

IDA Board Meeting Minutes
January 16, 2020
Madison County Center for Economic Development
Canastota, NY

Attendance: Rogers, Moran, Potter, Lura, Chris Canada, George Cregg, Kipp Hicks, Amanda Nicholas, Todd Schaal of M.E.I.D, Kevin McAuliffe, Nate Hickey, Sarah Stephens representing Rocale/Meier's Creek Brewery

Absent: Bargabos, Salka, Romagnoli

Call to order by Vice Chairman Rogers at 3:17 pm

Approval of Minutes

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

Review of Financials

Review of financials from year-end 2019, financials were presented and explained, Lura requested clarification of deferred outflows, which is retirement/pension. Hicks mentioned that CFO Beth Ellis, and Charlie Chambers of Gustafson will attend the March meeting. A 12 month CD has been purchased again for 2020, rates had gone down slightly. Motion for approval of financials by Potter, seconded by Lura, approved by all present.

Chairman's Report

IDA Contract with Madison County- was approved at the last meeting, to be signed by Vice Chairman Rogers.

Updates from Albany (Cregg/Canada)- Cregg stated that Governor Cuomo vetoed a bill calling for further notifications of PILOTS. The State legislature is focused on the budget at this time.

Executive Director's Report

Old Business: Harden Plaza public hearing report- the minutes from the public hearing were presented, the Mayor, City Planning Director and school district are all in favor of the project. The IDA received letters of support from the Mayor of Oneida and Oneida Hospital. Todd Schaal was present to answer any further questions, which there were none. Canada mentioned that requesting a letter documenting the school districts' support would be beneficial. Canada will be in touch with Harden Plaza's legal counsel regarding next steps.

Barlow Street sales tax recapture update-letters have been sent, litigation is the next step. They owe approximately \$34,000 in sales tax-Chris Canada will send one more letter demanding payment by February 15 and stating that all IDA benefits are at risk

Delinquent PILOT payments- Barlow Street- multiple letters have been sent with no response litigation is a next step.

Good Nature Brewery has been late with PILOT payments to the school district, Hicks has spoken with Carrie Blackmore and they plan on working out an agreement.

New Business: Application from Rocale (formerly Empire)- The IDA has received an application from Rocale/Meier's Creek, who purchased the assets and equipment of the

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former Empire Brewery in Cazenovia. Kevin McAuliffe of Barclay Damon is representing the company and gave an overview of the project. Nate Hickey is an owner, and will operate the new brewery. Sarah Stephens is working on their behalf as a consultant. There was thorough discussion regarding the status of the title and deed of the property, and still some research to be done to find a clear resolution. The company is requesting to continue the current PILOT which is the remaining 7 of 10 years with 100% exemption with the START UP NY program. The company would like to open in April. Mr. Hickey described the plans for future improvements to the acoustics, driveway, parking, fencing, roofing, etc. The company plans to make close to \$4 million of improvements. Moran requested clarification of the plans for the wastewater treatment, Ms. Stephens stated that this is probably the biggest issue on their radar, and they are working diligently to remedy the situation. Hicks mentioned the capital investment and construction in 2014 induced the IDA benefits, and that the current owners purchased existing assets. Moran mentioned that the generation of sales tax is a long term benefit to the community. Not enough information is available at this time for the Madison County IDA to make a decision as the application is incomplete. Moran mentioned potentially renegotiating the PILOT. More to come at a future time.

Resolutions:

Commercial/Retail Findings Resolution (Harden Plaza LLC)

Motion for approval by Potter, seconded by Lura, roll call, approved.

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

Final SEQR Resolution (Harden Plaza LLC)- Motion for approval by Potter, seconded by Moran, roll call, approved.

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

Approving Resolution (Harden Plaza LLC)- Motion for approval by Lura, seconded by Potter, approved.

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

Other Business

Rogers' Report

Date of next meeting

February 20, 2020– Madison County Center for Economic Development

Adjourn

Motion to adjourn at 4:42 pm by Moran