



Auburn Industrial
Development Authority

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

MEETING MINUTES

Thursday, March 22, 2012 @ 3:30
3rd Floor Conference Room
Memorial City Hall

Board Present: Sue Chandler (Member of Labor); William Graney (Council Member); Laurie Didio (At-Large Member); Michael Kane (Member of Industry); Monika Salvage (At-Large Member); William Andre (School Board Member); Laurie Didio (At-Large Member)

Excused: James Dacey (Chair); Matthew Smith (Council Member)

Present: Rob Poyer (Hancock & Estabrook);

Staff: Jennifer Haines (Executive Director); Tricia Ottley (Planning & Economic Development Program Manager); Douglas Selby (City Manager); Maureen Pesek

Guests: Elaine Buffington, Buffington & Hoatland CPA's; Terry Masterson, Executive Director of CEDA; Joe Bartolotta

1.) ~ Approval of Minutes

Laurie Didio was acting Chair, as James Dacey was out of town, and called the meeting to order at 3:30 PM. A motion to accept the minutes of November 9, 2011 was made by Sue Chandler and second by Mike Kane. Motion carried.

2.) ~ Review of 2011 Financials

Elaine Buffington of Buffington & Hoatland CPA's reviewed the financials, and said that the PARIS Report will be on time to the State. She also said that the increase in net assets is due to administrative fees of new PILOTS and closing out the investment account with Smith-Barney. PILOT's are current and on time, and Elaine attributes that to the enforcement of a late fee charge. AIDA has 2 bonds; one is for Auburn Armature (a/k/a Fat Tire) and the other is for Bluefield Manor. AIDA has 3 notes with the City of Auburn for property purchases and Jenny Haines said that staff will work with the City to ensure that invoicing to AIDA for the interest payments occurs on a regular basis.

James A. Dacey
Chairman

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A motion to accept the Financials was made by Monika Salvage and second by Sue Chandler. A motion to accept the PARIS report was made by Monika Salvage and second by Sue Chandler.

3.) ~ Election of Officers

Jenny Haines said with the resignation of Rob Buschman, who was Vice-Chair of AIDA and Ginny Kent, who was Secretary of AIDA that new officers had to be voted on by the Board. Jenny went on to explain that the Secretary would sign Resolutions, and that the Vice-Chair would sign documents in absence of the Chair and/or after Board approval. The Chair for AIDA is appointed by the Mayor and Council. A motion to nominate and accept Mike Kane as Vice-Chair was made by Bill Graney and second by Monika Salvage. A motion to nominate and accept Sue Chandler as Secretary was made by Monika Salvage and second by Mike Kane. Motion carried.

***The Board skipped ahead of the Agenda from Item 4 to Item 5, as Mr. Bartolotta was running late.**

***5.) ~ Cayuga Job Training Fund**

Terry Masterson, Executive Director of Cayuga Economic Development Agency (CEDA), presented to the Board the concept of creating a local job training fund for companies that are going through growth and need to train employees. An initial fund level of about \$50k is being sought. Terry has spoken to two local foundations and Cayuga County Industrial Development Authority (CCIDA). While the local foundations are supportive, they asked him to see what kind of support he could get from local agencies and report back to them. CCIDA has pledged \$20K. Terry went on to say that they will need a supervisory board of 3 or 4 people to award the funds. Ideally, the fund would be able to sustain itself, but it may take time for that to happen. The fund could be deposited with the Cayuga Community College foundation as a safe harbor.

Trish Ottley said that Currier Plastics has been planning an expansion that would mean hiring 50 more employees within the next 5 years. She said that Cayuga County has no money for work force development and that there is a need for this type of local fund that companies can tap to

help close the gap in financing. How to maintain and replenish the fund will have to be determined.

Monika Salvage asked how quick training will be established for work force staff. Terry Masterson said:

1.) Funds would have to set aside for improvement of the project.

2.) Visiting businesses in Cayuga County like 4-M etc., they have mid-level "grey collar" positions and can't find people to fill them. Some could be trained in-house. Also, there is talk of starting a "plastics curriculum" at Cayuga Community College for Currier Plastics and others in our region.

Perhaps the Regional Council awards for work force training may be in the future.

Mike Kane said that \$50K is going to be utilized quickly, and why is the goal only \$50K. Terry answered that it is a good starting point.

Monika Salvage asked if AIDA contributes \$10K toward the fund, would that be the amount used by AIDA to replenish the fund. Jenny Haines said that we could put it in the annual budget if we have the funds.

Mike Kane asked if there are any State incentives for work force development. Trish Ottley said there is no funding for workforce training. Trish went on to say that the State realizes that more money needs to be allocated to workforce development through the CFA process, and hopefully the round in May 2012, will include it. The City is working with Cayuga Community College (CCC) to plan for creation of a plastics training program to serve Central New York manufacturers which will help build the pipeline of skilled laborers. For the immediate need there is nothing right now.

Mike Kane asked if anyone has spoken to Senator Michael Nozzolio about this, and Terry answered no.

Jenny Haines asked the Board to think about this and a decision can be made at the next meeting.

Terry Masterson said that maybe a meeting should be arranged with Senator Nozzolio, Assemblyman Gary Finch, Assemblyman Brian Kolb and Senator David Valesky to discuss work force development and the lack of funding for it.

4.) ~ JBJ Real Property LLC~

Joe Bartolotta presented the Board with a plan to Revitalizing the Creative Corridor, the entire city block of State St. between Genesee St and Dill, both sides of John Street and The East Hill District which is the block of East Genesee St. between Seminary and John St. on the north side of Genesee Street. There are 20 buildings in all that would house 35 apartments.

The Creative Corridor consists of the John Stevens Bldg., Spirits, 16 State St. (bar building), 117 Genesee St. which was referred to as the "green building" for a time, but is actually limestone, and the Downtown Deli building. There would be 12, 1-2 bedroom loft apartments in these buildings and 5 retail spaces.

The East Hill District consists of the block of the north side of East Genesee St between Seminary & John St. Improvements to this area would include new windows and awnings and old fashion terraces on the back of the buildings. There would be loft apartments on the upper levels with retail stores/office spaces below. The parking lot at the back of these buildings would be re-surfaced and lined.

John Street is also located within the East Hill District and connects Arterial East to East Genesee. The block contains 8 apartment houses and an old cobblestone carriage house. The renovations for each structure will include new plumbing, electrical and HVAC; new energy efficient windows; new kitchens and bathrooms; and updated facades consistent with their historic past. The plan includes converting 7 dilapidated store fronts to new businesses in downtown. We estimate there will be 30 to 40 employees per business.

Monika Salvage asked if John St. would be rehabbed, and Joe Bartolotta said yes, and that it would be keeping the historical and streetscape value.

Bill Graney said that with asking for a 25 year PILOT, what would AIDA tell other retailers. Joe said that any project that was proposing to invest \$7 million dollars in downtown

Auburn, should be considered for AIDA benefits. He went on to say that there are no signed leases but he expects to have a large upscale restaurant in the Creative Corridor area.

Sue Chandler asked if Joe had title of all the properties involved, and he answered yes, title and control.

Mike Kane asked if Joe had any examples of Upstate NY cities that have done the same thing. Joe answered that Syracuse has Hanover Square and Armory Square, and that he would do some research to see what other cities may have done renovations of this size to their downtown.

Laurie Didio asked if Logan Lofts are all rented out, and Joe answered that they are 100% occupied, but do have a vacancy or two now and again, which is how the rental market flows. Laurie asked if the zoning is permissible for his design, and Joe answered that yes, it is all set and that he wants this to be a "class A" project.

Mike Kane asked if all the apartments would be rentals, and how much would they rent for. Joe answered yes, that they would all be rentals, and said that there would be no elevators for the apartments, so that they would be geared towards young professionals, and that the price would range from \$1.00/\$1.10 per square foot.

Jenny Haines said that this project embraces the goals and objectives of the Comprehensive Plan.

A motion to accept the Resolution for JBJ Real Property, LLC, and to authorize a Public Hearing was made by Mike Kane and second by Monika Salvage. Motion carried.

It was agreed that a Public Hearing would be held Wednesday, April 18th at 5:00PM in Council Chambers.

Mike Burns, City Assessor passed out a PILOT work sheet that involved all of the 20 buildings for this project. (Please refer to the attached). The worksheet also shows the PILOT's that are presently active and the break down to the City, County & School. He said that the 20 properties could affect the revenue stream for the average household by an increase of about \$7.00 a year.

Monika Salvage said that this is a huge endeavor, and having store fronts on Genesee & State St would be great. She also said that she didn't like the 25 year PILOT term, but thought some incentive should be considered. She said we need to look at the big picture and when would we get another chance for this opportunity.

6.) ~ Small project/retail policy discussion

Trish Ottley briefly described the need for AIDA to adopt a Small Business Policy that will assist smaller projects, and at the same time can streamline fees and paperwork. Refer to handout of CCIDA Small Business Policy that was provided at the meeting.

A motion to adjourn was made by Mike Kane and second by Bill Graney. Motion carried. Meeting was adjourned at 5:00PM.

*Minutes Respectfully submitted by:
Maureen Pesek*

EXHIBIT "A"
The Land

<u>ADDRESS</u>	<u>TAX PARCEL NOS.</u>
117 Genesee Street, Auburn, NY	115.60-2-50
119 Genesee Street, Auburn, NY	115.60-2-51
16 State Street, Auburn, NY	116.45-2-18
18-20 State Street, Auburn, NY	116.45-2-17 & 116.45-2-16
24 State Street, Auburn, NY	116.45-2-15
34-36 Dill Street, Auburn NY	116.45-2-14
15 East Genesee Street, Auburn, NY	116.45-1-70
17 East Genesee Street, Auburn, NY	116.45-1-71
19 East Genesee Street, Auburn, NY	116.46-1-1
21 East Genesee Street, Auburn, NY	116.46-1-10
23 East Genesee Street, Auburn, NY	116.46-1-2
25 East Genesee Street, Auburn, NY	116.46-1-4
27 East Genesee Street, Auburn, NY	116.46-1-5
5 John Street, Auburn, NY	116.46-1-9
6 John Street, Auburn, NY	116.46-1-12
7 John Street, Auburn, NY	116.46-1-8
9 John Street, Auburn, NY	116.46-1-11
10 John Street, Auburn, NY	116.38-1-50
12 John Street, Auburn, NY	116.38-1-51.2
14 John Street, Auburn, NY	116.38-1-51.1

PILOTS 2012

PROPOSED		32%	22%	46%	100%		
		Rate / 1,000 = 12.1685	8.21688	17.21559	37.66097		
Address	CLS	Taxable Value	City	County	School	Total	NET
116 State St.	481	108,999*	1,326	902	1,876	4,105	- 4,105
20 State St.	481	169,999*	2,069	1,407	2,927	6,402	- 6,402
24 State St.	481	128,999*	1,570	1,068	2,221	4,858	- 4,858
117 Genesee St.	481	110,999*	1,351	919	1,911	4,180	- 4,180
119 Genesee St.	481	62,100	756	514	1,069	2,339	- 2,339
34-36 Dill St.	438	30,100	366	249	518	1,133	- 1,133
15 E. Genesee	481	134,900	1,642	1,117	2,322	5,081	- 5,081
17 E. Genesee	482	1,132,300	13,778	9,372	19,493	42,653	- 42,653
19 E. Genesee	482	356,700	4,341	2,952	6,141	13,434	- 13,434
21 E. Genesee	433	19,300	235	160	332	727	- 727
23 E. Genesee	438	62,500	760	517	1,076	2,353	- 2,353
25 E. Genesee	481	165,400	2,013	1,369	2,847	6,229	- 6,229
27 E. Genesee	481	166,999*	2,032	1,382	2,875	6,289	- 6,289
5 John St.	449	17,000	207	141	293	641	- 641
6 John St.	210	49,999*	608	414	861	1,883	- 1,883
7 John St.	220	87,200	1,061	722	1,501	3,284	- 3,284
9 John St.	220	85,700	1,043	709	1,475	3,227	- 3,227
10 John St.	483	27,999*	341	232	482	1,055	- 1,055
12 John St.	220	31,999*	389	265	551	1,205	- 1,205
14 John St.	411	68,999*	840	571	1,188	2,599	- 2,599
TOTALS: (20 Apartments)		2,018,191	24,558	16,704	34,744	76,006	- 76,006

EXISTING

NEW HOTEL		Y.L.	CLS						
74 State St.	(24)	414	4,360,999*	53,069	36,095	75,077	164,241	30,844	- 133,397
(Bluefield)									
516 Marot House	(9)	633	4,626,200	56,299	38,291	79,643	174,233	89,821	- 84,412
(Columbus St.)									
53 Columbus St.	(8)	443	1,021,100	12,425	8,452	17,579	38,456	7,691	- 30,765
(Central Medical)									
34 W. Garden St.	(3)	464	2,595,800	31,857	21,479	44,676	98,012	60,807	- 37,205
(Community Computer)									
15 Hulbert St.	(11)	464	1,054,200	12,828	8,725	18,149	39,702	19,620	- 20,082
(Gould's Pump)									
1 GOULDS DRIVE	(5)	710	7,098,500	86,378	58,753	122,205	267,336	296,318	- 28,982
(Logan City)									
9-11 LOGAN ST.	(23)	411	2,615,200	31,823	21,646	48,022	98,491	-	- 98,491
(McQuinn)									
4900 TechPark	(11)	710	12,370,400	150,529	102,388	212,694	465,611	542,333	- 76,722
(MUCOR)									
25 Quarry Rd.	(8)	710	30,635,000	372,782	253,562	527,400	1,153,744	454,655	- 699,089
(PENN) WITALE									
174-176 YORK ST.	(10)	447	1,311,400	15,958	10,854	22,573	49,385	-	- 49,385
(Seminol Commons)									
23-37 Seminol St.	(15)	452	1,336,300	16,271	11,060	23,005	50,336	-	- 50,336

NET - 351,187 - 241,441 - 504,830

- 1,097,458

2012 NET TAX RATE AFFECT + .37 + .25 + .52 = + 1.14 TOTAL
AUG S.F. HOME 90K base *33 *22.50 *46.80 = *102 /YR