

IDA Board Meeting Minutes

March 29, 2018

Attendance: J. Salka, S. Potter, R. Bargabos, D. Rogers, E. Moran, K. Hicks, A. Nicholas, G. Cregg

Call to order by Chairman Bargabos at 3:16 pm

Approval of Minutes

IDA meeting minutes from January 18, 2018 by Potter, seconded by Salka, carried.

Review of Financials

Year-end financials- presented in Audit committee, motion to approve financials by J. Salka, seconded by S. Potter.

Chairman's Report

Updates from Committees

Audit Committee- 2017 draft Audit was presented and explained by Charlie Chambers of Gustafson and Wargo, motion to approve 2017 Audit by J. Salka, seconded by E. Moran, roll call, approved.

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	Yes

Governance Committee- Operations and Accomplishments and Performance Measurements for 2018 PARIS Report were presented and discussed, motion for approval to accept PARIS documents as presented by D. Rogers, seconded by E. Moran, roll call,

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	Yes

Finance Committee- CRC-IDA administrative services contract was recommended for approval, motion for approval by J. Salka, seconded by S. Potter, approved by all present.

Updates from Albany (G. Cregg) Appeal/GFC updates

Recess IDA meeting at 3:30 for GFC meeting- regarding signature cards for Community Bank-

IDA meeting reconvenes at 3:34

Executive Director's Report

Old Business: Barlow Street update-closed

Carriagehouse II Apartments-sales tax discussion- they didn't complete purchases in the time allotted in their sales tax agreement. They will now responsible for some sales tax and will be paying the fee to avoid any penalties.

New Business: Application from Ariston Dairy/Rasbach 125 Realty LLC- project located in the former Diemolding building on Rasbach St. in Canastota, applying for IDA benefits as Ariston Dairy and Rasbach 125 which is the real estate holding company.

Resolutions

Public Hearing Resolution-Ariston/Rasbach 125

Preliminary SEQR Resolution-Ariston/Rasbach 125

Public Hearing Resolution- Green Empire Farms- presented but not approved

Preliminary SEQR Resolution- Green Empire Farms

Dutchland Plastics PILOT Modifications

Ariston Dairy- Motion for approval of preliminary SEQR resolution by J. Salka, seconded by S. Potter, roll call, approved.

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	Yes

Rasbach 125 Preliminary SEQR resolution, motion for approval by S. Potter, seconded by D. Rogers, roll call, approved.

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	Yes

Public Hearing Resolution for Ariston Dairy- motion for approval by J. Salka, seconded by E. Moran, roll call, approved.

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	Yes

Public Hearing Resolution for Rasbach 125 by D. Rogers, seconded by E. Moran, roll call, approved.

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	Yes

Dutchland Plastics- PILOT Modification Resolution- motion for approval by D. Rogers, seconded by S. Potter, roll call, approved.

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	Yes

Green Empire Farms- updated application- Jeff Davis and Kevin MacAuliffe were present to discuss the project in the Village of Wampsville and City of Oneida. The four phase project was discussed and the company is proposing a new PILOT schedule with a 75% reduction in property improvements due to obsolescence factor of the structures, a 15 year PILOT following our UTEP but a 20 year term to guarantee payment schedule to Green Empire Farms. R. Bargabos mentioned modeling the Madison County PILOT after the current model used by the company in Michigan. Green Empire Farms expressed concern over the special district assessments, Chairman Bargabos repeatedly stated that the IDA has no control over assessments, including special districts. There is also some disagreement between the Village of Wampsville and City of Oneida regarding SEQR. The Board agreed to approve the preliminary SEQR resolution but not the public hearing resolution at this time due to the questions regarding potential PILOT agreement and a proposed special district cap proposal, which should be set artificially high to eliminate any concern of hitting the cap. The company would like to have approvals from local and IDA level by June.

Preliminary SEQR Resolution, motion for approval by E. Moran, seconded by D. Rogers, roll call, approved.

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	Yes

Other Activities:

Other Business

Rogers' Report

Agricultural Economic Development Updates- postponed

Date of next meeting

May 17, 2018– Madison County Center for Economic Development

Adjourn

Motion to adjourn at 5:45 by S. Potter