

**MADISON COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
MINUTES OF THE IDA BOARD MEETING  
January 18, 2018**

A meeting of the Madison County Industrial Development Agency was convened in public session at the Madison County Center for Economic Development in Canastota, New York.

Attendance was recorded as follows:

Board Members Present: Richard Bargabos (Chairman), Jack Romagnoli (Treasurer), Russ Lura (arrived late), John Salka, Elizabeth Moran, Steve Potter

Also Present: Kipp Hicks (Executive Director), George Cregg (Bond Counsel)

Chairman Bargabos called the meeting to order at 3:02 p.m.

**I. Board Business**

Approval of minutes, motion for approval of meeting minutes from December 21, 2017 by Moran, seconded by Potter, unanimously approved by all.

Overview and discussion of tentative year-end financials, with question of our pension liability. Financials were accepted by a motion from Potter and second by Salka, unanimously approved by all.

**II. Chairman's Report**

**III. Executive Directors' Report**

- A. Hicks gave a review of the Dutchland Plastics project and updated the board on the public hearing. Cregg ran through exhibits A & B for further discussion of the anticipated resolution as presented. Motion to accept Final Approving Resolution for Dutchland Plastics by Moran, second by Potter. Roll call – unanimously approved by those present (Lura and Rogers were not in attendance).
- B. Good Nature Farmstead Brewing Company subordination agreement was explained by Cregg. NYSBDC and the US SBA will be refinancing a portion of company debt; no mortgage recording tax abatement is requested or needed. A summary by Cregg explained that if a note was ever foreclosed, the IDA would not stand in anyone's way of pursuing the claim. Motion by Salka, second by Lura. Further discussion caused Lura to ask who we're specifically subordinating to, and Cregg clarified the US SBA. Lura further questioned any loans that might have been secured by the Village of Hamilton; Cregg responded that in NYS, the "first to record" has priority. Roll call, Potter abstained, remaining members approved: Salka, Lura, Romagnoli, Moran and Bargabos.
- C. Madison Grant Facilitation Corporation (GFC) – issue was explained by Cregg. Approving the presented resolution is the first step in the deviation process. The proposal is to exempt 100% of property taxes (not including special district taxes), until individual lots are sold. The board discussed Exhibit A, the letter to the effected taxing entities. Motion by Lura, second by Potter, roll call, accepted

by all members present. Moran asked about our next steps; Cregg explained that authorization has been granted to hold a public hearing at our next scheduled meeting on March 29<sup>th</sup>, and that Hicks will reach out to the individual taxing entities prior to solicit comments and provide clarification as needed. Lura asked if any of the land was in the Ag District – Hicks will inquire with Ingmire at the County Planning Department.

Update from Albany:

Cregg addressed the recent articles from the Utica Observer Dispatch, specific to the issue of the Herkimer IDA. Though George clarified that he wasn't fully aware of the specific situation, he did state that water districts as usually special districts for tax purposes, and assumes that at some point the Herkimer IDA took a deed to the property vs. a simple lease-leaseback with the company that last owned the property. He further explained that in the past, it wasn't unheard of for an IDA to take title to the property, but generally speaking in the last 10+ years, IDA's have learned to simply take a leasehold interest in the benefiting properties to avoid getting into similar situations or potentially taking title to environmentally contaminated property.

Rogers Report and AED Update:

No updates due to President Roger's scheduling conflict.

Lura made one last note, indicating that a proposed "cook – chill" project is being contemplated in Waterville. He said that the community secured \$1.5MM in funding for a feasibility study. They anticipate 40-50 FTE's, near 2-3 slaughterhouses. The initiative is being spearheaded by a local group named Waterville First.

Next meeting anticipated: March 29, 2018, but there's a chance that we will have a new application for consideration, which might cause us to have a meeting in February. Hicks will update the board as soon as he has more information.

Adjourn:

Motion to adjourn at 4:23 by Lura, seconded by Moran, unanimously approved by all present.