

IDA Board Meeting Minutes
January 28, 2016 immediately following CRC meeting
Madison County Center for Economic Development
Canastota, NY

Attendance: R. Bargabos, D. Rogers, J. Romagnoli, J. Salka, R. Lura, S. Potter, G. Cregg, K. Hicks, Amanda Nicholas, Fran Hardy and Bill Maxim from Northeast Carpenters Union

Absent: E. Moran

Call to order by Chairman Bargabos at 3:24 pm

The Board recommended meeting at the Morrisville State College for the March 17, 2016 meeting.

Approval of Minutes

IDA meeting minutes from November 15, 2015, motion for approval by J. Salka, seconded by R. Lura, approved by all present.

Review of Financials

Year-end financials from 2015- balance sheet, revenue appropriations analysis, and check register were presented and explained. R. Lura inquired about the building reserve fund. The building reserve fund may be used in the upcoming year for building maintenance such as painting, and carpeting. Motion to accept year end financials by R. Lura, seconded by J. Romagnoli, approved by all present.

Chairman's Report

Updates from Committees- Audit pricing, motion to accept audit pricing from Gustafson and Wargo CPAs as proposed, by J. Romagnoli, seconded by S. Potter, roll call

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

Approval of contracts:

Grant agreement with Madison County- motion for approval by J. Romagnoli, seconded by J. Salka, roll call, approved.

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

Administrative Services contract with CRC- motion for approval by S. Potter, seconded by J. Salka, roll call, approved

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

SANNY lease contract, motion for approval by R. Lura, seconded by J. Romagnoli, roll call, approved.

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

KJM Consulting contract, motion for approval by D. Rogers, seconded by J. Romagnoli, roll call,

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

Updates from Albany (G. Cregg)- The new requirements from the State will be put in place this year. These requirements include a recapture policy, uniform standard application, and a checklist of criteria for all IDAs.

Executive Director's Report

Old Business: Johnson Brothers Lumber will be operational soon

Empire Farmstead Brewery is scheduled to start brewing March 1st and open April 1st 2016.

International Boxing Hall of Fame- contracts have been signed

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director@madisoncountyyida.com * www.madisoncountyyida.com

Cazenovia Hospitality- has pushed off opening until May
Good Nature Brewery- has received approval for final development plan
New Business:
Other Activities:

Bill Maxim asked if the IDA had a local labor policy for construction projects. The IDA does not have a written policy but encourages the use of local employees whenever possible.

Resolutions

Good Nature Brewing Company final SEQRA, motion for approval by J. Salka, seconded by D. Rogers, roll call,

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

Good Nature Brewing Company Final Approving Resolution, motion for approval by J. Salka, seconded by J. Romagnoli, roll call,

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

Other Business

K. Hicks still working on recruiting a major greenhouse, and also pursuing leads for a pharmaceutical warehouse distribution facility, metal recycling facility, livestock processing and senior housing. Madison County is releasing an RFP for plastic to oil at the ARE Park. Progress with infrastructure continues to be made at the ARE park. An upcoming Economic Development Summit is being planned for May 2016.

Rogers' Report

Morrisville State College/Agricultural Economic Development Updates

Morrisville has received a \$12.9 million grant for alternative fuels facility. The Copper Turret is expanding with a brewery. The new president, (Dr. Rogers) is restructuring the administration.

The agriculture advisory group will meet in February, Cooperative Extension continues to look into sharing resources with other CCEs. Open Farm Day is set for July.

Date of next meeting

March 17, 2015– Madison County Center for Economic Development

Adjourn- Motion to adjourn by D. Rogers, seconded by J. Salka at 4:32 pm

IDA Board Meeting Minutes
March 17, 2016, 2 p.m.
Morrisville State College President's Office
Morrisville, NY

Member Attendance: R. Bargabos, D. Rogers, E. Moran, R. Lura, J. Salka, S. Potter

Absent: J. Romagnoli

Others present: G. Cregg, Kipp Hicks, Amanda Nicholas, Fran Hardy, Charlie Bostick, Nell Ziegler, Jim Corbin

Call to order by Chairman Bargabos at 2:38 pm

Approval of Minutes

IDA meeting minutes from January 28, 2016, motion for approval by R. Lura, seconded by S. Potter, with one minor attendance adjustment, approved by all present.

Review of Financials

February 29, 2016 financial reports

Financial reports; balance sheet, revenue appropriations analysis, and check register were presented and explained, motion to approve financial statements by R. Lura, seconded by S. Potter, approved by all present.

Chairman's Report

Updates from Committees

Audit Committee-draft audit

The Audit Committee recommended approval of 2015 draft IDA audit to full board, motion to accept draft 2015 IDA audit (with minor changes as discussed with Charlie), by J. Salka, seconded by S. Potter, approved by all present.

Governance Committee- Operations and Accomplishments

Governance committee recommended approval to full IDA board of Operations and Accomplishments, and performance measurements for 2015, motion for approval with additions as discussed by D. Rogers, seconded by R. Lura, approved by all present.

Updates from Albany (G. Cregg)

G. Cregg stated that the IDA will have to be in compliance with new recommendations from New York State by June 15, 2016. These new requirements include a universal application, uniform criteria for project approval, and the adoption of recapture policy. Mr. Cregg stated that the Madison County IDA is already about 80% in compliance with these items.

Executive Director's Report

Old Business: Johnson Brothers Lumber is operating at the ARE Park,

Empire Farmstead Brewery is very close to opening

Cazenovia Hospitality- requested more funds from ESD, the IDA provided a letter of support, the hotel should be open by May.

Good Nature Brewery- Post Standard Article clarification- there was an article in the Syracuse Post Standard that stated Good Nature Brewing, as accepted into Start-Up New

York, will paying no property taxes for 10 years, however this is incorrect. Good Nature has been approved for a 15 year PILOT through the Madison County IDA.

New Business: K. Hicks continues work on the recruitment of a major greenhouse at the Elm St. Development.

Other Activities: Life of Reilley distillery in Cazenovia may be expanding, K. Hicks continues to work with the company.

Henneberg Brewery in Cazenovia- anticipating RLF application

K. Hicks is working with a potential landscaping relocation into Nelson and visited Peak Coffee, and Humble Harvest Brewery in Nelson. Met with Roger Bradstreet and Department of Transportation regarding the possible slowing down of street by new businesses in Nelson. Circa restaurant is also anticipated to open this spring in Nelson. Met with former vegetable company employees looking into food distribution
Continues work with JD Farms in Georgetown, who will partner with Morrisville State College in growing industrial hemp

Resolutions

Other Business

Rogers' Report

Agricultural Economic Development Updates- CCE has developed a strategic plan, and is planning for Open Farm Day in July 2016.

Morrisville State College is working with JD farms on growing industrial hemp, and trying to complete a \$20 million gas to energy project, has received a grant for \$12.9 million. The College will also be introducing a new bachelor's degree food technology program. The brewing institute will also be coming to fruition at the Copper Turret in 2016.

Date of next meeting

May 19, 2016– Madison County Center for Economic Development

Adjourn

Motion to adjourn by R. Lura, seconded by D. Rogers at 3:34 p.m.

IDA Board Meeting Minutes
May 19, 2016
Madison County Center for Economic Development

Attendance: R. Bargabos, D. Rogers, E. Moran, J. Romagnoli, S. Potter, R. Lura
George Cregg, Kipp Hicks, Amanda Nicholas

Call to order by Chairman Bargabos at 3:21 pm

Approval of Minutes

IDA meeting minutes from March 17, 2016, motion for approval by S. Potter, seconded by R. Lura, approved by all present.

Review of Financials

April 2016 financial reports, balance sheet, revenue appropriations analysis, and check register were presented and explained, motion for approval of April 2016 financials by S. Potter, seconded by J. Romagnoli, approved by all present.

Chairman's Report

Updates from Albany (G. Cregg)

G. Cregg presented four proposed changes to policies for compliance with new legislation, Uniform criteria policy, recapture policy adjustments, changes to IDA standard application, and uniform project benefits agreement. These adjustments should be made by June 15, 2016 in order to be in compliance. R. Bargabos recommended approving policies at this meeting, and making any adjustments to the draft changes at the next meeting.

Executive Director's Report

Old Business:

New Business: Cazenovia Hospitality extended sales tax benefit- the IDA has received a letter from Dan Kuper requesting an extension of sales tax benefits until June 2016, hotel plans to open in June.

Other Activities: Updates: Ferris is outgrowing their Stockbridge site and is looking to expand

International Boxing Hall of Fame approvals- paperwork is with the state, anticipate setting a closing date soon.

Request to sell land from Madison County to Farm it Out Produce at ARE Park is moving forward, working with John Becker

Madison County Center for Economic Development along with John Salka hosted an Economic Summit at the Colgate Inn on May 11, 2016. Roughly 70 people attended. The event featured guest speakers from Center State CEO, ESD, Madison County Agriculture, Tourism, Colleges, and IDA.

Plastic to Oil RFP issuance received 4 responses, no decisions have been made as of yet by Solid Waste committee.

Empire Brewing Company will have soft openings in May, and should be open to public in June.

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Kipp is working with a custom meat business regarding possible Madison County location

Johnson Brothers Lumber will have a ribbon cutting on June 3rd for their kiln drying operation at the ARE Park.

Resolutions

Resolution Authorizing Additional Benefits and Public Hearing, Cazenovia Hospitality
Motion for approval by R. Lura, seconded by E. Moran, roll call

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

Proposed Policy Changes Resolution (George will prepare resolution)
Motion for approval of revised policies as presented with further discussion at the next meeting by E. Moran, seconded by S. Potter, roll call,

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

Other Business

Rogers' Report

Agricultural Economic Development Updates- D. Rogers shared meeting minutes from the AED committee, stated that Open Farm Day participation is greater than ever.

Date of next meeting

June 16, 2016– Madison County Center for Economic Development

Adjourn

Motion to adjourn at 4:44 by E. Moran, seconded by S. Potter

IDA Board Meeting Minutes

June 16, 2016, 3 pm

Madison County Center for Economic Development

Member Attendance: R. Bargabos, E. Moran, S. Potter, D. Rogers

Others in Attendance: George Cregg, Kipp Hicks, Amanda Nicholas, Fran Hardy- Local Carpenters Union

Call to order by Chairman Bargabos at 3:12 pm

Approval of Minutes

IDA meeting minutes from May 19, 2016, motion to approve by E. Moran, seconded by S. Potter, approved by all present.

Review of Financials

May 2016 financial reports- K. Hicks presented and explained IDA balance sheet, revenue appropriations analysis, and check report, motion for approval by S. Potter, seconded by E. Moran, approved by all present.

Chairman's Report

Updates from Albany - G. Cregg- nothing new to report from Albany

Report from Governance Committee meeting on June 7, 2016

Recommendation on minor changes to recent adopted policies, minor adjustments were made to policies at the Governance Committee.

Executive Director's Report

Old Business:

New Business:

Cazenovia Hospitality extended sales tax benefit, due to the fact that the project could exceed \$100,000 again, second public hearing was held and no comments were received.

Good Nature Brewing Company increased project costs, project has closed, mortgage will not change.

Other Activities:

IDA and Madison County Tourism are working with Upstate Institute Intern from Colgate University. The intern will be creating a quality of life promotional video for Madison County.

K. Hicks is working with some business opportunities at the ARE Park, a custom meat processor and a greenhouse.

Ferris is looking to expand/relocate due to outgrowing space in Munnsville

K. Hicks is working with a dozen companies on their CFAs, E. Moran recommended speaking with CACDA.

D. Rogers requested clarification on the difference between CFA and URI monies.

Resolutions

Resolution Amending Resolution Required Documents for the 2015 IDA Reform Legislation, motion for approval by D. Rogers, seconded by E. Moran, roll call, approved by all present.

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

Resolution Approving Additional Benefits Cazenovia Hospitality- motion for approval by S. Potter, seconded by E. Moran, roll call,

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

Resolution Ratifying Project Costs Increase for, Good Nature Brewing Company, motion for approval by E. Moran, seconded by D. Rogers, roll call, approved by all present.

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

Other Business

Rogers' Report

Morrisville State College and Agricultural Economic Development Updates

Dr. Rogers is looking into an alumni event to hold in June in Morrisville featuring local beverages, food, and music. The Copper Turret is building a brewery on premises, they have hired a head brewer and should be open by fall 2016. The restaurant remains open. Chancellor of SUNY, Nancy Zimpher is leaving. Empire Brewing Company will hopefully open and hold a ribbon cutting on or about June 24.

Open Farm Day is July 30th

Date of next meeting

August 18, 2016– Madison County Center for Economic Development

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Adjourn

Motion to adjourn at 4:05 pm by E. Moran, seconded by D. Rogers

IDA Board Meeting Minutes
August 18, 2016, 3 pm
Madison County Center for Economic Development

Attendance: R. Bargabos, D. Rogers, E. Moran, J. Romagnoli, J. Salka
Absent: R. Lura, S. Potter
Also present: G. Cregg, K. Hicks, Amanda Nicholas

Call to order by Chairman Bargabos at 3:27 pm

Approval of Minutes

IDA meeting minutes from June 16, 2016, motion for approval by E. Moran, seconded by D. Rogers, approved.

Review of Financials

July 2016 financial reports, reports were presented and explained, no questions or comments.

Chairman's Report

Updates from Albany (G. Cregg), State legislature is not in session, not much is going on in Albany. ABO article 78 update, the GFC lost at a trial level, the case will now move on to appellate division, case might be argued at fall term. G. Cregg stated that the process is going as expected.

Report from Committees- IDA Finance committee met, recommended approval to full board of public hearing and SEQR resolutions from Carriagehouse Apartments/Monahan Development and Farm It Out Produce.

Executive Director's Report

Old Business:

New Business: Application from Carriagehouse Apartments (Monahan Development)
Application from Farm It Out Produce (Madison Cortland ARC)

Other Activities:

Resolutions

Public Hearing Resolution for Carriagehouse Apartments (Monahan Development)
motion for approval by J. Salka, seconded by E. Moran, roll call,

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

Preliminary SEQRA Carrighthouse Apartments (Monahan Development), motion for approval by E. Moran, seconded by J. Romagnoli, roll call,

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

Public Hearing Resolution for Farm It Out Produce- motion for approval by E. Moran, seconded by J. Romagnoli, roll call,

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

Preliminary SEQRA for Farm It Out Produce, motion for approval by J. Romagnoli, seconded by D. Rogers, roll call,

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

Other Business

IDA is working with Colgate Upstate Institute Intern, Sara Daniel is preparing a quality of life video for Madison County, project will be complete soon.
K. Hicks is working with prospects at Oneida Business Park
Working towards an easement regarding sewer in Oneida
Met with sheep farmer that is interested in locating in Madison County
Working with a company that will begin recycling mattresses
Toured plastic to oil pilot program at SUNY Cobleskill with J. Zecca
Madison County rejected all plastic to oil RFP submissions
Continued Madison County public utility meetings
K. Hicks and M. Magnusson attended sewer line ribbon cutting in Oneida
K. Hicks has been appointed to the REDC board, Madison County will now have 2 votes in process
Will attend NYSEDC board meeting, International Economic Development conference and sustainability conference in September

Rogers' Report

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Agricultural Economic Development Updates, Open Farm Day was a major success, Empire Buffalo received about 1000 people.

Date of next meeting

September 15, 2016– Madison County Center for Economic Development

Adjourn

Motion to adjourn by E. Moran, seconded by D. Rogers at 4:15 pm