



Auburn Industrial
Development Authority

Board Excused:MEETING MINUTES
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
Wednesday, July 21, 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)
Terry Cuddy (Council Member)
William Andre (Member at Labor)

Board Excused: Tricia Ottley (Member at Large)
Staff & Guests: Rob Poyer, Hancock & Estabrook
Tracy Verrier, Assistant Treasurer
Karen Tehan, Acting Secretary
Maureen Riester (CEDA)
Anthony Bartolotta (JBj Real Estate Group)
Joseph Bartolotta (JBj Real Estate Group)
Matteo Bartolotta (JBj Real Estate Group)

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

Meeting Minutes

Motion to approve the June regular meeting minutes by Ms. Salvage; seconded by Mayor Quill. All members present voted in favor; Mr. Cuddy abstained, motion passed.

BILLS & COMMUNICATIONS

Ms. Verrier reviewed the second quarter invoice for CEDA. Motion to pay the CEDA Q2 invoice made by Mr. Dacey, seconded by Mr. Byron, all present voted in favor. Motion passed.

TREASURER'S REPORT

Ms. Verrier reviewed June financials with the board.

UNFINISHED BUSINESS

Mr. Joseph Bartolotta spoke on behalf of JBj regarding the John St. portion of their PILOT project. He began by reminding the board of the work that has been done in Auburn to date (including the 2013 Creative Corridor in the State St./Genesee St. areas that currently house several bars/eateries and 16 loft apartments; and the 2014 East Hill Project that houses a number of retail and service businesses). In regards to the John Street component, Mr. Joseph Bartolotta informed the board that the renovation of the houses was delayed while they were considering and bidding for another project that would provide a different use of the parcels on the east side

James A. Dacey
Chairman

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of the street. While selected as the preferred developer, and having acquired a number of additional properties in the area, JBJ learned in February of 2016 that the project is on hold. They are now proceeding with the original plans to renovate structures on that block. Mr. Matteo Bartolotta then spoke to the board on some of the pressures and responsibilities of the larger scope of the project. Ms. Salvage asked the Bartolottas about a time frame to completion. Mr. Joseph Bartolotta said they would be starting soon and that they are modifying some layouts due to the new acquisitions. He informed the board that JBJ has control of all but one property on the street. Mr. Andre commented that he had heard some complaints about the slow progress, but he is glad for the update and intends to share the explanation. Mr. Joseph Bartolotta closed with remarks about how appreciative they are of the progress of and AIDA's participation with other projects downtown (piano works building), and he thanked the board and assured them they could expect quality results.

Bergman Contract

Ms. Verrier updated the board on results of a meeting with the City's UDAG loan committee regarding the contract with Bergmann to conduct studies on parcels in the Tech Park. The UDAG loan fund had more available than originally thought, so the city would be extending an interest only loan for the full amount to cover costs for city parcels. It will be an unsecured note that will be repaid upon sale of AIDA's parcels. It does have a term of five years, and if AIDA has not sold any parcels in that time the terms of the note could be reconsidered or the amount could be called for repayment.

With the correction of changing Agency to Authority throughout the document, Mr. Dacey called for the acceptance of the contract with Bergmann Associates. Mr. Andre motioned and Ms. Salvage seconded. All members present voted in favor, none opposed. Motion carried.

Resolution: IDA Compliance Materials

Ms. Verrier presented the revised policies and application for financial assistance to comply with new legislation from the state. Motion to approve resolution adopting new policies pursuant to Chapter 563 of the Laws of 2015 by Mayor Quill, Seconded by Mr. Cuddy. Mr. Poyer explained that the primary changes from the policies presented the previous month were the removal of insurance terms as they are not standard for all deals and correcting some references to various laws. Mr. Poyer made note of a clerical error in the Recapture and Termination Policy and stated that bullet point 1 under section I should be reinserted as it was deleted in error. Mr. Dacey called for a roll call vote, with correction as noted by Mr. Poyer, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
James A. Dacey, Chairman	x			
William Andre, Member	x			
Monika Salvage, Member	x			
Robert Byron, Member	x			
Terry Cuddy, Member	x			
Michael Quill, Member	x			
Frank DeRosa, Member	x			
Tricia Ottley, Member			x	

This Resolution was thereupon duly adopted.

Tower Lease Update

Mr. Poyer reported that a hearing was held on July 19, but that nothing was resolved or ruled on. One of the petitioners had passed away and the attorney did not have the authority to proceed

on their behalf. As such, the judge provided an extension, but there is no set deadline. Mr. Dacey stated AIDA will proceed as we have. Mayor Quill inquired about how the case will be affected if the option in the lease between AIDA and Crown Castle expires, stating a compel or dismiss decision should come when the deadline passes. Assuming the option expires, Mr. Poyer said at that time the petition will be moot and motion dismissed.

CEDA Staff Update

Ms. Riester gave a presentation to the board on two site selection requests from NYS. Ms. Riester will continue to work towards bringing these businesses to Cayuga County. The board thanked her for her presentation.

Ms. Verrier notified the board that Consolidated Funding Applications for state grants are due Friday, July 29. CEDA is an applicant for 2 projects: the innovation business accelerator and a New York Main Street application to assist with the renovations of the Nolan Block (41, 43-51, 53 Genesee Street). The Nolan Block developers may come to AIDA for consideration as well. Ms. Riester added that the developer does have leads on 3-4 retail tenants for the Nolan Block.

RESOLUTION

Mr. Dacey presented a resolution removing Mr. Andrew Fish as Executive Director and appointing Ms. Verrier as Executive Director and certifier for PARIS reporting. Ms. Salvage moved to approved the resolution, seconded by Mayor Quill. Ms. Verrier informed the board that the state had requested a minor change to the 2015 PARIS reporting and it thus needed to be recertified. The resolution was put to a roll call vote, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
James A. Dacey, Chairman	x			
William Andre, Member	x			
Monika Salvage, Member	x			
Robert Byron, Member	x			
Terry Cuddy, Member	x			
Michael Quill, Member	x			
Frank DeRosa, Member	x			
Tricia Ottley, Member			x	

This Resolution was thereupon duly adopted.

Mr. Dacey noted a new issue that had come to the board regarding the sale of a small portion of the Central Building property to the City of Auburn for use completing the Owasco River Trail. Ms. Verrier explained that NYS DOT needed a resolution to be passed in order to allow for payment to rendered. Mr. Dacey read aloud the resolution: Ratification Agreement for the Advance Payment. Motion to approve the Ratification Agreement as read by Mr. DeRosa, seconded by Mr. Byron.

Ms. Verrier explained that the land will be used to build a sidewalk connecting W. Garden Street to the Arterial, and that AIDA's involvement in the transaction is due to the fact that the Central Building PILOT was structured as a sale/leaseback. As such, AIDA is listed as the owner of the property, even though the agreements are such that Central Building is responsible for the property and ownership will revert to them at the end of the PILOT.

Mr. Dacey noted that the term eminent domain was used in the resolution, a term that sometimes has negative PR implications. Ms. Verrier explained that a 2003 deed exists that still lists Servus Hotel Group (the previous owners of the Holiday Inn) as a party that might have

interest in the property, but they are no longer active in the area and are difficult to track down, and as such the eminent domain is likely being utilized to cover all of the potential claims to the property. Mr. Poyer noted that the deed must be removed in order to clear title to the property. Resolution was put to a roll call vote, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
James A. Dacey, Chairman	x			
William Andre, Member	x			
Monika Salvage, Member	x			
Robert Byron, Member	x			
Terry Cuddy, Member	x			
Michael Quill, Member	x			
Frank DeRosa, Member	x			
Tricia Ottley, Member			x	

This Resolution was thereupon duly adopted.

UPCOMING EVENTS

Ms. Riester updated the board on a SCORE mentor recruitment event, and the board reviewed upcoming Chamber events presented on the agendas.

ADJOURNMENT

Motion to adjourn at 6:01pm by Mr. Cuddy; seconded by Mr. DeRosa. All members present voted in favor; meeting adjourned

Next regularly scheduled meeting to be held on August 17, 2016 at 5:00pm