

**IDA Board Meeting Minutes
September 19, 2024**

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

Absent: Potter

Call to order by Chairman Bargabos at 3:39 pm

Approval of Minutes

IDA meeting minutes from July 18th, 2024, motion for approval by Lura, seconded by Rogers, approved.

Review of Financials

Review of August 2024 financials- balance sheet and revenue appropriation analyses were presented and explained. Motion for approval by Rogers, seconded by Moran. Hicks mentioned the recent painting of the interior and new cubicles.

Chairman's Report

Report from committees

Governance- Fee schedule recommendation- The Governance committee recommended updates to IDA fees, increasing the application fee to \$500, and setting project fees at 1% of total project cost- Motion for approval by Lura, seconded by Moran, approved.

Housing policy discussion update-will continue to work with counsel.

General Legal Services Agreement & Engagement letter- the Governance committee recommended approval, 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	Yes
Steve Durfee	VOTING	Yes

Audit- Proposed 2025 Budget- chairman Bargabos recommended waiting until November to approve IDA budget. Motion to table IDA budget by Bargabos, seconded by Moran.

Executive Director's Report

Old Business: DCC Ranger/Good Nature Brewing- The DCC Ranger public hearing minutes and a letter from former DCC Ranger employee Evans Adrien were presented. The company has requested an assignment and assumption of benefits that were previously approved for Good Nature Brewing. There are 8 years remaining on the PILOT, Hamilton School District and Village expressed their acceptance of this ask, however the Town of Hamilton Supervisor, Eve Ann Shwartz has sent the IDA a letter stating they are not in favor of any IDA benefits

being extended due to change in ownership. Lura stated he would look more favorably upon a modified PILOT rather than the assumption of the existing, as they are no longer a farm brewery. The Meier's Creek brewery was in a similar situation when they purchased Empire Farmstead Brewery, in conclusion- the IDA granted Meier's creek a 5 year PILOT starting at 50% then increasing 10% every year, which is a deviation to the agency's standard UTEP. Salka stated he is not against all PILOTs, but this case in general was formerly a "mom and pop" start up, and is now owned by venture capitalists from Colorado. Bargabos questioned if financial situations and location of companies were typically considered with granting IDA benefits. Thorough discussion continued of the pros and cons of the assignment and assumption of benefits for DCC Ranger, in conclusion the IDA board decided a modified 5 year PILOT was the most reasonable decision. The IDA board will then be instructed by counsel to send PILOT deviation notices to all taxing entities and await a 30 day period for comment before progressing.

Resolution Authorizing IDA to send deviation letter for taxing entities regarding the 5 year modified PILOT for DCC Ranger in Hamilton, by Lura, seconded by Salka, 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

All Seasons Ingredients-Additional loan; sales tax benefit- the company is seeking additional bank funding and needs IDA approval for the loan, the IDA agrees to the additional lending but will not provide mortgage recording tax relief.

New Business: Application- Lakewood Development, Seneca Fields II, Lakewood Development has submitted an application for IDA benefits on a senior housing facility close to Oneida Hospital. The project consists of 52 units and they have requested a specific PILOT based on a percent of effective rents. Hicks will reach out to the City of Oneida and taxing entities.

Other Activities:

Hotel Oneida parking discussions continue

Johnson Brothers Lumber non-payment of PILOT- has been paid.

Resolutions:

Public Hearing Resolution- Lakewood Development, Seneca Fields II, motion for approval by Durfee, seconded by Rogers, 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	Absent
Steve Durfee	VOTING	Yes

SEQR Resolution- Lakewood Development, Seneca Fields II, motion for approval by Rogers, 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	Absent
Steve Durfee	VOTING	Yes

Resolution Authorizing Additional Financing -All Seasonings Ingredients- Motion to approve by Lura, seconded by Rogers, 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	Absent
Steve Durfee	VOTING	Yes

Other Business:

Hicks has rectified two minor issues with the 2023 PARIS reports

Date of next meeting

November 21, 2024

Adjourn- motion for adjourn at 4:55 pm.