

# **MADISON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

## **MINUTES OF THE IDA MEETING**

March 1, 2007

A meeting of the Madison County Industrial Agency was convened in public session in the IDA Conference Room, Canastota, New York at 3:00 p.m. on Thursday, March 1, 2007.

Attendance was recorded as follows:

Board Members Present: Richard Bargabos (Chairman), John Becker (Treasurer), Elizabeth Moran (Secretary), Walter Jaquay (Assistant Treasurer), and James Rafte

Board Members Absent: Bill Shea

Counsel Present: George Cregg

Also Present: John Reinhardt (Executive Director), Chris Gates (Assistant Director), Richard Smith (Oneida Healthcare Center), Vincent Maneen (Oneida Healthcare Center) and Alexa Dole (Assistant Secretary)

Chairman Bargabos called the meeting to order.

### Approval of Minutes

A motion was made by J. Rafte to approve the minutes from the February 1, 2007 meeting. Second by E. Moran. The motion was unanimously approved.

A motion was made by E. Moran to approve minutes from February 15, 2007 (lack of quorum) meeting. Second by W. Jaquay. The motion was unanimously approved.

### Public Statement to Board Members

Chairman Bargabos had previously offered to resign his position as Chairman due to his activities at the County. He did not want those activities to interfere with his duties as Chairman of the IDA Board. Members of the IDA had expressed their feelings on this issue with him and he was therefore withdrawing his offer to resign and would move on with his responsibilities.

### Oneida Healthcare Center

R. Smith and V. Maneen presented to the Board the details of a new construction and renovation project at OHC. They explained that this was a multi-phase project, beginning with the first phase that was all completed and made fully operational in 2001. Phase 2 of the project would begin in August 2007 and includes extensive reconstruction to many areas of the hospital. Over 13,600 square feet of new space would be added. The total cost of Phase 2 is \$15

million. R. Smith and V. Maneen also explained that the current building is over 25 years old and is no longer meeting the current needs of the hospital or building codes. The recruitment and retention of physicians is also an issue.

#### Old Business

J. Reinhardt will ask D. Bottar (Executive Director of the CNY Regional Planning and Development Board) to attend the 3/8/07 meeting to meet and talk with the Board.

#### New Business

Preston Gilbert an employee of SUNY ESF and Cazenovia resident contacted E. Moran about his interest in helping out the Board in some capacity (i.e. strategic planning, planning development, etc.). E. Moran will contact him about attending the 3/22/07 meeting for more information.

The Board discussed the possibility of purchasing real property for the IDA. Figures were distributed and together with summarized budget projections. The Board also discussed the idea of bringing all of the economic development/planning offices under one roof. G. Cregg will begin drafting the required paperwork.

#### Resolutions

Authorizing the Executive Director to hold a Public Hearing for the Oneida Healthcare Center Project. Motion made by J. Becker to approve the Resolution. Second by W. Jaquay. Roll call vote. The motion was unanimously approved.

Authorizing a Preliminary SEQR Resolution. Motion made by J. Becker to approve the Resolution. Second by W. Jaquay. Roll call vote. The motion was unanimously approved.

Modifying Line Item #6460.40 from \$5,024 to \$6,600 and reduce the Unappropriated Fund Balance by \$1,600 to adjust the 2007 budget for Accounting Services. Motion made by W. Jaquay to approve the Resolution. Second by J. Rafte. Roll call vote. The motion was unanimously approved.

Authorizing the Chairman to Enter Into A Purchase Offer for Real Property Including All Furniture for \$425,000. Motion made by J. Becker to approve the resolution. Second by W. Jaquay. Roll call vote. The motion was unanimously approved.

#### Directors Report

Civic Facilities Bond – The Monahan Public Hearing was moved from 3/23/07 to 3/30/07 and will be held in the Chittenango Village Hall. The

Herkimer IDA will consider an Inducement Resolution for the Herkimer site at their next IDA Board meeting.

Oneida Chamber of Commerce – J. Reinhardt attended a recent breakfast open meeting for informational purposes.

Reported that Synthes, Inc. has agreed to expand their manufacturing operation in Big Flats, New York, site of an existing plant.

#### Executive Director Search

A number of resumes have already been received from all areas of the country. M. Krause will be asked to attend the next meeting to begin the resume review with the Board.

Next meeting dates: Thursday, March 8, 2007 and Thursday, March 22, 2007 from 3:00-5:00 p.m.

Motion made by J. Becker to adjourn the meeting. Second by E. Moran. The motion was unanimously approved.

Respectfully submitted,

Alexa Dole,  
Assistant Secretary