

CRC Board Meeting Minutes
May 19, 2022

Attendance: Bargabos, Moran, Lura, Dugan, Hicks, Nicholas, Canada, Marie Weiss
Absent: Rogers, Salka, Potter

Call to order by Chairman Bargabos at 3:05 pm, motion to appoint temporary members of the finance committee for this meeting only by Moran, seconded by Lura, approved by all present, motion to recess the CRC meeting and resume finance committee meeting by Moran, seconded by Dugan, roll call,

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

CRC full board meeting called back to order by Chairman Bargabos at 3:15 pm

Approval of Minutes

CRC meeting minutes from March 24, 2022, Chairman Bargabos mentioned a couple additions to the March 24, 2022 minutes, including language regarding the fee change, and the motion and second upon entering and exiting the executive session. Motion to approve minutes as amended by Moran, seconded by Lura, approved by all present.

Review of Financials

April month end were presented and reviewed by Hicks, motion for approval by Dugan seconded by Lura, approved.

Chairman's Report

Updates from Committees

Finance Committee- Cazenovia College Refinance- the resolution was passed to recommend approval to the full board.

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

Executive Director's Report

Old Business:

New Business:

Other Activities: Russ Lura mentioned that the CRC balance was healthy and inquired if there are any projects in which the CRC could be involved, Hicks mentioned the downtown revitalization in Oneida, Bargabos mentioned the Hamilton Airport as possibilities. Lura

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mentioned potentially the cannabis business startups. Moran commented that lending could assist in overcoming the reimbursement grants received from the State of NY. Hicks will present a plan at our next meeting.

Resolutions:

Cazenovia College- final approving resolution- motion to approve by Lura, seconded by Moran, roll call, approved.

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

Date of next meeting

July 21, 2022

Adjourn

Motion to adjourn by Dugan, seconded by Moran, at 3:34 pm

IDA Board Meeting Minutes
May 19, 2022

Attendance: Bargabos, Moran, Lura, Dugan, Hicks, Nicholas, Canada, Marie Weiss
Absent: Rogers, Salka, Potter

Call to order by Chairman Bargabos at 3:08 pm, motion to appoint temporary members of the finance committee for this meeting only by Moran, seconded by Dugan, approved by all present,

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

Motion to recess the IDA meeting and resume finance committee meeting by Moran, seconded by Dugan, approved.

Call to order by Chairman Bargabos at 3:35 pm

Approval of Minutes

IDA meeting minutes from March 24, 2022, motion for approval by Moran, seconded by Lura, approved by all.

Review of Financials

April month end were presented and discussed by Hicks, Hicks is still working with the CPA and CFO to fix journal entries to correctly represent the board dedicated funds for potential fee sharing. Motion to approve financials by Lura, seconded by Dugan, approved.

Chairman's Report

Updates from Committees- finance committee, no action required

Executive Director's Report

Old Business: 33 Rippleton PILOT closing soon, Canada stated that he has been working with their company's counsel and will close in June. 33 Rippleton/Meier's Creek is up to date making their PILOT payments.

New Business: Alliance Apartments LLC

The IDA has received an application from Alliance Apartments, owned by MEID, Todd and Terry Schaal were in attendance to present and answer questions. Alliance Apartments have purchased the old Chittenango elementary school and plan to develop 27 one and two bedroom apartments for seniors aged 55 plus. The rent will not be subsidized, and Alliance will build and manage the properties. Hicks stated that their application is complete, Bargabos questioned how "senior" living is defined at 55 plus, and Lura questioned where the SEQR process stood. Only the public hearing resolution is being presented at this time, and SEQR will be addressed during the time between the public hearing and next meeting. The company is looking to close in September/October. Bargabos clarified the request for sales tax abatement, 10 year PILOT, and mortgage recording tax. Hicks will prepare a project summary to be presented at the next meeting.

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Bargabos asked Todd Schaal about the process determining the assessment. Chris Canada stated that the IDA board is only starting the process and not making any determinations at this time.

Other Activities: OSC PARIS questions- the OSC has some questioned regarding current PILOT agreements, Hicks has satisfied their requests.

Resolutions:

Public Hearing Resolution -Alliance Apartments, LLC

Motion for approval by Dugan seconded by Moran, roll call,

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

Public Hearing Resolution – Agency Meeting Policy; Chris Canada led a thorough discussion regarding a new change to open meeting law, allowing people to attend meetings remotely, but that it cannot count towards the quorum. The full policy is attached to the resolution. The IDA will send certified mailers and hold a public hearing regarding this change to the law, per the statute. Motion to approve Agency meeting policy by Dugan, seconded by Moran, roll call, approved.

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

The full IDA Board recessed at 4:30 pm to call together a brief Governance Committee meeting in order to recommend approval to the new Agency Meeting Policy.

The full IDA board was reconvened at 4:32 pm, the IDA governance committee recommended approval of the Agency Meeting Policy.

Approving Resolution – Agency Meeting Policy- Motion to approve by Moran, seconded by Lura, roll call,

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

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Russ Lura
Steven Potter
John Salka

VOTING
VOTING
VOTING

Yes
Absent
Absent

Other Business

No other business

Rogers' Report- postponed

Date of next meeting

July 21, 2022

Adjourn

Motion to adjourn at 4:35 pm by Dugan, seconded by Lura approved.