



Auburn Industrial
Development Authority

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

PUBLIC HEARING MINUTES

Tuesday July 31, 2012 @ 5:00 PM
Council Chambers
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); Matthew Smith (Council Member)

Excused: Frank DeRosa (At-Large Member)

***Please note that resignations from Monika Salvage and Bill Andre were received prior to this meeting.**

Present: Rick Cook (Hancock & Estabrook)

Staff: Jennifer Haines (Executive Director); Maureen Pesek

Guests: Jocelyn Bos, Calamar Realty; Ben Gustafson, PE for Hunt Engineering; John Currier & Mike Cartner of Currier Plastics, Inc.; David Norcross of Auburn Real Estate Company.

CURRIER PLASTICS INC. & GEN-WEST LLC, PUBLIC HEARING

Jim Dacey brought the Public Hearing to order at 5:00 PM, and asked if anyone in the audience would like to make a statement concerning the Currier Plastics/Gen-West proposed PILOT. No one approached the podium; therefore a motion to close the Public Hearing was made by Sue Chandler and second by Bill Graney. Motion carried.

AIDA MEETING

1.) ~ Approval of Minutes

Jim Dacey called the meeting to order and asked for a motion to approve the minutes from the July 11, 2012 meeting. Mike Kane made a motion to accept the minutes and Sue Chandler second. Motion carried.

2.) ~ Calamar Realty Fund

Jenny Haines provided a handout prepared by Fred Farrell from the Assessor's office at Bill Graney's request, regarding the assessed value of the property and some of the demographics concerning the senior population in the Auburn area. (See attached). Jenny Haines said that she was just provided this information prior to the meeting, and offered the Board a few minutes for review. Jenny went on to say that finding comps for a project similar to Calamar's is difficult. Jenny also provided the Board with PILOT scenarios for both 10 & 15 year timeframes, with the

James A. Dacey
Chairman

24 South Street
Auburn, NY 13021

PHONE
(315) 255-4115

FAX
(315) 253-0282

estimated assessment of \$6M that was projected by the Assessor's office, for the purposes of discussion.

Sue Chandler remarked that if the property stays as is, the taxes collected for the City, County & School district over a 20 year period would be about \$75,000, however, if this project is approved the monies collected over that same timeframe would be \$4.2M disbursed to the tax jurisdictions.

Jenny Haines requested the Board enter Executive Session to discuss land acquisition and potential litigation. James Dacey asked for a motion to enter Executive Session for land acquisition and potential litigation. Sue Chandler made a motion and Bill Graney second. Motion carried.

James Dacey asked for a motion to come out of Executive Session. Mike Kane made the motion and Sue Chandler second. Motion carried.

James Dacey asked for a motion to open the meeting for discussion about the Calamar project. Matt Smith made a motion and Mike Kane second.

Matt Smith read a letter to the Board from Frank DeRosa who was absent due to illness, and asked that it be submitted to the minutes. (See attached).

Matt Smith said that there is no market for this project and PILOT's are for job creators and will be voting no.

James Dacey asked for a vote of the Board, which was as follows:

Matt Smith - No

Sue Chandler - No, not as presented; perhaps a 10 year PILOT

Laurie Didio - No. The project is worthy, and there is a housing void for seniors however, while this project will only provide short term employment during construction for 200, it will then have only 2 full time permanent employees.

Bill Graney - No

Mike Kane - No

James Dacey - No. While it would be an increase in the tax base, and while there is a definite need for senior housing in our community, he could support a 10 year PILOT, but with only 2 full time employees, has to vote no.

Jenny Haines took this opportunity to thank Jocelyn Bos, Director of Senior Housing for Calamar, for her time, hard work and diligence, and for being so accommodating to the Board and community, in particular the neighborhood bordering the project.

3.) ~ Currier Plastics

James Dacey asked if the Board needed a recap from Currier Plastics regarding their PILOT request.

Matt Smith said he is doing more research about the expansion.

Matt Smith requested a 15 year PILOT scenario for discussion as well.

Matt Smith asked if AIDA can negotiate the recapture clause, to which Rick Cook said yes.

Jim Dacey asked the Board to check their calendars so a meeting could be scheduled and a vote on Currier Plastics could be taken. It was decided the next meeting would be Monday, August 13th, 2012 at 5:00PM, and was tentatively decided to meet August 27th, to discuss Strategic Planning. Jennifer Haines said that she would have another application by August 27th, and questioned the Board if they wanted to review it on that date, to which they answered no, that it could be reviewed at another date.

4.) ~ Subordination Agreement between Auburn Real Estate Company, Inc., Auburn Community Hotel, L.P., AIDA and Empire State Certified Development Corporation – Hilton Garden Inn, 74 State Street, Auburn, NY

Jim Dacey asked David Norcross from Auburn Real Estate Company why the hotel (Hilton Garden) needs a subordination agreement. David Norcross explained that the cost overages for construction of the hotel required a second mortgage.

Matt Smith asked what recourse the subordination agreement would have on AIDA. Rick Cook answered that there would be no recourse, no monies involved and no repayment by AIDA if the loan defaults.

James Dacey asked for a motion to approve the subordination agreement. Mike Kane made the motion and Bill Graney second. Motion carried.

5.) ~ Other Business

Jenny Haines asked the Board for approval to pay off a City of Auburn CDBG loan (#013-95200). The loan of \$57,220.00 (@ 0% interest), originated in 2001 to purchase 12 acres at Technology Park. Jenny said there is enough money in the savings account to pay this debt in full. James Dacey asked for a motion to approve to pay off the CDBG loan. Mike Kane made a motion to pay the CDBG loan in full and Laurie Didio second. Motion carried.

A motion to adjourn was made by Matt Smith and second by Sue Chandler. Motion carried.

Minutes respectfully submitted by: Maureen Pesek