



Auburn Industrial
Development Authority

REGULAR MEETING MINUTES
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
Wednesday, May 16, 2018
First Floor Meeting Room
Chamber of Commerce, 2 State Street, Auburn, NY 13021

- Board Present:** James Dacey (Chair & Member of Business)
William Andre (Vice-Chair & Member of Labor)
Tricia Kerr (Secretary & Member at Large)
Brandon Gravius (Member of Industry)
Jeff Gasper (School Board Member)
Ronald LaVarnway (Member at Large)
- Board Excused** Terry Cuddy (Council Member)
Roger Beer (Member at Large)
Michael Quill (Council Member)
- Staff & Guests:** Tracy Verrier, Executive Director
Samantha Frugé, Assistant Treasurer
Richard Cook, Hancock Estabrook
Karen Walter, City of Auburn Resident

Mr. Dacey, Chairman, called the meeting to order at 5:04pm, noting the presence of a quorum.

MEETING MINUTES

Mr. Andre moved to accept the minutes from the March 21st Regular Meeting; seconded by Ms. Kerr. All members present voted in favor, motion carried.

BILLS AND COMMUNICATION

Ms. Frugé presented bills from the New York State Economic Development Council for renewal fees (\$750), 2018 Annual Meeting attendance for Mr. Dacey (\$375) and Mr. LaVarnway (\$375), and CEDA for 2018 Q1 Administrative Services (\$5007.23). Ms. Kerr moved to pay the bills, seconded by Mr. Andre. Mr. LaVarnway abstained, all other members present voted in favor, the motion carried.

REPORT OF THE TREASURER

Ms. Frugé provided a report of the treasurer, noting a payment was received from Noland Block in the amount of \$12,670 that would appear on the May budget report at the next meeting.

UNFINISHED BUSINESS

CEDA STAFF UPDATE: Ms. Verrier reviewed ongoing CEDA activities and projects. She added that Currier Plastics would be bringing an application to the Board soon but was holding off until they finalized the scope of the project. Ms. Verrier noted the Downtown Revitalization Initiative application was due June 1st and she was communicating with the city regarding what projects would fit for this year. Mr. Dacey asked if the riverfront was going to be included? Ms. Verrier explained they were potentially going further west than traditional downtown borders and that the city was still discussing.

James A. Dacey
Chairman

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The Board discussed updates regarding the Bombardier building, noting efforts were being made through State connections to request Bombardier consider potential sale or lease offers. They noted that there had been previous interest from local businesses; however, Bombardier remained reluctant to lease or sell. The Board questioned if a potential environmental concern was Bombardier's reasoning for declining to sell.

Ms. Verrier reviewed the Downtown Revitalization Initiative and noted they were still identifying opportunities for the next project. Mr. Dacey asked how much funding was available and Ms. Verrier explained the funding was for \$10,000,000. Mr. Dacey asked if the state can hire planners to revise the plan within the application? Ms. Verrier explained the state would lead a planning process in each community awarded to finalize the projects that will receive funding. Ms. Verrier noted that DRI applications have the opportunity to bring more investment to a project but that it was also good to have CFA applications lined up as a back-up in the DRI is not awarded to Auburn.

Mr. Dacey asked if the plastics program at Cayuga Community College was still active? Ms. Verrier explained that the program still exists, but was unsure about enrollment numbers. Mr. Dacey asked if the lab was operational to the point of producing technicians? Ms. Verrier stated the intention was to produce technicians but was unaware of to what extent that outcome had been achieved.

CROWN CASTLE UPDATE: Mr. LaVarnway motioned to table the Crown Castle update until the next scheduled meeting; seconded by Mr. Dacey. All members present voted in favor, motion carried.

NEW BUSINESS

INITIAL RESOLUTION: Currier Plastics: Ms. Verrier noted Currier Plastics had requested to table their application due to a change of the project scope. Mr. Dacey asked if the change of scope was regressive or progressive? Ms. Verrier explained the change is progressive because Currier Plastics acquired different pieces of land and wanted to add onto their application. Mr. LaVarnway motioned to table the resolution until the next scheduled meeting; seconded by Mr. Gravius. All members present voted in favor, motion carried.

BOARD MEMBER UPDATES:

Mr. Andre provided an update on the Auto Wash construction noting it appeared they were using a non-local contractor for paving. Mr. Andre noted that at the time of reviewing the application, Auto Wash stated they would use local labor for site work. He added that he researched the company that was completing the paving and they are a company based out of Rochester. Mr. Andre stated Cayuga County has three paving companies that could have been utilized by Auto Wash for paving services. Mr. Andre explained that Auto Wash was not fulfilling their promise to use local labor and asked what actions can be taken by the Board to ensure that did not occur again down the line with future projects? Mr. Cook asked if a local labor policy was enforced? Mr. Dacey explained the Board gave them a waiver, so it would need to be confirmed whether they were in compliance or not. Ms. Kerr added that it was a partial waiver, reducing the percentage of local labor. Ms. Verrier will ensure that the local labor utilization reports are up to date so she can compare to the required levels.

Mr. Andre asked how the Board can make sure the projects are fulfilling the requirements in their agreements? Mr. LaVarnway explained that if it's a contractual agreement, the Board can pull it and refer to the contract's language to enforce compliance or issue penalties. Mr. Cook added that the Board is entitled to claw back their benefits if they do not keep to the specifications of their contract. Mr. Dacey asked if it was possible to put language in the benefit agreement stating projects need to provide names of companies doing construction before starting work? Ms. Verrier explained that projects can report what companies they use and if there were no local options they can provide documentation proving thus. Ms. Kerr asked if that reporting was completed on the backend after the project was finished? Ms. Verrier stated it was. Ms. Kerr asked if there was any value in requiring a local utilization before approval of the project or prior to closing? Ms. Verrier explained that some projects do their bidding after the IDA approval, but the Board can ask who they will solicit for bids. She then cautioned that the paperwork is already substantial and the board should consider the point at which it becomes a deterrent. Mr. Cook added that none of the IDAs he had worked with have required that before closing. Ms. Verrier added that she would call Auto Wash to ask why they decided to use the paving company from Rochester instead of something local before taking further action.

UPCOMING EVENTS

Ms. Verrier discussed the upcoming events.

EXECUTIVE SESSION

Mr. LaVarnway moved to go into executive session regarding the sale or lease of real property, seconded by Ms. Kerr. All members present voted in favor, motion carried. The Board went into executive session at 5:51pm.

Mr. LaVarnway moved to end executive session, seconded by Mr. Gasper. All members present voted in favor, motion carried. Executive session ended at 6:13pm.

ADJOURNMENT

Motion to adjourn made by Ms. Kerr, seconded by Mr. Gravius. All members present voted in favor; meeting adjourned at 6:14pm.

Next regularly scheduled meeting Wednesday June 20th, 2018 @ 5:00pm in the First Floor Conference Room of the Chamber Offices, 2 State St.