

IDA Board Meeting Minutes July 18, 2024

Attendance: Bargabos, Moran, Durfee, Lura, Rogers, Potter, Hicks, Nicholas, Canada, Marie Weiss

Call to order by Chairman Bargabos at 3:05 pm

Approval of Minutes

IDA meeting minutes from March 28th and May 30, 2024, motion for approval by Lura, seconded by Moran, approved by all present.

Review of Financials

Review of June 2024 financials- end of May financials were presented by mistake, June month end were sent in a previous email. Hicks reviewed and explained balance sheets and revenue appropriation analysis. Motion to accept May financials by Rogers, seconded by Salka, approved.

Chairman's Report

Executive Director's Report

Old Business: Albany Street Holdings- the company has submitted an updated application including a 15% increase in project costs and reduced job numbers. Lura stated he has some qualms with assisting market rate housing but understands the significance of this project to downtown Cazenovia. The IDA has received support from the Mayor and CACDA as this site has been a longstanding eyesore in the heart of the community. Albany Street Holdings has also received a RESTORE NY grant and is supported by Empire State Development. Hicks stated that there is a great need for housing in the state, and the governor has been championing this issue. The Albany St. location includes 30 apartments.

DCC Ranger/Good Nature Brewing- A new owner has purchased the former Good Nature Brewing Company in Hamilton and they are looking to continue the existing PILOT. Canada stated they would be stepping into the shoes of the current PILOT which has 8 years remaining. An equity firm from Colorado purchased Good Nature and made significant investments and improvements and were closed for a time, but have reopened their doors. Moran questioned if they would be seeking sales tax benefits also, Hicks stated they would not. Salka stated his discomfort with incentivizing an out of state investment company and questioned the process, Canada stated the document would be an assignment and assumption. During this meeting, the Public Hearing resolution is up for vote, and no decisions on final approval will be made. The IDA will seek public input and speak with each taxing entities before any decisions are finalized. Salka stated he is no longer in favor of PILOT agreements and this project would not pass his but/for test and expressed his concern over increases in local taxes. Bargabos stated that the PILOTS are based on assessed value and the PILOT agreement will continue to increase for the taxing entities. Bargabos stated that the result is the same and the IDA was going to continue this PILOT anyway. After continued thorough discussion the Public Hearing resolution was presented for a vote.

Barlow Street Development late PILOT payment- the developer has continued to be late with payments thorough the entirety of the agreement. Current payments have been received however the agency reserves the right to rescind the PILOT if any difficulties with payments continue.

All Seasons Ingredients- the company is seeking mortgage recording tax benefits on a line of credit. Bargabos questioned the reasoning of why they are able to apply for mortgage recording tax benefits and what the specific use of the funds will be. Moran agreed that more questions needed to be posed to the company, Hicks will reach out.

Motion to table the resolution extending financial assistance for All Seasonings Ingredients by Bargabos, seconded by Durfee, approved.

Other Activities: Hotel Oneida parking discussion- the IDA may assist the City of Oneida with transfer of property for a parking lot.

Johnson Brothers Lumber explanation of Buyea Road facility- the company has a PILOT on their facility at the Madison County landfill which is no longer operating, due to no fault of their own. However, the IDA may need to consider cancelling the PILOT as the project is no longer operating as approved. Hicks has been and will continue to be in contact with the company, which is currently for sale.

Resolutions:

Albany Street Holdings- Modified Approving Resolution

Motion for approval by Moran, seconded by Durfee, roll call, approved.

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

DC Ranger (Good Nature Brewing Co) Public Hearing Resolution

Motion for approval by Lura, seconded by Moran, roll call, approved.

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Absent
John Salka	VOTING	No
Steve Durfee	VOTING	Yes

Other Business:

Updates from Albany- Canada stated there is a bill being presented stating IDAs would be required to have a member of a school district and a labor representative on their boards, it hasn't passed yet.

Hicks mentioned the possibility of raising the IDA application fee, and increasing project fees. Canada stated the Madison County currently has the lowest application fee of any IDA and that most IDAs are charging 1% of total project costs upon closing instead of the $\frac{3}{4}$ of 1% for the Madison County IDA. Lura stated we would not want to deter large institutions like Colgate. The Board requested Hicks put together a list of pros and cons of raising these fees for the September meeting.

Executive Session: Discussion with counsel

Date of next meeting

September 19, 2024

Adjourn

Motion to adjourn at 5:12 pm.