

**IDA Board Meeting Minutes
September 1, 2021**

Attendance: Dr. Rogers, Liz Moran, Russ Lura, Steven Potter, Chris Dugan
Call to order by Vice Chairman Rogers, Kipp Hicks, George Cregg, Chris Canada,
Amanda Nicholas
Absent: Bargabos, Salka

Called to order at 11:20 am

Approval of Minutes

IDA meeting minutes from July 15, 2021, motion for approval by Lura, seconded by Dugan, approved by all present.

Public Hearing minutes from SEPAC, LLC, August 10, 2021, motion for approval by Moran, seconded by Potter, approved by all present.

Review of Financials

Review of month end financials- July 2021, financials were reviewed, Dugan inquired regarding the 400,000 CD, motion to approve financials. By Potter, seconded by Dugan, approved by all present.

Chairman's Report

Postponed

Executive Director's Report

Old Business: SEPAC LLC

Canada- In order to approve the final approving resolution, SEQRA needs to be performed. Since this project will consist only of a 4,000 sq foot addition to an existing building, a phase 1 environmental review does not need to be performed. The town of Sullivan determined a phase 1 wasn't necessary and the IDA will be the lead agency. Canada stated that he's comfortable with the IDA making the SEQR determination consisting of SEQRA parts 2 and 3. The IDA board reviewed the documents and based on the information provided for the proposed action, it appears there will be no adverse impacts.

Resolutions: SEPAC, LLC

- SEQR Part 2 & 3
- Final Approving Resolution

Motion to approve SEQR determination by IDA Board by Moran, seconded by Lura, roll call, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Chris Dugan	VOTING	Yes

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Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Absent

Final Approving Resolution for SEPAC, LLC (no paper resolution in hand, will be prepared by Hodgson-Russ)

Motion to approve by Potter, seconded by Dugan, roll call, approved.

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Chris Dugan	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Absent

New Business: Application from One Remington Cazenovia, LLC

One Remington Cazenovia, a project proposing to convert the former GHD building at Trush Business Park into market rate apartments has applied for IDA benefits. Lura questioned the urgency of this project, Hicks stated they are hoping to begin construction in October. The company has purchased this now vacant building and is looking to construct 28 apartment units. These apartments will be market rate, and the project does not include any long term employment creation. Hicks has shared the County's 239 review with the board. Canada and Cregg stressed the importance of deciding whether or not this project qualifies as an IDA project. After thorough discussion, it is the feeling of the board that they are not convinced this is a qualified IDA project, due to lack of job creation, it being market rate housing, as opposed to low income, and lack of being tied to a larger community project. Rogers stated that he is not convinced, Dugan stated that as someone building market rate housing, the project will probably be successful without IDA benefits. Lura stated that the Cazenovia community is in need of housing, but not sure this is a project to support. Moran stated that it is only speculative that this will help create other development, and does not see anything that persuades her this is an IDA project. Cregg will prepare a resolution declining IDA benefits.

Motion for approval to instruct Hodgson-Russ to prepare a resolution stating that the Madison County IDA is not convinced One Remington, Cazenovia, is an IDA project, based on insufficient evidence presented in their application.

Other Activities:

Other Business

Harden Plaza, Oneida- the project never closed on a PILOT

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They were going to wait until after construction to close on PILOT, but taxable status date has passed and the assessment has now increased. Originally, the PILOT was going to be on the purchase price, instead of completed value, the IDA will reach out to the taxing entities to see if there is a compromise to be made. There will be no increase in IDA financial benefits so there is no need to conduct a second public hearing, but the IDA will send a letter of explanation to the taxing entities. Motion to approve sending a PILOT deviation letter regarding the Harden Project by Dugan, seconded by Moran, roll call,

Richard Bargabos	VOTING	Absent
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Chris Dugan	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Absent

The Authorities Budget Office has been in contact with Hicks regarding Oneida Healthcare Bonds, Hicks continues to work with Hodgson-Russ to resolve this issue.

Rogers' Report

Date of next meeting

November 18, 2021

Adjourn

Motion to adjourn at 12:43 pm

CRC Board Meeting Minutes
July 15, 2021
Madison County Center for Economic Development
Canastota, NY

Attendance: Richard Bargabos, David Rogers, Russell Lura, John Salka, George Cregg, Kipp Hicks, Amanda Nicholas

Call to order by Chairman Bargabos 3:46

Approval of Minutes

CRC meeting minutes from March 25, 2021

Review of Financials

June 2021 financials were reviewed and approved

Chairman's Report

Executive Director's Report

Old Business:

Other Activities: ABO Bond Issuance- a CRC report has been flagged by the ABO, Hicks is working to resolve the issue with Charlie Chambers and Beth Ellis.

Resolutions

Other Business

Update from Hamilton Housing Initiative- the houses are complete and have been sold, and Colgate is looking to build more student housing.

Date of next meeting

TBD

Adjourn

Motion to adjourn at 3:52 pm by Rogers, seconded by Lura

GFC Board Meeting Minutes
July 15, 2021
Madison County Center for Economic Development
Canastota, NY

Attendance: Richard Bargabos, David Rogers, Russell Lura, John Salka, George Cregg, Kipp Hicks, Amanda Nicholas

Call to order by Chairman Bargabos at 3:30 pm

Approval of Minutes

GFC meeting minutes from March 25, 2021, motion to approve by Lura, seconded by Rogers

Review of Financials

June 2021-financials are included in the IDA reports

Chairman's Report

Executive Director's Report

Old Business:

New Business: RLF Application from Erie Canal Brewing Company- to facilitate Main Street Grant- A mason contractor contacted Hicks and stated that he had completed brick work (in the amount of \$60,000) on Bob Menikheim's, Erie Canal Brewery and had not been paid. The Erie Canal Brewery has received a grant through Madison County from Main Street grant from Homes and Community Renewal of New York State, but the grant is a reimbursement process and does not grant the money up front. Erie Canal Brewery is applying to the GFC for a \$50,000 bridge loan to pay off the mason while waiting for the Main Street Money to come through. Salka stated that this was a little unorthodox and Lura stated that the intention of these funds of the GFC's were to assist unbankable businesses like Erie Canal. Hicks stated that he would like include contingencies including paying the mason in full at closing, an on demand note, a personal guaranty, and potentially assignment of check directly from Madison County to GFC.

Resolutions

Motion to approve this loan in the amount of \$50,000 from the GFC to Erie Canal Brewery by Lura, seconded by Rogers, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Absent
Chris Dugan	VOTING	Absent
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Absent
John Salka	VOTING	Yes

Other Business

Date of next meeting

TBD

Adjourn

Motion to adjourn at 3:45 pm by Lura