

## **IDA Board Meeting Minutes January 23, 2025**

**Attendance:** Chairman Bargabos, Liz Moran, Russ Lura, Steve Durfee, Steve Potter, John Salka, Kipp Hicks, Amanda Nicholas, Chris Canada, Marie Weiss, Jim Baker

**Absent:** Dr. Rogers

**Call to order** by Chairman Bargabos at 3:28 pm

### **Approval of Minutes**

IDA meeting minutes from November 21, 2024, motion for approval by Durfee, seconded by Lura, approved by all present.

### **Review of Financials**

Review of 2024 financials- Hicks presented and explained financial documents. Salka asked about the NYS Retirement amount, Hicks stated that the IDA received an approximate 14% increase. Motion to approve financials by Salka, seconded by Potter, approved.

### **Chairman's Report**

#### **Executive Director's Report**

Old Business: DCC Ranger/Good Nature Brewing

The IDA is considering PILOT Deviation and Assignment and Assumption resolutions today. PILOT Deviation letters were sent to the affected taxing entities in the Hamilton community, no feedback was received in the 30 day waiting period. The deviation is offering a 5 year PILOT to the new owners of Good Nature as opposed to the 10 years that were remaining on the original Good Nature Brewing Co agreement. The Assignment and Assumption resolution is basically allowing the new company to "step into the shoes" of the old company.

New Business

Other Activities:

#### **Resolutions:**

Resolution Authorizing PILOT Deviation - DCC Ranger

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

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

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Steve Durfee	VOTING	Yes
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Resolution Authorizing Assignment and Assumption - DCC Ranger

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

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
John Salka	VOTING	Yes
Steve Durfee	VOTING	Yes

Seneca Fields II/Lakewood Development III- PILOT Deviation notices were sent to the affected taxing entities regarding the Seneca Fields apartments project. The 4% of rent PILOT will last 15 years, Lura questioned what will happen after that, and stated that historically senior housing apartments need assistance. Canada mentioned that the IDA is not approving the project today, and in order to approve the Commercial Findings Resolution and the approving resolution, the IDA needs written support from the City of Oneida. The project is being built by 2+4 Construction out of Syracuse.

Resolution Authorizing PILOT Deviation - Seneca Fields

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

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Absent
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Abstain
John Salka	VOTING	Yes
Steve Durfee	VOTING	Yes

120 Barlow St.- The IDA has been served papers regarding a lawsuit from the note holder to AEC and Bryan Bowers. Hodgson-Russ will send a letter stating that the IDA is involved in name only and has no liability.

PDJ/Johnson Brothers Lumber- the drying kiln operation at the Madison County landfill is no longer functioning and payments to the school district have been late. There are 5 years left on the PILOT for the landfill property, the IDA will continue to monitor the situation, with a potential cancelation of the benefits.

**Other Business:**

Hicks and Salka participated in a site visit from Jum Global, a plastics recycling company out of Jacksonville Florida. The company has been interested in a potential site at the Madison County landfill for 10 years.

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CazBarns- the apartment project on route 20 in Cazenovia has had some delays, but is getting close to closing on financing. Two of the planned four units will move forward with construction. This project is only receiving sales and mortgage recording tax benefits from the IDA and will not receive a PILOT.

Hicks mentioned the potential receipt of application from Dave LaBrecque regarding construction of a commercial building. Hicks questioned the IDA's reception of such an application, Moran stated that the request would be "borderline" regarding the IDA's capabilities.

The new owners of Cazenovia College, 9 Fresh are seeking users for the properties. Hicks has been involved in NY forward applications from Peterboro, Chittenango, and Canastota.

The Oneida Hotel has received 22 parking spots from the City, with All Seasonings Ingredients receiving 4, the IDA is planning to act as a conduit to transfer the property for the parking spots.

Lura mentioned the microenterprise grant program through the PCD/HUB in Hamilton.

**Date of next meeting**

March 27, 2025

**Adjourn**

Motion to adjourn by Moran at 4:34 pm