

**MADISON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**MINUTES OF THE IDA BOARD MEETING**  
**February 26, 2009**

A meeting of the Madison County Industrial Development Agency was convened in public session at the Madison County Center for Economic Development in Canastota, New York.

Attendance was recorded as follows:

Board Members Present: Richard Bargabos (Chairman) Sam Lanzafame, Dave Rogers (Secretary), Jack Romagnoli (Treasurer) James Rafté (Vice Chairman)

Board Members Absent: Russ Lura, John Salka Also Present: Kipp Hicks (Executive Director), Amanda Cox (Administrative Assistant), George Cregg (Bond Counsel), John Becker, Chairman, Madison County Board of Supervisors, Jack Miller, Michael Magnusson, John Reinhardt, Greg Widrick and Kurt Wendler of Sphere Development, Ron Miller of the Hudson Group, Alaina Potrikus of the Post-Standard, Martha Conway from Eagle Newspapers

Chairman Bargabos called the meeting to order at 2:15 p.m.

**I. Board Business**

Approval of minutes, motion for approval of meeting minutes from January 15, 2009 by D. Rogers, seconded by J. Rafté, unanimously approved by all present.

Overview and discussion of monthly financials, K. Hicks motion to approve financials by S. Lanzafame, seconded by J. Romagnoli, unanimously approved by all present.

**Subcommittee Updates**

Audit committee will have special meeting when unaudited financials are prepared.  
Governance committee: PAAA training certificates were received for D. Rogers, J. Romagnoli, and J. Salka.

**II. Chairman's Report**

Discussion of future IDA incentives for possible benefits due to recent political climate, anticipating the sunset date of Empire Zones program in 2011. J. Becker discussed the introduction of a Madison County program, in conjunction with the IDA and Empire Zone Board, to replace the Empire Zones program as a draw for businesses. Chairman Bargabos suggested putting together a working group to draft modified PILOT policy; suggested members J. Romagnoli, R. Lura, D. Rogers, and K. Hicks. Presentation of map of Conceptual Plan for ARE Park by K. Hicks and discussion of how to best use the business park as an economic development catalyst for the County with possible features such as a lumber yard, greenhouse, aquaculture, biomass, livestock processing, solar panels, and micro-hydro.

Working with the town of Lincoln to achieve zone change, process is moving forward with no objections. Currently the leachate from landfill is being trucked to the City of

Oneida; eventually it would be ideal to pipe the leachate, which would be more favorable to the DEC. The IDA is working with the Landfill and City of Oneida to secure stimulus dollars for water and sewer infrastructure. J. Becker mentioned the EFC, Environmental Facilities Corporation, through New York State, and the importance of the project being on their list, applications are being accepted for their Intended Use Plan until March. K. Hicks will follow up to ensure ARE Park project is on the EFC's list.

#### IV. Resolutions

Resolution Authorizing Reconveyance Ten Albany, motion for approval by S. Lanzafame, seconded by J. Romagnoli, roll call, unanimously approved by all present.

Resolution authorizing Amendment to Lease Agreement to Mansion at 120 Madison, Inc. Project, motion for approval by J. Rafta, seconded by D. Rogers, roll call, unanimously approved by all present.

#### III. Director's Report

- A. Letter of support for ESF from K. Hicks, motion to authorize letter, by D. Rogers, seconded by S. Lanzafame, unanimously approved by all present.
- B. Sphere Development article from Post Standard
- C. Empire Zone Article regarding California Company driven out by New York State
- D. Colgate President Rebecca Chopp to leave
- E. Workforce investment board working to expand unemployment benefits
- F. Toured Town of Nelson, met with Supervisor Williams
- G. Responded to State leads and small warehousing leads
- H. Attended IEDC (International Economic Development Council) conference in Arizona, possibly attending IEDC Economic Development Forum on March 15 in D.C.
- I. K. Hicks will represent Madison County IDA in Albany on March 3<sup>rd</sup>, during the Sam Hoyt/ IDA Reform Legislation Bill hearing.

#### Presentation by Ron Miller of the Hudson Group

Hudson was hired as a third-part to help determine the amount of impact that the Sphere Development project would have in attracting customers and tax revenue from outside of our economic region. Presentation allowed for questions and answer, and Sphere Development representatives were available to help answer questions: Chairman Becker questioned how much sales tax would be generated by the grocery store, and discussion followed of the Hudson Report, defining what a "significant" amount of sales from outside the economic development region indicates. Chairman Bargabos stated the importance of having a dollar figure in order to quantify the net economic benefit, J. Romagnoli pointed out that "significant" can be an arbitrary word, and feels due diligence has been performed by Sphere. Going forward with a public hearing does not mean any decisions have been made at this time, G. Cregg stated Sphere will need to provide information and data on jobs impact etc.

Resolution Authorizing Public Hearing for Sphere Development LLC,  
Motion to go forward with public hearing by S. Lanzafame, seconded by J.  
Romagnoli, roll call, unanimously approved by all present. Chairman Bargabos  
mentioned that Sphere should be able to present all the information regarding jobs  
and net economic impact at the public hearing.

Motion to adjourn at 5: 25

Next meeting:  
Thursday April 16, 2009