



Auburn Industrial  
Development Authority

## AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

### MEETING MINUTES

Thursday, May 30, 2012 @ 4:00 PM

Third Floor

Memorial City Hall

**Board Present:** James Dacey (Chair); Sue Chandler (Member of Labor); William Graney (Council 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); Elaine Buffington (Buffington & Hoatland CPA's)

**Staff:** Jennifer Haines (Executive Director); Tricia Ottley (Planning & Economic Development Program Manager); Maureen Pesek (OPED Secretary)

**Guests:** Matteo Bartolotta & Joe Bartolotta – JBJ Real Property, LLC

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

James Dacey asked for a motion to approve the minutes from the May 7<sup>th</sup> and May 14<sup>th</sup>, 2012 meetings. Sue Chandler made a motion to accept the minutes and Mike Kane second.

*(The Chair skipped to Item 3 on the Agenda)*

#### 3.) ~ **Fox Toyota Subaru Auto Dealership**

Jenny Haines said the Planning Board received a request for a major site plan approval from Fox Toyota Subaru for the construction of a 20,571 square foot building located at 188 Grant Avenue. AIDA received a written request from the Planning Board asking for the Planning Board to be Lead Agency. A Coordinated Review has been initiated and it is believed that AIDA will be an Involved Agency under SEQRA with a potential PILOT agreement. AIDA has 3 options:

- 1.) no action, which would allow the SEQRA process to expire in 30 days, making the Planning Board Lead Agency
- 2.) accept their request, making the Planning Board Lead Agency
- 3.) make AIDA the lead agency

James Dacey asked for a motion to accept Planning Board be Lead Agency for the environmental review. Sue Chandler made a motion to

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accept the Planning Board to be Lead Agency and Matt Smith second. Motion carried.

Jenny told the Board that there are 3 or 4 entities interested coming before AIDA, and suggested that the AIDA Board still plan on meeting Monday, June 4<sup>th</sup>, (as was determined at the May 21<sup>st</sup> meeting) to review the AIDA Strategic Plan, before meeting with other potential applicants. Jim Dacey said we should have a check list of the information needed up front so the Board doesn't have extra meetings for projects.

Jenny suggested that AIDA meet with the City, County and School.

Bill Graney said now that there is a tax cap levy, AIDA needs to be more responsible to Auburn tax payers.

Jim Dacey said he recently attended a conference sponsored by the NYS Economic Development Council, and there was a presenter who explained about the tax cap legislation and PILOT's. He went on to say he would like to invite this man to Auburn to do a presentation for some of the local IDA's and the different tax districts, as he brings clarity to both of these subjects. (A handout "camion associates" was passed out to the Board for their review ~ see attached.) The AIDA Board agreed that they should move forward and schedule a presentation.

## 2.) ~ JB Real Property, LLC

Monika Salvage commented that previous PILOT's were made in good conscience at the time, and she doesn't think it is fair or in good practice to change policy when the Board is in the middle of contemplating the terms of this PILOT agreement.

James Dacey @ 4:25, asked for a motion to go into Executive Session which encompasses confidential financial information. Matt Smith made a motion to enter into Executive Session and Bill Graney second. Motion carried.

At 4:55 a motion to come out of Executive Session was made by Matt Smith and second by Mike Kane.

A vote of the Board to accept the PILOT term of 15 years, 2 years of no payment, current taxes through year 12, decreasing exemptions on full value for years 13 – 15 (see attached PILOT scenario #3):

Mike Kane	Yes	Bill Andre	Yes
Sue Chandler	Yes	Monika Salvage	Yes
Bill Graney	No	Matt Smith	No
James Dacey	Yes		

A motion to accept the PILOT #3 scenario was made by Mike Kane and second by Monika Salvage. Motion carried.

There will also be a 10 year recapture provision which if any of the properties are sold or transferred JBJ Real Property will pay full or pro-rated share of the taxes. Also, the retailers of JBJ Real Property will have to maintain a certain level of employees which equals 75% of the number indicated on the AIDA PILOT application.

Matt Smith wanted it noted that he is in favor for the project, but does not agree with the terms. He went on to say that with trying to balance the City budget, how much can be afforded to give with PILOT applications. He also said he supports the Bartolotta's and hopes that the project is successful.

A motion to adopt the Resolution was made by Mike Kane and second by Monika Salvage.

A vote was taken to also include the terms with the recapture clause and the employment clause in the Resolution, and is as follows:

Mike Kane	Yes	Bill Andre	Yes
Sue Chandler	Yes	Monika Salvage	Yes
Bill Graney	No	Matt Smith	No
James Dacey	Yes		

Motion carried.

It was decided the next meeting will be June 6<sup>th</sup>, at 5:00. (Note: Meeting was rescheduled to Wednesday, June 13, at 4:00 PM.)

A motion to adjourn was made by Monika Salvage and second by Sue Chandler. Motion carried.

*Minutes respectfully submitted by: Maureen Pesek*