

IDA Board Meeting Minutes

March 25, 2021

Via Zoom

Attendance: Dugan, Potter, Moran, Rogers, Hicks, Nicholas, Canada

Absent: Bargabos, Lura, Salka

Also present: Kevin McAuliffe, Nate Hickey

Call to order by Vice Chairman Rogers at 3:25 pm

Approval of Minutes

IDA meeting minutes from January 21, 2021, motion for approval by Moran, seconded by Potter, approved by all.

Review of Financials

Review of month end financials by Hicks, motion to approve by Potter, seconded by Dugan, approved.

Review of draft 2020 Audit- audit was reviewed in the audit committee meeting

Chairman's Report

Updates from Committees

Audit Committee- recommendation on 2020 Audit, recommendations from Audit Committee to approve 2020 draft audited financials as presented by Charlie Chambers by Dugan, seconded by Potter.

Governance Committee- Policy review and recommendations, 2020 accomplishments, 2021 Goals, PARIS approval- all policies were reviewed and recommended for approval to the full board, with a possible addition of a renewable energy language to the UTEP at a future date. Motion to approve policies by Moran, seconded by Rogers, unanimously approved. Hicks presented and reviewed the 2020 accomplishments and 2021 goals, with potentially adding board member attendance goal for 2/3 meetings. These documents will be available on the IDA website and submitted to PARIS. Motion to approve documents to be submitted to PARIS (NYS reporting system) by Moran, seconded by Rogers, unanimously approved.

Nicholas suggested that members sign the Board Acknowledgement document- these documents will be emailed to board members. They should be printed, signed, scanned, and returned to Nicholas or Hicks.

Executive Director's Report

Old Business: All Seasonings sales tax recapture update- the project is nearly complete; the company exceeded the sales tax benefit that was approved by the board. The IDA has mailed a check for the overage, as required by law for IDA to collect, and has mailed the full amount to NYS Tax & Finance.

33 Rippleton- presentation by Kevin McAuliffe -the PILOT agreement previously enjoyed by Empire Farmstead Brewing Company allowed for a 100% property tax abatement for 10 years, due to their partnership with SUNY Morrisville and the StartUp NY program. 33 Rippleton (Meier's Creek Brewing Company), was ruled ineligible by Empire State Development. The company has requested the IDA "targeted industry" tax exemption PILOT, which would consist of a 15-year PILOT. The company has 42 employees and is anticipating spending another \$2.5 million on improvements to

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the building, brewing equipment, etc. They have been operating at 50% capacity since COVID but are expecting a big demand after restaurants and bars are allowed to open to full capacity.

Moran has introduced an alternative PILOT to 33 Rippleton's request. The alternative PILOT suggests a 5-year schedule, starting with a 50% reduction in year one, decreasing 10% each year, and the property tax benefit would end after year 5. Moran stated that the IDA has a duty to not incentivize a project after the fact but expressed that the IDA and the community have a desire to see Meier's Creek succeed in Cazenovia. Hicks relayed Bargabos' opinion that a 5-year PILOT would be a generous alternative. Kevin McAuliffe expressed his opinion that he did not consider the alternative PILOT generous at all. Dr. Rogers stated that this board has denied benefits before, and that a 15-year PILOT is difficult to consider due to the circumstances. Given that the StartUp NY program's decision to deny acceptance into the program as not entirely of the company's making, he agrees that some tax benefit consideration is due. Mr. McAuliffe again expressed his displeasure at the alternative PILOT presented and requested at a minimum to be considered for the IDA's "non targeted" exemption (standard 10-year IDA PILOT).

Canada noted that if the alternative schedule is pursued, the IDA will need to send a letter to the affected taxing entities expressing the desire to deviate from our Uniform Tax Exemption Policy (the benefits will be less than originally approved for Empire, and less than initially requested by 33 Rippleton).

****Motion to move forward with the alternative PILOT presented by IDA Board by Moran, seconded by Rogers, unanimously approved.**

SMM updates- the Chittenango project should be ready to close on their property tax benefit / PILOT at the end of April.

New Business: The International Boxing Hall of Fame – Hicks gave an overview of the IBHOF's request to be a conduit for NYS land to be transferred to the IBHOF permanently, much like we have done in the past. More details will be presented of the formal request if or when the state legislation is approved. Both Assemblyman Salka and Senator May are in favor of the legislation.

Other Activities: Nicholas requested that any board member that hasn't already done so to please send their County ethics forms back to the County as soon as possible.

Resolutions:

None

Other Business

Date of next meeting

May 20, 2021

Adjourn

Motion to adjourn by Rogers, seconded by Potter at 4:30, unanimously approved.