



Auburn Industrial  
Development Authority

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## MEETING MINUTES

### AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

Wednesday, March 30, 2011, 3:00PM

Third Floor Training Room

Memorial City Hall

**Board Present:** James Dacey (Chair & Member of Business); Sue Chandler, (Member of Labor); Ginny Kent (School Board Member); William Graney (Council Member); Rob Buschman (At-Large Member); Monika Salvage (At-Large Member); Laurie Didio (Treasurer & At-Large Member)

**Excused:** Matthew Smith (Council Member);

**Absent:** Michael Kane (Member of Industry)

**Present:** Elaine Buffington (Buffington & Hoatland CPA's); Rick Cook (Hancock & Estabrook)

**Staff:** Jennifer Haines, AIDA Executive Director; Tricia Ottley Planning & Economic Development Program Manager; Maureen Pesek

## ~MEETING~

### 1.) MINUTES

James Dacey called the meeting to order at 3:00PM. He asked for a motion to approve the minutes from the minutes from the December 8, 2010 meeting. Sue Chandler made a motion to accept the minutes, and Rob Buschman second. Monika Salvage abstained, as she was absent from the meeting. Motion carried.

### 2.) BUFFINGTON & HOATLAND, CPA's

Elaine Buffington of Buffington & Hoatland, CPA's reviewed the 2010 audit & financials, and said the accounts are in good standing. Rob Buschman made a motion to accept the financials and Sue Chandler second. Motion carried.

**James A. Dacey**  
Chairman

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Auburn, NY 13021

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### 3.) NEW BUSINESS

#### ~PBMM ENTERPRISES, LLC (Ben Vitale)

Ben Vitale, Managing Member of PBMM Enterprises, LLC, explained the reason for his application and request for financial assistance to the Board, which consists of the following:

- ~ the acquisition of a parcel of land located at 174/176 York Street (approx.. 8.11 acres of land)
- ~ construction of a new 16,000 sq. ft building
- ~ installation of equipment for use as a truck repair facility

Ben Vitale went on to explain that PBMM owns the property and would sublease to BARR Transportation, who does a majority of its business with NUCOR, who would have to find something close or move to Syracuse. The new metal building would house the garage space for heavy truck repair which is in high demand, and office space which would bring the accounting office from Syracuse to this locale.

Jenny Haines said that there would be no bonds for this project, just the typical requests for sales tax exemption, mortgage tax exemption and payment in lieu of taxes (PILOT).

Monika Salvage asked what would happen with the existing building on the property where BARR Transportation is now located.

Ben Vitale explained that the land and building is owned by NUCOR and that they (NUCOR) are very anxious to have BARR Transportation move.

James Dacey asked when PBMM Enterprises plan would go before the Planning Board for review.

Ben Vitale said it was scheduled for the next Planning Board meeting on Tuesday, April 5, 2011.

James Dacey asked if there was a truck traffic study done on York Street.

Jennifer Haines said there was nothing included in the packet, and that the Planning Board would be the lead agency for SEQRA.

Ben Vitale said that the facility would be @ 1000 feet away from NUCOR.

Bill Graney asked about the parking.

Ben Vitale said that there would be parking in the front of the building for the employees, and the back would be for the trucks. He said that it is a very commercial district with no houses in the immediate area.

Monika Salvage asked what the timeline would be to start construction.

Ben Vitale said that June was impossible, but is hopeful to have the building up and operable around October or November 2011.

Sue Chandler asked if this was a 15 year PILOT, to which Ben Vitale answered, no, it would be a 10 year PILOT.

Rick Cook asked what type of jobs the employees from Syracuse would be doing, to which Ben Vitale answered that they would be bookkeepers.

Rob Buschman said that some financing is from PBMM Enterprises, and asked if there is any bank financing, to which Ben Vitale said yes, there is bank financing along with personal financing.

James Dacey asked if there was going to be a holding pond. Ben Vitale said that yes, there would be a micro pond and a detention pond and that they would be seen in the plans given to the Planning Board.

Monika asked about the assessment of the building after it is built. Jenny Haines said that the City Assessor has seen the plans and has provided an estimated value of \$1,077,800.00.

Jenny Haines then read the Initial Project Resolution.

A motion to accept the Resolution was made by Bill Graney, and second by Sue Chandler. Motion carried unanimously.

Jenny Haines asked for a date to set for the Public Hearing, which was determined to be held on Wednesday, April 13, 2011, at 5:00 PM. Rick Cook said that published notification in the paper needed to be made by April 3, 2011. Jenny Haines said with this timeline that final approval by the Planning Board could be set for May 3, 2011.

#### **5.) EXECUTIVE DIRECTOR'S REPORT**

Jenny Haines was happy to report that the law for assessment by the State for IDA's, was repealed. This was great news, as AIDA was assessed to pay \$44,372.00.

Rob Buschman asked about the bond fund AIDA has with Morgan/Stanley and suggested closing that account and transferring the funds to a money market account. After some discussion, Rob Buschman made a motion to move the funds from the bond fund (Morgan/Stanley), to a money market account. Ginny Kent second.

Rick Cook said by transferring the funds to a money market the funds would be insured by FDIC, and there would be no "back-end" fees.

James Dacey suggested that perhaps AIDA should require annual administration fees for future PILOT's. Jenny Haines said that that is the way the Gould's PILOT is set up with an annual fee of \$2,500 is invoiced each year.

Rob Buschman said with the QEZY program (Empire Zone) not available any more that AIDA will probably be seeing more of these requests from businesses.

Monika Salvage suggested planning a Strategic Meeting to discuss different issues, as was brought up on occasion during last year's meetings.

James Dacey said that the Board had discussed issues last fall, and that parameters should be up-dated and set. He also said that AIDA should be proactive instead of reactive. He asked for a date so that the Board could begin their Strategic Meeting(s).

Ginny Kent also suggested having meetings on a regular basis, not just when a project comes to request AIDA assistance.

Jenny Haines asked Rick Cook the status of past projects that were approved by AIDA. Rick Cook said that Caro-Vail closed late 2010, and that the Auburn Community Hotel project is all set on Hancock & Estabrook's end, but said that there is an issue with a City street. Seminary Commons is working on financing and would like to secure another tenant before closing.

Rob Buschman said concerning the PBMM Enterprises project that he would like a little more in-depth financing and know the amortizing of the project.

A motion to adjourn was made by Sue Chandler and second by Ginny Kent. Motion carried, and meeting adjourned at 4:10 PM.

Minutes by: Maureen Pesek