

Joint Meeting of the IDA/CRC/GFC Governance Committees Board Meeting
Minutes
August 7, 2024
Members in attendance: Rogers, Moran, Lura
9 am- 11 am

I. Call to order by Chairman Rogers at 9:34 am

II. Old business
Minutes from March 14, 2024, motion for approval by Moran, seconded by Lura, approved.

III. New business

Fee schedule discussion- The Madison County IDA application fee is currently \$250, which no longer covers the basic newspaper posting and postage required to go forward with public hearings. Most IDAs in the state have application fees from \$500-\$1000, a list of many state IDA fees was presented for discussion. Also the Madison County IDA project fee is currently $\frac{3}{4}$ of 1% which had matched the County mortgage recording tax, and is lower than most other IDAs statewide. Hicks stated that he does not think it is unreasonable for our project fee to be at 1%. Rogers recommended reporting back to the full board the committee's recommendation of setting the application fee at \$500 and the project fee at 1%.

Housing policy discussion- the IDA has been approached several items in the past to assist with housing developments. These projects included Harden Plaza, CazBarns, and Alliance Apartments in Chittenango. These projects included adaptive reuse and senior housing elements. Lura suggested differentiating market rate housing from other special situations, such as senior housing, low income housing, affordable housing, adaptive reuse housing, workforce housing, etc. Governor Hochul has stated New York State will be in need of 800,000 new housing units over the next several years. Lura commented that the IDA should have a policy in place. Several articles were presented to the committee regarding the pros and cons of other IDAs incentivizing housing projects elsewhere in the State. Hicks emphasized the fact that he always reaches out to each taxing entity to familiarize them and gauge their response to all projects, and the IDA Board does a thorough analysis of each project. Thorough discussion ensued and the IDA staff will work with counsel to create a housing policy for discussion at the September 19, 2024 meeting.

IV. Adjourn

Motion to adjourn at 10:34 am by Rogers, seconded by Lura