

IDA Board Meeting Minutes December 19, 2019

Attendance: Rogers, Moran, Salka, Potter, Bargabos

Also present: George Cregg, Chris Canada, Kipp Hicks, Amanda Nicholas, Todd and Terry Schaal of M.E.I.D Construction

Absent: Lura, Romagnoli

Call to order by Chairman Bargabos at 4:10 pm

Approval of Minutes

IDA meeting minutes from September 19, 2019, motion for approval by Potter, seconded by Rogers, approved by all present.

Review of Financials

Review of financials from November 2019- financials were presented and discussed by Hicks, motion for approval by Potter, seconded by Moran approved.

New Business: Harden Plaza LLC application

Todd and Terry Schaal of M.E.I.D Construction were present to support and explain application for Harden Plaza. Todd Schaal is representing Dave LeBreque and the Oneida Harden Building, MEID is doing the construction. Mr. LeBreque's plan is to develop and create luxury apartments in downtown Oneida, on Lenox Avenue. The project is under way and has three phases. Phase 1 is under way and Mr. Schaal stated that it will be difficult finishing phases 2 and 3 without IDA assistance. The City of Oneida planning department is in favor of the project. The taxing entities appear to be in support of the project. Thorough discussion of the ability of the IDA to give benefits to such a project. George Cregg stated that IDAs are able to fund housing projects, if 1. There is a study from an expert stating the project is necessary, or 2. A strong letter of support from the municipality. Chairman Bargabos stated that the IDA has to lay the groundwork for this type of housing project. The IDA should request more letters of support from the City of Oneida, school district, and hospital to cement the desire and need for the project on Lenox Ave. The IDA could approve the public hearing and preliminary SEQR resolution at this time, allowing for sufficient letters and discussions with taxing entities to be had in time for the January meeting. No final decisions will be made until then.

Chairman's Report

Updates from Albany (Cregg)

Executive Director's Report

Old Business: Barlow Street sales tax recapture, Barlow Street exceeded their sales tax benefits stated in their original application, the IDA and Hodgson-Russ have sent two letters demanding funds, and have not heard back. The project could potentially lose all IDA benefits, we will send one more letter stating this, and the next step will be litigation.

Empire and Meier Creek updates (Untethered Brewing Company), The company that purchased Empire Brewing Company is interested in continuing their PILOT agreement, under the Start-UP New York program, no property tax for 10 years. Morrisville College has expressed desire to continue the partnership with the brewery. The IDA had an underlying lease with Empire and the status of the lease is unknown. The IDA will perform a title search and meet with the new company.

Potential letter of support for Town of Fenner solar- Bill Danahey of Cazenovia expressed interest in having the IDA write a letter of support for renewable energy in the Town of Fenner. The Town of Fenner currently has a moratorium in place and Chairman Bargabos stated that it's best the IDA does not get involved.

Other Activities: Owl Wire Update- Owl wire is being sold, certain documents from the 1996 IDA project with Owl Wire needed to be terminated.

2019 CFA Awards were announced today- Central New York was a winningest region

KJM and SANNY Contracts-Both contracts include a 3% increase, motion for approval by Moran, seconded by 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

County Budget Update- no increase in 2020

Resolutions Public Hearing Resolution-Harden Plaza LLC

Preliminary SEQRA Harden Plaza LLC

(Both) Motion for approval of a public hearing and preliminary SEQR resolution for the Harden Plaza project by Potter, seconded by Salka, 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

Owl Wire- Termination of Installment Sale Agreement, Termination of Underlying Lease, Termination of Bill of Sale to Company- resolution Ratifying Prior Actions of Agency Relating To The Execution of Certain Termination Documents for the Owl Wire and Cable Inc Project (1996)- Motion for approval by Salka, seconded by 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

Other Business

Rogers' Report

Myron Thurston was hired as the Agricultural Economic Development specialist at Cornell Cooperative Extension.

Date of next meeting

January 19, 2020, 2 pm Madison County Center for Economic Development

Adjourn

Motion to adjourn by Rogers, seconded by Moran, at 5:46 pm