

# JURA Accepts Dowcraft Corp. Proposal

By TIM O'BRIEN

About 20 new jobs in metal manufacturing will be created in Jamestown as a result of a decision made Tuesday by the city's Urban Renewal Agency.

The agency accepted the proposal of Dowcraft Corp. to develop the former Proto Tool Co. property on Allen Street. The company will pay \$93,480 for two parcels located side by side.

Alfred G. Ford, Dowcraft Corp. board chairman, said the site would be used for producing partitions and rollforms.

"We have been going through some growing pains," Ford said. "We also found, through board activities, our space available has been very limited."

Initial plans call for 24,000 square feet of space to be used for manufacturing. About 95,000 square feet will be available for future development.

"We are growth-minded," Ford said. "We will come into the city of Jamestown, and this will be our home plant."

Long-term plans could call for moving the company's entire operation in Falconer to Jamestown, he noted.

The company already has hired Barnes Construction Corp. as its contractor, and \$332,046 worth of renovations and site development are to be made to the building.

Another \$300,000 will be spent for new equipment and machinery.

"We anticipate an immediate need of 18 to 20 jobs which would be created in metal manufacturing," he said. "We're not talking about minimum wage."

How many jobs could be created by future expansion is not yet known, he said.

Since Ford said the company needs to begin manufacturing within 45 days, agency members agreed to grant it early entry to the property.

The city has agreed to provide free parking space across the street from the site, he noted. Mayor Steven B. Carlson said the city will be responsible for maintaining the lot, which is insured.

Carlson noted the city also has been asked to maintain a small portion of land between the former Proto Tool property and Weber-Knapp Co. headquarters.

An 8-foot portion of land by Allen Street will also be clipped from the property to allow the street to be straightened, he said. A survey of the land will be taken, he said, and the price slightly reduced as a result.

The Urban Renewal Agency acquired the former Proto Tool property as part of its Industrial Renewal and Modernization Program.

"This is exactly the type of developer and development you were hoping to

attract," Development Director Curtis D. Johnson Jr. told agency members.

The agency members also agreed to award a bid for demolition of the former Pro-Rod Buildings on Fairmount Avenue.

At its July meeting, the agency had awarded preferred developer status to W. Bruce Lindquist, who plans to develop the property for his Southern Tier Wood Products Co. and another company yet to be named.

Carlson noted, however, that the city agreed to demolish two buildings on the site. The other three structures will be renovated.

Engineer Robert M. Brown noted the bids for the demolition work were much higher than originally anticipated.

In 1985, he noted, the work was estimated to cost \$65,000. But more work is needed than originally thought two years ago, he said.

Asbestos in buildings not scheduled for demolition and work on Conrail property boosted the expenses for the razing, he said.

While his revised estimate for the work is \$85,000, the lowest bid was for \$109,000.

"Do you think you could do better?" agency member Charles DeAngelo asked.

"No," Brown replied. Since several of the bids are within

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