

IDA Board Meeting Minutes
November 15, 2018
3 pm

Attendance: David Rogers, Jack Romagnoli, Elizabeth Moran, Russ Lura, John Salka
Kipp Hicks, Amanda Nicholas, George Cregg

Call to order by Vice Chairman Rogers at 3:07 pm

Approval of Minutes

IDA meeting minutes from September 19, 2018, motion for approval by Lura, seconded by Moran, approved.

Review of Financials

Month-end financials- October 2018, financials were presented and explained by Hicks, motion for approval by Salka, seconded by Romagnoli, approved.

Chairman's Report

Updates from Committees

Finance- 2019 Contract with KJM- Lura mentioned adding back in to the KJM contract language regarding microenterprise program, as it may be in place again. Motion to amend agreement as presented by Lura, seconded by Romagnoli, all in favor of amendment. Motion to approve contract with KJM as amended by Salka, seconded by Romagnoli, approved by all present.

2019 SANNY Lease- includes a 3% increase in rent annually, motion for approval by Salka seconded by Romagnoli, approved by all present.

Updates from Albany (G. Cregg)

Legislation impacting IDAs- George indicated that the Senate has flipped and Hicks may want to reach out and meet with new State Senator Rachel May, who replaced David Valesky.

Appeal/GFC updates- appeal should be argued in early 2019.

Discussion regarding Amazon's new facility in New York.

CNY Regional Planning and Development Board- David Bottar was present to discuss the original agreement between the CNYRPDB and the Madison County IDA. Mr. Bottar requested using

Interest income from the loan fund to be used to cover administrative costs of managing the funds. After some discussion and questions a resolution was presented.

All interest and other income earned on loan repayments of local matching funds shall be used by CNY Enterprise to reimburse itself to such extent as is necessary for all costs incurred by it to administer the Fund.

Motion to adopt resolution amending agreement for CNY Regional Planning and Development by Salka, seconded by Moran, roll call,

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| Richard Bargabos | VOTING | Absent |
| David Rogers | VOTING | Yes |
| Elizabeth Moran | VOTING | Yes |
| Jack Romagnoli | VOTING | Yes |
| Russ Lura | VOTING | Yes |
| John Salka | VOTING | Yes |

Rogers expressed his gratitude for the annual CNY RPBD Luncheon to David Bottar.

Executive Director's Report

Old Business: CCLF- The senior housing project included multiple properties in the County. The owners sold the Morrisville property and the IDA needs to give consent

Green Empire Farms- Ratify Interim Benefits Agreement Green Empire Farms- Ratifying Interim Benefits Agreement- Green Empire Farms began moving dirt on the greenhouse property and needed their sales tax benefits prior to the next board meeting. Full benefits and approvals have already been ratified, they were in need of an ST-60 for a specific vendor at this time.

Cazenovia Hospitality-Road Dedication- the Hampton Inn in Cazenovia built the facility with the intention to gift the driveway back to the Village of Cazenovia. However, due to the agreement, permission is needed from the IDA.

Other Activities:

Good Nature Brewing Company- PILOT payment with school district is late.

Resolutions

CCLF- Resolution Authorizing the Consent of Release of Certain Lands, motion for approval by Lura, seconded by Salka, roll call, approved.

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| Richard Bargabos | VOTING | Absent |
| David Rogers | VOTING | Yes |
| Elizabeth Moran | VOTING | Yes |
| Jack Romagnoli | VOTING | Yes |
| Russ Lura | VOTING | Yes |
| John Salka | VOTING | Yes |

Motion to approve Resolution Ratifying Interim Benefits Agreement- Green Empire Farms, by Moran, seconded by Romagnoli, roll call, approved.

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| Richard Bargabos | VOTING | Absent |
| David Rogers | VOTING | Yes |
| Elizabeth Moran | VOTING | Yes |
| Jack Romagnoli | VOTING | Yes |
| Russ Lura | VOTING | Yes |
| John Salka | VOTING | Yes |

Cazenovia Hospitality- Resolution Authorizing Consent of Release of Certain Parcels- motion for approval by Lura, seconded by Moran, roll call, approved.

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|------------------|--------|--------|
| Richard Bargabos | VOTING | Absent |
| David Rogers | VOTING | Yes |
| Elizabeth Moran | VOTING | Yes |
| Jack Romagnoli | VOTING | Yes |
| Russ Lura | VOTING | Yes |
| John Salka | VOTING | Yes |

Motion to enter into Executive Session to discuss credit and financial matters by Salka, seconded by Moran. At 4:15 pm

Motion to exit executive session at 4:35 pm by Lura, seconded by Salka

Lura moves to direct Executive Director to contact Good Nature Brewing Inc. regarding PILOT, seconded by Romagnoli, roll call,

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| Russ Lura | VOTING | Yes |
| John Salka | VOTING | Yes |

Other Business

National Grid- Brian Anderson recommended applying for a shovel ready application for Sullivan Business Park. The Harbor Lights Business Park received a site visit from a state lead, they were very encouraged by the site however some wetland issues prevented the site from making the cut. Lura and Moran encouraged Hicks to move forward.

Rogers' Report

Agricultural Economic Development Updates- things are going well, Rogers commended Karin Bump for progress.

Date of next meeting

January 17, 2019 at 3 pm.

Adjourn

Motion to adjourn by Lura at 4:40 pm