

**IDA Audit Committee Board Meeting Minutes  
Madison County Center for Economic Development  
September 19, 2016**

**Committee members in attendance: J. Romagnoli, S. Potter**

**Others in attendance: D. Rogers, R. Lura, E. Moran, G. Cregg, K. Hicks, A.  
Nicholas**

**Members Absent: R. Bargabos, J. Salka**

- I. Call to order by Chairman Romagnoli at 3:26 pm
- II. Old business  
Approval of minutes from March 17, 2016, motion for approval by S. Potter, seconded by J. Romagnoli, approved.
- III. New business  
Review draft proposed IDA budget 2017- The IDA is requesting a 3% increase in personnel from Madison County. Most of the budget will stay the same as last year, with minor increases for telephone and accounting. The IDA is anticipating a 9% increase in employee benefits. Motion to recommend approval to full IDA Board of draft 2017 IDA budget by J. Romagnoli seconded by S. Potter, approved.
- IV. Adjourn  
Motion to adjourn at 3:36 pm

**IDA Board Meeting Minutes**  
**September 19, 2016, 3 pm**  
**Madison County Center for Economic Development**  
**Attendance: D. Rogers, R. Lura, E. Moran, J. Romagnoli, S. Potter, G. Cregg, K.**  
**Hicks, A. Nicholas**  
**Members Absent: R. Bargabos, J. Salka**

**Call to order** by Vice Chairman Rogers at 3:36 pm

**Approval of Minutes**

IDA meeting minutes from August 18, 2016, motion for approval by E. Moran, seconded by J. Romagnoli, approved.

**Review of Financials**

August 2016 financial reports, balance sheet and revenue appropriations analyses were presented, R. Lura recommended changing the name of the Empire Zone/Revolving Loan Fund contract line item. Motion to accept financials as presented by R. Lura, seconded by J. Romagnoli, approved.

**Chairman's Report**

Updates from Albany (G. Cregg)- legislature is not in session, GFC Lawsuit is moving to appellate division. Hodgson-Russ has secured another IDA to participate in lawsuit.

Updates from Committees- Audit Committee-Draft Budget for 2017- Audit Committee recommended approval of draft budget to full IDA Board, motion for approval of draft 2017 budget by J. Romagnoli, seconded by S. Potter, roll call, approved by all present.

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

**Executive Director's Report**

Old Business: Farm It Out Produce and Carriagehouse Apartments updates- minutes from their respective public hearings were presented, both taxing entities were supportive of projects. The Farm It Out Produce final SEQR resolution includes 43 pages of findings from Madison County's original environmental study, the IDA issued a 1 page finding statement stating that the IDA will adopt the County's SEQR findings. The Farm It Out Produce Approving resolution includes certain claw backs regarding job creation, time to complete project, etc. The IDA Board can pick and choose which claw-backs to include in the agreement at their discretion. Thorough discussion followed and G. Cregg will make changes to the policy.

Carriagehouse Apartments project is seeking mortgage recording and sales tax benefits, along with bonding. The project is not seeking a PILOT agreement. It is a rehabilitation

of an existing space, making it a phase II SEQR. IDA has received bond allocation for the project.

New Business: Are Park infrastructure updates- water line is under development

Other Activities:

- a) K. Hicks attended REDC meetings, a group of projects to be submitted to Governor's office by October.
- b) The defederalizing of CDBG funds is moving forward, possibly recipients to money are being considered by K. Hicks and M. Magnusson
- c) ARE Park land transfer has been approved
- d) K. Hicks has responded to several State leads
- e) Madison County is still in the running for a large greenhouse project
- f) K. Hicks attended public hearing for ESD at Carriagehouse Apartments in Cazenovia
- g) Still working with a C&D waste recycling facility, specializing in mattresses
- h) Working on PARIS reporting

### Resolutions

Final SEQRA Farm It Out Produce- motion for approval by R. Lura, seconded by E. Moran, roll call, approved.

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

Resolution Approving Farm It Out Produce- Motion for approval by R. Lura, seconded by J. Romagnoli, roll call, approved.

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

Final SEQRA Carriagehouse Apartments- motion for approval by E. Moran, seconded by J. Romagnoli, roll call, approved.

Richard Bargabos	VOTING	Absent
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**

R. Lura mentioned Kriemhild Dairy is applying for a CDBG grant through the PCD

**Rogers' Report**

Agricultural Economic Development Updates- no Updates

Updates from Morrisville State College- the college is now ranked number 21 for colleges in the East by US News and World Report magazine.

**Date of next meeting**

November 20, 2016– Madison County Center for Economic Development

**Adjourn**

Motion to adjourn at 5:00 pm by D. Rogers

**IDA Board Meeting Minutes**  
**November 17, 2016, 3 pm**  
**Madison County Center for Economic Development**

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

**Absent:** R. Bargabos

**Others in attendance:** G. Cregg, K. Hicks, A. Nicholas, B. Maxim (local carpenters union)

**Call to order by Vice Chairman Rogers at 3:51 pm**

**Approval of Minutes**

IDA meeting minutes from September 19, 2016, motion for approval by E. Moran, seconded by J. Salka, approved.

**Review of Financials**

October 2016 financial reports, balance sheet, revenue appropriations analysis were presented and explained, R. Lura questioned the wording of “gross profit”, the IDA will check with CFO. Motion for approval by R. Lura, seconded by S. Potter, approved.

**Chairman’s Report**

Updates from Albany- G. Cregg stated that there have been some indictments in Albany and that there will most likely be some tightening of ethics laws next year.

Contracts for KJM and SANNY, both contracts are subject to a 3% increase, contracts were presented and explained. The KJM contract includes a 3% increase in salary which will come from reserves, staff salaries for 2017 will also include a 3% raise coming from reserves.

Motion for approval of KJM contract by E. Moran, seconded by R. Lura, roll call, approved.

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

Motion for approval of SANNY rent contract by J. Romagnoli, seconded by S. Potter, roll call, approved.

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

Motion for approval of 3% staff salary increases as stated in approved 2017 budget by R. Lura, seconded by E. Moran, roll call, approved.

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

#### **Executive Director's Report**

Old Business: Farm It Out Produce and Carriagehouse Apartments updates  
Farm It Out Produce, land transfer for ARE Park land for Farm It Out location is moving forward will seek Board of Supervisor approval  
Carriagehouse Apartments could close after December 6<sup>th</sup>, project is seeking name change to Carriagehouse Village Apartments II. George will prepare resolution to be approved at today's meeting.

Other Activities: ARE Park liability insurance to be covered by IDA expense line item, Industrial Park Infrastructure

#### **Resolutions**

Final Bond Resolution Approving Carriagehouse Apartments, motion for approval by R. Lura, seconded by S. Potter, roll call, approved.

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

Resolution authorizing name change for Carriagehouse Apartments to Carriagehouse Apartments II by R. Lura, seconded by E. Moran, roll call, approved.

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

Resolution Approving Madison Grant Facilitation Corporation Project, motion for approval by E. Moran, seconded by S. Potter, roll call, approved.

Richard Bargabos	VOTING	Absent
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**

**Executive Director's Report**

1. K. Hicks is seeking a Phase 1 report, appraisal, and insurance of ARE Park land, funds will come out of industrial park development line item.
2. There was a site visit from a State lead for a distribution facility
3. Potential major greenhouse scheduled another site visit.
4. Met with new president of Cazenovia College, Ron Cheseboro
5. Spoke to advocacy group in Nelson regarding opportunities for Nelson Corners.
6. Found potential lead for a food packaging company at IEDC conference
7. Received quarterly report from Partnership for Community Development
8. Attended meeting regarding increasing tourism to Bouckville in the off season
9. Attended Kinderhook Housing ribbon cutting- new development of Section 8 housing in Oneida.
10. Oneida Chamber of commerce hosted an event honoring the Costello Family for their part in contributions made the City of Oneida, Zeller Building.
11. Attended ribbon cutting at Empire Farmstead Brewery, Lieutenant Governor Kathy Hochel, Assemblyman Bill Magee, and Senator David Valesky were present.

**Rogers' Report**

Agricultural Economic Development Updates- There is some discussion from Madison County of changes being made to Agricultural Economic Development, the topic is currently tabled. D. Rogers stated that the Copper Turret Brewery will open in the next few months and suggested having an IDA meeting at the new tasting room. Also, the hemp growing research project at Morrisville State has been successful.

**Date of next meeting**

January 19, 2017– Madison County Center for Economic Development

**Adjourn**

Motion to adjourn by S. Potter, seconded by J. Romagnoli