



Auburn Industrial
Development Authority

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MEETING MINUTES
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
Monday, December 2, 2013 @ 5:00 PM
Third Floor Training Room
Memorial City Hall

Board Present: Sue Chandler, (Member of Labor); Frank DeRosa (At-Large Member); Amanda Sigona (School Board Member); William Graney (Council Member); Matthew Smith (Council Member)

Excused: Laurie Piccolo (At- Large Member); Michael Kane (Member of Industry); James Dacey (Chair & Member of Business)

Staff: Jennifer Haines, AIDA Executive Director; Alicia McKeen, Secretary

Counsel: Rob Poyer, Hancock and Estabrook

Guests: Peter Maciulewicz, Mack Studios

Sue Chandler, acting Chair, calls the meeting to order at 5:05.

Jennifer Haines: The mix of people needed to approve the meeting minutes is not present, so they will have to be tabled.

Sue Chandler: Next on the agenda is the land disposition to Mack Studios.

Jennifer Haines: Invites Peter Maciulewicz to discuss the project.

Peter Maciulewicz: Current building is 60,000 square feet, and he is renting two other buildings of 20,000 square feet and 15,000 square feet. Rent is costing 9,000 dollars monthly. Had wanted to expand in 2008 but economy at that time was not conducive. Business has increased over the past two years. It is not cost effective to have the three buildings and wished to expand the business at the current site. This was not feasible due to the wetlands directly adjacent so last option is this property across the street, where a 50,000 square foot building will be built. This is something that running the numbers indicates needs to be done. Has had problems being in Auburn and this is the last effort to stay.

Jennifer Haines: References new contracts obtained.

Peter Maciulewicz: Has a contract with Starbucks, Starwood and two others. Works with Chase Design in Skaneateles that was recently bought out by Momentum. Mack Studios works as a delivery system for them. Mack Studios has also invented new products which will be showcased this year.

Matt Smith: questions the power line on the property.

Peter Maciulewicz: We will work around it.

Jennifer Haines: The City engineer has met with Mack Studios architect. At some point in the future that power line may no longer be needed and it will be moved, but for now NYSEG will provide power to the new buildings.

Peter Maciulewicz: There are no services on the road. Anyone who builds there has to pay to bring in their own. It is not a good technology park.

Jennifer Haines: The site plan has been worked to fit with the power line as is.

Matt Smith: Questions the remaining acreage.

Peter Maciulewicz: It can be used at some point if needed.

Bill Graney: Questions the acreage.

Jennifer Haines: There is a total of 20 acres. Peter is purchasing the 6.5 acres on one side of the power line. It is actually harder to work with than the remaining 14, more brush and trees to clear.

Sue Chandler: Questions if this is just warehousing.

Peter Maciulewicz: It is a manufacturing plant as well.

Jennifer Haines: Two votes are needed. One is for the disposition of the land. This board voted to allow Jim Dacey to negotiate a selling price and gave him a range to work within. The agreed upon price of \$50,000 falls within that range.

Rob Poyer: An addition to the resolution is for prepossession and access.

Jennifer Haines: Approval for access is needed to get the project started. The second vote is for the initial project resolution. We need to set a public hearing for the requested financial arrangements. I'd like to set a date for that and then a third meeting for the final vote. I'd like to have that done before the new year so Bill and Matt will be available as they have been involved in project discussions from the beginning.

Motion to accept the disposition resolution made by Bill Graney, seconded by Matt Smith. Chair asks for a roll call vote. All members vote to approve. Motion carried.

Matt Smith: Asks the time table for beginning the project.

Peter Maciulewicz: Will start on Wednesday (December 5, 2013).

Jennifer Haines: So we need a vote for the initial project resolution.

Rob Poyer: I have no additions to that.

Jennifer Haines: Also, AIDA is subject to SEQR review with this project. As Planning Board is the lead agency for SEQR and will be voting on this tomorrow evening (December 3, 2013) that will take care of AIDA's obligation in the matter.

Motion to accept the initial project resolution made by Bill Graney, seconded by Matt Smith. Chair asks for a roll call vote. All members vote to approve. Motion carried.

Jennifer Haines. I'd like to set a public hearing meeting for December 16, 2013 in Council Chambers. *Explains procedure to Peter Maciulewicz.* Peter Maciulewicz can phone in for the meeting if he's unavailable to attend, but board members need to be physically present.

General discussion on meeting availabilities. Meeting for the public hearing set for December 16, 2013 at 5:00 p.m. in Council Chambers. Meeting for final discussion and vote made for December 19, 2013 at 4:00 p.m. in the third floor training room.

Jennifer Haines asks the board members to give timely notice of any further additional information they would like to have made available.

Frank DeRosa: Would like the Schedule E (rental income form) only for the current building.

Rob Poyer: questions the proper name of the real estate holding entity in ownership of the new acquisition. Resolutions just passed should be amended with that name.

Jennifer Haines: That would be Peter Mack Realty.

Motion to amend the disposition resolution made by Bill Graney, seconded by Amanda Sigona. Chair asks for those in favor. All members vote approval. Motion carried.

Motion to amend the initial project resolution made by Matt Smith, seconded by Bill Graney. Chair asks for those in favor. All members vote approval. Motion carried.

Jennifer Haines: Asks Rob Poyer if he needs to revise the resolutions for Sue Chandler to sign.

Rob Poyer: She can sign the signature page of the ones on hand. Also states that although the project will be approved this year the actual closing would not be until after the new year.

Jennifer Haines: Asks if there are any other questions or concerns.

Frank DeRosa: Suggests there should be a standard monthly meeting night to accommodate scheduling.

Jennifer Haines: Yes, Frank e-mailed me requesting we set a monthly meeting time. It would make it easier on everyone's schedule, we would only meet if there was business to discuss, there would still be the option for more frequent meetings as warranted, and applicants would know also be able to solidify their schedules.

Chair asks for a motion to adjourn. So moved by Matt Smith, seconded by Frank DeRosa.

Meeting adjourned at 5:45.

Recorded by Alicia McKeen