



Auburn Industrial
Development Authority

MEETING MINUTES
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
Wednesday, June 15, 2016
Cayuga County Chamber of Commerce
2 State St., Auburn, NY 13021

Board Present: James A. Dacey (Chair & Member of Business)
Robert Byron (Member of Industry)
Michael Quill (Council Member)
Frank DeRosa (Member at Large)
Monika Salvage (School Board Member)
William Andre (Member at Labor)

Board Excused: Terry Cuddy (Council Member)
Tricia Ottley (Member at Large)

Staff & Guests: Rick Cook, Hancock & Estabrook
Tracy Verrier, Assistant Treasurer
Karen Tehan, Acting Secretary

Mr. Dacey, Chair, called the meeting to order at 5:00 pm noting a quorum was present.

Meeting Minutes

Motion to approve the May regular meeting minutes by Ms. Salvage; seconded by Mr. Byron. All members present voted in favor; motion passed.

BILLS & COMMUNICATIONS

Ms. Verrier reviewed one invoice: \$2067.57 from Hancock & Estabrook for work related to the cell tower lawsuit. Mr. Cook informed the board that the court hearing is scheduled to take place on July 18, 2016 and it will decide if AIDA acted properly or not. Motion to pay bill made by Mr. Dacey, seconded by Mr. Byron, all present voted in favor. Motion passed.

TREASURER'S REPORT

Ms. Verrier reviewed May financials with the board.

UNFINISHED BUSINESS

In regards to the joint meeting with CCIDA and Bergmann Associates, Ms. Salvage stated that the process was very complicated and that CCIDA had different objectives than AIDA. The general consensus was to reduce the size of the scope, but also rely on the experts' opinions. Ms. Verrier noted including the long form EAF would allow the agency to provide much of SEQR work to a developer already completed, and project details would simply need to be filled in. Ms. Verrier reminded the group that the Wetland Delineation was good for 5 years and that traffic study results would change based on new developments. The archeological study would not need to be repeated and that this work will reduce development time for a new project. Mayor Quill asked if work would reveal the potential for unusable land, Mr. Cook responded that even so, it would eliminate time wasted reaching that determination. The board asked if the City could cover the costs for the city parcels. Ms. Verrier said that if city owned parcels were removed from the scope, the financial agreement would likely change. She noted that AIDA current has an

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interest only UDAG loan was for \$23,100. Ms. Salvage asked if some parcels were better than others. Ms. Verrier responded that while AIDA's parcels may be bigger, that did not mean they were better. Ms. Verrier asked the board how to respond to Bergmann, noting CCIDA will be mirroring this process. The board reviewed the different list of items and costs to each (including Archeological study, Wetland Delineation, ESA, Storm Water, Geotech Soil). Ms. Verrier noted that the current scope does not include sell sheet or data sheet development, but that CEDA could likely create something comparable. She reported that roughly \$20,000 remained in the UDAG loan fund. Mayor Quill said he would like to hear staff input. Ms. Verrier said that the Planning Department would appreciate having the information from the report, but cost was an issue. Ms. Salvage asked if AIDA can choose to only do certain services. Mr. Cook, attorney, said that it has been his experience that if you are going to do some of the work, you should do all of it to ensure that you don't have any gaps in information.

Motion to move forward with Bergmann on all services listed for AIDA parcels and with city parcels only if the city will provide UDAG loan funds and forgiveness on current loan for gap made by Mayor Quill, seconded by Ms. Salvage. All members present voted in favor, none opposed. Motion carried.

Resolution: IDA Compliance Material

Ms. Verrier has drafted an entirely new application that complies with the new legislation that took effect June 15 and that is more in line with PARIS. Per Mr. Cook, this revision needs a board vote but would like more time to review the materials to ensure all references are correct. Tabled to the July 2016 meeting.

Draft Start Up MOU

Ms. Verrier reported that the county counsel would like more time to review before taking action. Tabled until more progress is made.

Tower Lease Update

Mr. Cook informed the board that a July 18, 2016 court date has been set. Judge Mark H. Fandrich has been appointed the case. AIDA is part of the lawsuit because it owns the land the tower would sit on. The matter at hand is if AIDA properly approved the lease for the tower. Mr. Cook advised that the only way to recoup legal costs would be through an amendment of the lease agreement.

CEDA Staff Update

Ms. Verrier reported that Bruce Sherman was recently in Washington D.C. for a National Association of Manufacturers conference. He made connections with Xylem, Nucor, and Owens Illinois. Mr. Andre asked if Bruce had visited Bimbo Bakeries, and Mr. Andre and Mayor Quill offered to help make connections. Ms. Verrier encouraged the board to engage the updated CEDA website and follow CEDA on Twitter:

Website: www.cayugaeda.org

Twitter: @Cayuga_EDA

NEW BUSINESS

Vacant Board Seat

Mr. Demetrius Murphy, Member at Large, resigned from the board due to new residence being outside the city limits. Mr. Dacey asked that suggestions for his replacement be forwarded to himself and Mayor Quill {Mayor will then make recommendation to the City Council, who will then appoint replacement}.

Upcoming Events

Ms. Tehan reported on the Chamber's upcoming 23rd Annual 9 Hole Golf and Clambake on Monday, August 8 at Highland Park Golf Course. The Chamber would also invite non-golfers to the Clambake that same afternoon at 4:30.

Board Member Updates

Ms. Verrier responded to Mr. Andre's request to hear updates on the PILOTS by saying she would ask Mr. Bruce Sherman and Ms. Maureen Riester to report to the board next meeting.

Mr. Andre began a discussion about the progress on East Hill and John St. Mr. Dacey reported on the two phases of the PILOT, saying the Genesee St. portion was substantially finished and the John St., which had been delayed when it was considered for a future city project, should now be moving forward. Ms. Salvage asked about taxes, Ms. Verrier said that they are making PILOT payments on the properties, but that some of the actual assessments had gone down while others have gone up. Thus they are realizing benefits on some but not others because of the way the PILOT is structured. Mr. Andre express concern about the renovations not being finished. Ms. Verrier will ask Mr. Joe Bartolotta and report next month. Mr. DeRosa brought up the topic of local labor. Mr. Dacey told the board that the PILOTs require local labor, but that (as with Auburn Steel) sometimes work is so specialized that local labor is not an option. Mr. Cook reported that the board has the authority to review and companies would lose PILOT if they refused to report. Ms. Verrier said there is are monitoring and labor utilization reports, but that it can be hard to get information.

ADJOURNMENT

Motion to adjourn at 5:46 pm by Ms. Salvage; seconded by Mr. Andre. All members present voted in favor; meeting adjourned

Next regularly scheduled meeting to be held on July 20, 2016 at 5:00pm