

IDA Board Meeting Minutes
Madison County Center for Economic Development
April 20, 2017

Attendance: R. Bargabos, J. Salka, E. Moran, J. Romagnoli, G. Cregg, A. Nicholas, K. Hicks, Jeff Davis and Kevin McAuliffe from Barclay Damon, Bill Maxim of the Carpenters Union

Call to order by Chairman Bargabos at 3:05 pm

Approval of Minutes

IDA meeting minutes from March 30, 2017, motion for approval by J. Salka, seconded by E. Moran, approved.

Chairman's Report

Updates from Albany (G. Cregg)- nothing to report from Albany, Hodgson-Russ is working on a response to a letter from the Department of Labor regarding public works.

Executive Director's Report

Old Business: Green Empire Farms Inc. application for IDA tax benefits

Jeff Davis and Kevin McAuliffe of Barclay Damon are representing the applicant. They presented an overview of the project and their request. The project consists of two phases totaling 64 acres of hydroponic greenhouse under glass on the Elm St. Development site in the City of Oneida. A purchase and sale agreement has been entered into with land owners. The 260 acre property is located in both the City of Oneida and Village of Wampsville. The project is dependent on receiving both State and local benefits and will not move forward otherwise. The company is requesting a 20 year PILOT agreement from the IDA, which is a deviation from the IDA's standard PILOT. The company is also seeking a fixed assessment. Jeff Davis stated that there are many different variables that need to come together in order for this project to happen. Grants, tax abatement, National Grid, workforce, and local zoning issues are currently being discussed and worked out. Thorough discussion followed regarding the benefits of the major project and details of the request.

New Business:

Other Activities:

Resolutions

Resolution authorizing executive Director to hold Public Hearing after reaching out to taxing entities to gauge feedback- Green Empire Farms Inc., motion for approval by E. Moran, seconded by J. Romagnoli, roll call, approved.

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

Preliminary SEQRA- Green Empire Farms Inc., motion for approval by J. Salka, seconded by J. Romagnoli, roll call, approved.

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

Other Business

Date of next meeting

May 18, 2017– Madison County Center for Economic Development

Adjourn by R. Bargabos at 4:46 pm

IDA Board Meeting Minutes

May 18, 2017

Canastota, NY

Attendance: R. Bargabos, D. Rogers, E. Moran, J. Romagnoli, S. Potter, J. Salka
G. Cregg, K. Hicks, A. Nicholas, Robert Willmott- Carpenters Union

Call to order by Chairman Bargabos at 3:36 pm

Approval of Minutes

IDA meeting minutes from April 20, 2017, motion for approval by J. Salka, seconded by J. Romagnoli, approved.

Review of Financials

Financial reports from April 2017- balance sheet, revenue appropriations analysis, and check register were all presented and explained, motion for approval by S. Potter, seconded by D. Rogers, approved.

Chairman's Report

Updates from Albany (G. Cregg)

Appeal on article 78 ruling- as discussed in the GFC meeting, the GFC should have an answer by June 2017.

Executive Director's Report

Old Business: Green Empire Farms project continues, K. Hicks has had meetings as requested by the Board of Directors with the taxing entities and assessors/codes officers. Next steps will be more meetings and a public hearing. The greenhouse company is also waiting on news from New York State regarding benefits.

K. Hicks had discussion with a mead producer and is looking into Start-Up NY benefits. In discussion with representatives from Canastota regarding the Ariston Dairy project.

New Business: FOIL requests- The IDA has received requests from an individual from Lincoln. K. Hicks has responded to requests.

K. Hicks provided a copy of the article from the Syracuse paper regarding his leasing space to Madison County, G. Cregg reminded the board that K. Hicks sought no IDA benefits, and Madison County pursued the building in Kenwood, as they need to renovate current space to be ADA compliant.

The Herkimer "Pumpkin Patch" has landed a large project, originating from a State lead. Other Activities:

Resolutions

Other Business

J. Salka invited the Board to the landfill to see the 7000 solar panel project

D. Rogers announced that Open Farm Day 2017 is July 29th.

Date of next meeting

June 15, 2017- Madison County Center for Economic Development

Adjourn

Motion to adjourn at 4:25 by E. Moran

IDA Governance Committee Board Meeting Minutes
Copper Turret, Morrisville
June 29, 2017
Members: D. Rogers, R. Lura, E. Moran

- I. Call to order by Chairman Rogers at 11:15
- II. Old business
Approval of minutes from March 30, 2017, motion for approval by R. Lura, seconded by E. Moran, carried.

Oaths of offices updates: County clerk does not seem to have all board members on file, board members stated recalling being sworn in prior to serving on IDA Board, will continue to look into issue.

- III. New business
- Policy review
UTEP- no updates are necessary at this time, maybe next year the IDA will look into adding a section regarding mixed use properties. Recommendation for approval to full board by R. Lura, seconded by E. Moran, approved.
- Ethics- E. Moran pointed out a typo in section 4E, recommendation for approval with correction by E. Moran, R. Lura, approved.
- Investment- R. Lura requested that the investment report be submitted to the board members, motion to recommend approval by R. Lura, seconded by E. Moran, approved.
- Procurement- R. Lura recommended adding using email as an acceptable form of receiving quotes. Motion to recommend approval as with addition of email by R. Lura, seconded by E. Moran, approved.
- Real Property Acquisition- A typo in section 3-2 was observed, recommendation for approval with correction by R. Lura, seconded by E. Moran, approved.
- Property Disposition- G. Cregg will double check this policy in anticipation of upcoming land transfer, motion to recommend approval to full board by R. Lura, seconded by E. Moran, approved.

Travel- No updates recommended, motion for recommendation of approval by R. Lura, seconded by E. Moran, approved.

Whistleblower- Motion to recommend approval to full board as presented by R. Lura, seconded by E. Moran, carried.

Recapture- The recapture policy was updated in 2016 to reflect legislative changes, the IDA has not needed to enact this policy on any projects.

Recapture and right of first refusal discussion: Currently, the IDA/GFC has included a recapture and right of first refusal clause in land transfer contracts, stating that if developer fails to construct within 3 years, the land will revert back to Madison County, and that if the developer decides to sell the land, the County will get first option to purchase. These clauses have caused one company to back out of a project, and K. Hicks recommends further discussion at the July 20th full board meetings.

Gift and Entertainment-motion to recommend approval as presented by E. Moran, seconded by R. Lura, approved.

Uniform Criteria- this policy was introduced in 2016 as response to legislation, motion to recommend approval by E. Moran, seconded by R. Lura, approved.

Uniform Project agreement- will be reviewed at a later time- delay consideration at this time.

IV. Adjourn
Motion to adjourn by E. Moran, seconded by R. Lura at 12:22