



Auburn Industrial  
Development Authority

## AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

### MEETING MINUTES

Monday, May 7, 2012 @ 4:00 PM  
3<sup>rd</sup> Floor Conference Room  
Memorial City Hall

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

**Excused:** Laurie Didio (At-Large 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:** Councilors Camardo & Ruzicka, Terry Masterson, Executive Director of CEDA; Matteo Bartolotta & Joe Bartolotta – JBJ Real Property, LLC

#### **1.) ~ Approval of Minutes**

James Dacey asked for a motion to accept the minutes from the April 18<sup>th</sup>, 2012 and the April 23<sup>rd</sup>, 2012 meetings. Sue Chandler made the motion to approve and Mike Kane second.

*(The Board moved ahead to Item #3 on the Agenda, as the AIDA attorney was running late.)*

#### **3.) ~ Calamar Project**

Jenny Haines explained to the Board that this project involves constructing a 3 story, 110 unit senior housing apartment building located at 102 N. Lewis St., 9 Catlin St., and 136 Standart Ave. Although AIDA hasn't received an application for any financial assistance, the Planning Board asked AIDA to review the information (included in packets) and provide the Planning Board with a list of any potential impacts of the proposed action for consideration under SEQRA, as well as to list the Planning Board's status as Lead Agency for this project. Jenny went on to say that once an application is received the Board would:

**James A. Dacey**  
Chairman

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- 1.) meet to hear the plans of the developer
- 2.) hold a Public Hearing
- 3.) consider the application

AIDA is required to notify the City, County and School officials concerning Public Hearings, however AIDA is required to inform the affected neighbors like the City Code requires when having a Public Hearing for the Planning Board. Even so, staff will reach out to neighborhood leaders so that they can inform the neighborhood of AIDA meetings.

James Dacey asked for a motion to have the Planning Board be lead agency for this project. A motion to approve was made by Mike Kane and second by Bill Andre. Motion carried.

Matt Smith asked if Dept of Environmental Conservation (DEC) was aware of this project, and Jenny Haines said that DEC, Dept of Transportation (DOT) and Zoning Board of Appeals (ZBA) are aware of this project. James Dacey asked if the Auburn Police Dept (APD) is included in meetings of project developments, and Jenny answered yes, Greg Gilfus attends on behalf of APD, and DOT will provide comment as to the access for this project.

## **2.) ~ JBJ Real Property, LLC**

Jenny Haines said that the Short Environmental Assessment Form was completed, with the second part prepared by Planning staff.

James Dacey asked for a motion to accept the SEQRA. Sue Chandler made a motion and Mike Kane second. Motion carried.

Rob Poyer said the resolution outlined a negative declaration, stating that the project won't have an adverse environmental impact.

The roll call of the Board to accept the Resolution:

Matt Smith	Yes
Sue Chandler	Yes
Monika Salvage	Yes
Bill Graney	Yes
Mike Kane	Yes
Bill Andre	Yes

Monika Salvage said this is a complex project because it includes retail and commercial properties. She said that it was hard to see how the numbers were arrived at, and that she would like to see more detail and a breakdown for each of the 3 property streets involved.

Bill Graney agreed and said he would like to have AIDA's accounting firm, Buffington & Hoatland CPA's look at the numbers. Jenny Haines said that she spoke with Elaine Buffington and she would review the project and the financials. Jenny also reminded the Board this information is confidential and protected information and to use with care.

Joe Bartolotta said that he would provide the Board the information they were asking for.

Jenny Haines said that construction season is here and is hopeful this project can move along.

Joe Bartolotta said his father is very passionate about the City and believes that this project falls within the Comprehensive Plan guidelines. He went on to say that he is doing his best to fulfill his father's vision and that of the City. He asked the Board to focus on the future of the City, and that the City will be proud of what his father can accomplish.

Jenny Haines referred to a letter from Michael Nunno (see attached) that supports the Bartolotta project. Joe Bartolotta also referenced the portion of the letter about "Hollywood Squares" on Owasco Street. He said 12 years ago his father wanted to take on that project, but the numbers didn't work and PILOT's weren't available for that type of project at that time. The City was forced to take over the building and demo it, which ultimately also took it off the tax rolls.

### **3 ~ Small Project Policy**

In reference to the attorney fees offered for this policy it was suggested by Trish Ottley that a flat attorney fee of \$3,000 would be for both the sales and mortgage tax exemption incentives, and a flat fee of \$2,500 for just one incentive.

James Dacey asked for a motion to accept this attorney fee for the Small Project Policy, and Sue Chandler made the motion and Monika Salvage second. Motion carried.

Bill Graney brought up the subject of the Tax Cap imposed by the State and how that affects PILOT's. James Dacey asked that it be included on the Agenda for the next meeting for review.

Mike Burns said the ~~485a~~ benefit has no maximum and can be used for mixed use for property tax exemption. Jenny Haines said it can be used together with with the Small Project Policy.

A motion to adjourn was made @ 4:45, by Mike Kane and second by Monika Salvage. Motion carried.

*Minutes Respectfully submitted by:  
Maureen Pesek*