiate and community hockey and basketball. St. Lawrence County offers several golf courses, tennis courts, baseball fields and memberships at local college and university athletic facilities on a subscription basis.

Massena is home to St. Lawrence Centre, with more than 40 stores including JCPenney, Sears, The BonTon and a variety of unique boutiques, shops and eateries. In addition, St. Lawrence Centre holds entertaining events and promotions for the whole family, not to mention St. Lawrence Centre Arena, a full-size multi-purpose arena that operates year-round and provides skate rentals for all ages.

Local residents have the opportunity to join a wide variety of organizations, including fraternal orders, service organizations, youth groups and professional societies. The American Legion, the B.P.O. Elks, the Moose Lodge, the Kiwanis Club, the Knights of Columbus, Lions Clubs International, the Masonic Temple, Rotary International, and the Veterans of Foreign Wars all have active local chapters.



Links to Helpful Resources

✧ Local/Regional Resources

- Local Community — www.massena.ny.us
- Local Economic Development — www.massenaworks.com
- Saint Regis Mohawk Tribe — www.srmt-nsn.gov
- St. Lawrence County Government — www.massena.ny.us
- Regional Economic Development: St. Lawrence County IDA — www.slcida.com

✧ Railroad: CSX — www.csx.com

✧ Utilities

- Massena Electric Department — www.med.massena.ny.us
- Electric Power Programs: New York Power Authority — www.nypa.gov
- St. Lawrence Gas — www.stlawrencegas.com

✧ Higher Education

- Clarkson University (Potsdam) — www.clarkson.edu
- SUNY College of Technology at Canton (Canton) — www.canton.edu
- St. Lawrence University (Canton) — www.stlawu.edu
- SUNY – Potsdam (Potsdam) — www.potsdam.edu



Links to Helpful Resources (continued)

✧ State Resources

- State — www.ny.gov
- State Economic Development: Empire State Development — www.esd.ny.gov

✧ Federal Resources

- Federal Resources: U.S. EPA Superfund Guidance — <https://www.epa.gov/sites/production/files/documents/top-10-ques.pdf>
- U.S. Census Bureau — www.census.gov
- U.S. Department of Commerce — www.commerce.gov
- U.S. Economic Development Administration — www.eda.gov
- U.S. General Services Administration — www.gsa.gov
- U.S. Small Business Administration — www.sba.gov



Regional Overview: Demographic Information for Massena, NY

Population:

2010: 10,936
2000: 11,222

Population Growth:

2000 – 2010: -286

Median Age:

2010: 40.4
2000: 39.6

Median Household Income:

2010: \$40,533
2000: 30,783

Per Capita Income:

2010: \$24,982
2000: 17,709

Housing Units:

2010: 5,014
2000: 5,103

Vacant Units:

2010: 318
2000: 316

Owner Occupied:

2010: 2,849
2000: 2,959

Renter Occupied:

2010: 1,847
2000: 1,836

Housing Value:

2010: \$92,549
2000: 69,500

2010 Households:

Income less than \$15,000: 19.36%
\$15,000 - \$24,999: 12.60%
\$25,000 - \$34,999: 11.98%
\$35,000 - \$49,999: 16.43%
\$50,000 to \$74,999: 17.69%
\$75,000 to \$99,999: 11.34%
\$100,000 to \$124,999: 5.90%
\$124,999 to \$149,999: 2.02%
\$150,000 to \$199,999: 1.81%
\$200,000 and Higher: 0.87%

Average Household Size:

2010: 2.27
2000: 2.27

Vehicles Per Household:

2010: 2.00

Vehicles Per Household (Owner Occupied):

2000: 1.7

Vehicles Per Household (Renter Occupied):

2000: 1.0

2010 Population by Race and Origin:

White: 10,216
Black: 71
Hispanic or Latino (of any race): 210
Asian: 108
Native Hawaiian and
Other Pacific Islander: 0
American Indian/Alaska Native: 312
*Some Other Race: 29
Two or More Races: 200

2010 Population by Age:

TOTAL POPULATION: 10,936
Aged Under 5 Years: 748
Aged 5 to 9 Years: 714
Aged 10 to 14 Years: 713
Aged 15 to 19 Years: 633
Aged 20 to 24 Years: 616
Aged 25 to 29 Years: 721
Aged 30 to 34 Years: 650
Aged 35 to 39 Years: 623
Aged 40 to 44 Years: 682
Aged 45 to 49 Years: 845
Aged 50 to 54 Years: 768
Aged 55 to 59 Years: 807
Aged 60 to 64 Years: 596
Aged 65 to 69 Years: 412
Aged 70 to 74 Years: 379
Aged 75 to 79 Years: 377
Aged 80 to 84 Years: 332
Aged 85 Years and Over: 320

*Includes people who self-identified as Hispanic or Latino.



Regional Overview: Demographic Information (continued)

2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	13.51%
Completed High School:	42.52%
Some College:	16.80%
Completed Associate Degree:	9.06%
Completed Bachelor's Degree:	10.70%
Completed Graduate Degree:	7.41%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$20,000:	0.95%
Valued \$20,000-\$39,999:	4.70%
Valued \$40,000-\$59,999:	14.06%
Valued \$60,000-\$79,999:	14.89%
Valued \$80,000-\$99,999:	24.54%
Valued \$100,000-\$124,999:	13.30%
Valued \$125,000-\$149,999:	5.81%
Valued \$150,000-\$174,999:	3.59%
Valued \$175,000-\$199,999:	4.89%
Valued \$200,000-\$249,999:	3.52%
Valued \$250,000-\$299,999:	2.60%
Valued \$300,000-\$399,999:	3.24%
Valued \$400,000-\$499,999:	2.32%
Valued \$500,000-\$749,999:	1.02%
Valued \$750,000-\$999,999:	0.57%
Valued More than \$1,000,000:	0.00%

2010 Estimated Housing Units by Year Structure:

Structure Built 1999 or Later:	15.44%
Structure Built 1990 to 1998:	1.90%
Structure Built 1990 to 1994:	3.28%
Structure Built 1980 to 1989:	5.07%
Structure Built 1970 to 1979:	6.00%
Structure Built 1960 to 1969:	9.86%
Structure Built 1950 to 1959:	20.21%
Structure Built 1940 to 1949:	13.77%
Structure Built 1939 or Earlier:	28.89%



Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at www.racertrust.org/About_RACER/Settlement_Agreement. While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



The RACER Trust Redevelopment Team:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager
pspitzley@racertrust.org



Steven Black
Transaction Manager
sblack@racertrust.org

Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on November 2, 2011 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust
500 Woodward Avenue, Suite 2650
Detroit, MI 48226



Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: www.racertrust.org.

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



Links for Buyers

- ✧ Settlement Agreement — www.racertrust.org/About_RACER/Settlement_Agreement
- ✧ Sale Process — www.racertrust.org/Economic_Development
- ✧ Sales Criteria — www.racertrust.org/Economic_Development/Sales_Criteria
- ✧ Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
- ✧ Letter of Intent — http://racertrust.org/Properties/Submitting_Offers
- ✧ Online Property Information — www.racertrust.org/Properties/PropertyDetail/Massena_12000

