

**IDA Board Meeting Minutes  
March 28, 2024**

**Attendance:** Liz Moran, Russ Lura, John Salka, Steve Potter, Steve Durfee, Kipp Hicks, Amanda Nicholas, Chris Canada

**Absent:** Bargabos, Rogers

**Call to order** by Secretary Moran at 3:56 pm

**Approval of Minutes**

IDA meeting minutes from November 16, 2023, motion for approval by Lura, seconded by Potter, approved.

**Review of Financials**

February month end financials were presented and explained. CFO Beth Ellis has retired from her position as Comptroller for the Town of Sullivan, but will remain with the IDA. Motion to accept financials as presented by Potter, seconded by Salka, approved.

**Chairman's Report**

Updates from Committees:

Audit Committee- recommendation on 2023 Audit, the audited financial statements were presented and explained in full by Charlie Chambers, the committee made the recommendation to the full board to approve. Motion to approve the 2023 Madison County IDA audited financial statements by Salka, seconded by Potter, roll call, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Yes
Steve Durfee	VOTING	Yes

Governance Committee- Policy review and recommendations, 2022 accomplishments, 2023 Goals, PARIS approval- After thorough discussion of each policy at the governance committee level, two minor changes were made to the gift policy (increasing amount to \$75) and an addition will be made to the whistleblower policy stating that staff may report to any board member with issues.

Steve Durfee was nominated to serve on the IDA/CRC/GFC audit committees, motion to appoint Steve Durfee by Salka, seconded by Potter, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Yes

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Steve Durfee

VOTING

Yes

Investment Report- was presented and approved for posting to PARIS and on IDA website.

The 2023 IDA Accomplishments and Goals for 2024 were fully discussed at the governance committee meeting. Major accomplishments include the CazBarns project, co-chairing the DRI committee in Hamilton and REDC participation. Lura suggested adding Hicks' participation in the rural equity and WISE group. The governance committee recommended approval to the full board for Hicks to post all documents on the PARIS website for annual reporting. Motion to approve IDA policies, 2023 IDA Accomplishments and 2024 Goals by Lura, seconded by Salka, approved.

Board signed acknowledgement document

**Executive Director's Report**

Old Business: CazBarns request- Construction has been delayed and they are just looking to extend their sales tax exemption certificate until 12/25.

New Business: Application from Albany Street Holding, LLC

Michael Silberberg and his company have submitted an application for IDA benefits. The project consists of tearing down and rebuilding at the old Napa building and gas station on Albany St. in Cazenovia. They are planning to have 30 apartments and partially underground parking. There is a public hearing resolution for consideration today, no decisions will be made on benefits on this date. This project has been an eyesore in the village of Cazenovia for many years and has the support of the community. Canada stated there needs to be further discussion regarding the retail component of the project. Lura requested Hicks review the IDA policies for mention of housing projects. Other Activities:

**Resolutions:** Sales Tax Extension Resolution- CazBarns, LLC, motion for approval by Lura, seconded by Potter, roll call, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Yes
Steve Durfee	VOTING	Yes

Public Hearing Resolution- Albany St. Holding LLC, motion for approval by Potter, seconded by Durfee roll call, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Yes
Steve Durfee	VOTING	Yes

**Other Business**

Johnson Brothers Lumber- The company is no longer using their facility at the Madison County Landfill, which has a PILOT agreement, the IDA will contact Johnson Brothers and consider terminating the agreement. The company is current with PILOT payments, as they try to sell the business.

The building was newly carpeted this year, and Hicks is looking to replace cubicles and paint the interior. The board expressed their approval to proceed with the additional upgrades to the building.

**Public Comment**

No comments were made

**Date of next meeting**

May 16, 2024

**Adjourn**

Motion to adjourn at 4:59 pm