

IDA Board Meeting Minutes
January 19, 2017 immediately following CRC meeting
Madison County Center for Economic Development
Canastota, NY

Attendance: J. Romagnoli, J. Salka, S. Potter, R. Lura, E. Moran, R. Bargabos, K. Hicks, A. Nicholas, G. Cregg, Bill Maxim

Call to order by Chairman Bargabos at 3:40 pm

Approval of Minutes

IDA meeting minutes from November 17, 2016, motion for approval by E. Moran, seconded by R. Lura, approved.

Review of Financials

Draft year-end financials from 2016 were presented and discussed, the IDA will have to make two minor budget modifications.

Account 6460.42 telephone and internet in the amount of \$332.55 to account number 6460.50 contingency.

Account 6460.48 dues and subscriptions in the amount of \$335.01 to account number 6460.50 contingency.

Motion to approve budget modifications by J. Salka, seconded by S. Potter, roll call,

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

R. Lura recommended double checking whether or not the IDA is paying sales tax on telephone and internet.

On the CRC balance sheet, the PCD Contract should show up as a liability, and show that those funds are already encumbered.

J. Romagnoli recommended painting in the hallways, G. Cregg mentioned clarifying regular maintenance versus construction prior to hiring a contractor, in order to avoid issues with prevailing wage rates. The IDA will check with the Department of Labor.

Motion to approve draft 2016 financials by E. Moran, seconded by J. Romagnoli, approved.

Chairman's Report

Updates from Committees

Approval of contracts:

Grant agreement with Madison County

Administrative Services contract with Madison County CRC

Updates from Albany (G. Cregg)- George provided an update of the GFC lawsuit, no new news to report, his office still waiting on an appeal. St. Lawrence County has joined the cause.

G. Cregg stated that the Governor's budget has been released, and he is not aware of any language that could negatively affect IDAs.

Executive Director's Report

Old Business: Updates on Carriagehouse Village Apartments II, Farm it Out Produce
Carriagehouse Village Apartments II closed at the end of the year, due to the Holidays, neither R. Bargabos, or D. Rogers were available, K. Hicks was added to documents enabling him to sign on behalf of the IDA.

Farm It Out Produce project has necessary IDA approvals.. K. Hicks has received a completed survey and appraisal. The GFC would like to be able to sell land at ARE Park to Farm It Out in the near future

New Business: Approval of Contracts

Grant agreement with Madison County

Administrative Services contract with Madison County CRC

Other Activities:

Resolutions

Resolution Ratifying Executive Director Actions Carriagehouse Village Apartments Project

Motion to Approve Resolution Ratifying, Executive Director Actions Carriagehouse Village Apartments Project by R. Lura, seconded by E. Moran, roll call,

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

Resolution Authorizing Grant Agreement with Madison County, motion for approval by

Resolution Authorizing Administrative Services Contract with Madison County CRC, motion for approval by R. Lura, seconded by S. Potter, roll call,

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

Other Business

K. Hicks may have potential site visit with major greenhouse

IDA has met with the PCD and a client that has invented a digital microscope, will continue to assist with potential referral to the Tech Garden.

Kremheild continues to move forward with their new location in Lebanon, they received a CDBG grant through Town of Lebanon.

Attended a ribbon cutting at the HipStir café in Oneida

REDC awards were announced in December, North East Information Discovery received funding, and plans to build at Canastota Business Park.
Hartman Enterprises in Oneida has received funding to relocate to Herkimer County
PCD received Microenterprise Money
NYSEDC has a new Executive Director, Brian McMahon will be retiring later this year
Attended a Industrial Design in Manufacturing meetings put together by Eric Beyer from Copasetic, group will continue to meet

Rogers' Report

Agricultural Economic Development Updates- postponed

Date of next meeting

March 16, 2017– Madison County Center for Economic Development

Adjourn

Motion to adjourn at 4:45 by J. Salka

**IDA Board Meeting Minutes
March 30, 2017**

Attendance: R. Bargabos, J. Romagnoli, E. Moran, R. Lura, S. Potter, G. Cregg, K. Hicks, A. Nicholas

Call to order by Chairman Bargabos at 3:28 pm

Approval of Minutes

IDA meeting minutes from January 19, 2017, motion for approval by R. Lura, seconded by S. Potter, approved.

Review of Financials

Financials were presented and discussed, J. Romagnoli mentioned the outside of the building could use some work. IDA will look into repairs in upcoming year. Motion to approval financials by J. Romagnoli, seconded by S. Potter.

Chairman's Report

Updates from Committees

Audit Committee- audit approval, motion to approve audited financial statements as presented by E. Moran, seconded by S. Potter, roll call,

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

Governance Committee- Operations and Accomplishments for PARIS Report- motion to approve documents to be submitted to PARIS by E. Moran, seconded by J. Romagnoli, roll call,

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

Updates from Albany (G. Cregg)- nothing negative towards IDAs in the State budget to his knowledge. There is talk about including an adaptive reuse piece, which would be a positive.

Executive Director's Report

Old Business: Farm It Out Produce update- Farm It Out project is no longer moving forward at the ARE Park.

3215 Seneca Turnpike * Canastota, NY 13032 * (315) 697-9817 * (315) 697-8169 Fax
director@madisoncountyida.com * www.madisoncountyida.com

Greenhouse prospect updates- project is still moving forward.

New Business: K. Hicks will be meeting with a fertilizer company

Other Activities: Good Nature Brewery loan closed

Empire Farmstead Ag RLF anticipated

Resolutions

Other Business

USDA questions

USDA letter issue: After consulting with counsel and K. Hicks, it is their opinion that the USDA request that was mailed to IDA members was sent in error, and Board members are not required to respond, as it does not fit the Board's interests.

Rogers' Report

Agricultural Economic Development Updates- postponed

Date of next meeting

April 20, 2017– Madison County Center for Economic Development

Adjourn

Motion to adjourn at 4:45 pm by S. Potter

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