

SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

Regular Meeting
Thursday, November 4, 2010
12:00 P.M.
Abigails Restaurant
Waterloo, NY

Attendance:

Board Members Present: Thomas Kime, Chair; Thomas Macinski, Vice Chair; Robert Kernan; Robert Rosenkrans; Steven Brusso; Kenneth Riemer, and Patricia Amidon

Board Members Absent: Michael Hryzak

Staff Attending: Robert Aronson, Executive Director; Patricia Jones, Deputy Director; Kelly Kline, Executive Assistant; Bruce Johnson, CFO and Russell Gaenzle, Harris Beach

Others Attending: Suzanne Sinclair, County Manager; Norbert Hausner and Justin Hausner, River Park Commons and Dave Shaw, Finger Lakes Times

Call to Order:

Chairman Kime called the meeting to order at 12:05 p.m. A quorum of the Agency's members were present.

Approval of IDA Minutes / Meeting of October 7, 2010:

The minutes of the Agency's meeting of October 7, 2010 had been sent to Board members prior to the meeting. A motion was made by Mr. Rosenkrans to approve the November 4, 2010 minutes. Seconded by Mr. Macinski. Motion carried.

Approval of September 2010 Financial Statements:

The September 2010 Financial Statements had been mailed to Board members prior to the meeting. Mr. Kernan presented the September 2010 Financial Statements to the board. After discussion, a motion was made by Mr. Rosenkrans to approve the September 2010 Financial Statements. Seconded by Mr. Macinski. Motion carried.

Presentation of River Park Commons:

Mr. Norbert Hausner of NH Architecture, PC., spoke to board members of his development plans for approximately 21 acres of property he purchased with his son, Jason Hausner, along the Cayuga-Seneca Canal on Routes 5&20 in Waterloo, NY. Already developed at the site is the Waterloo Harbor Campground which includes a watercraft sales and rental business called Fuzzy Guppies. Currently in development is The River Park Commons which houses 7 buildings on 11.5 acres. To date they have made many improvements. Their future plans for the Commons involve a restaurant, farmers market, boat races, many festivals and a local artesian shop. They are also interested in buying some of the adjoining properties to expand the parks offerings. Mr. Norbert advised the board that they are committed to making this project a reality and that they are not looking for assistance today, but they may in the future as the project progresses.

Approval of Engagement Letter from Raymond F. Wager, CPA, PC for 2010 IDA Audit:

A copy of the engagement letter had been mailed to board members prior to the meeting. Mr. Kernan advised board members that a request of proposals for audit services for the 2010 five year audit cycle was to take place this year. However, due to changes in staff and the finalization of the PETRO PIF, the audit committee is requesting that the office of Raymond F. Wager continue to provide Audit Services for 2010 contingent with a change of Lead Auditor. After discussion, a motion was made by Mr. Rosenkrans approving the office of Raymond F. Wager, CPA., PC to continue to provide the agency with Audit Services for 2010 with a change of Lead Auditor. Seconded by Mr. Brusso. Motion carried.

Other Business:

IDA Tax:

Mr. Aronson gave board members an update on the assessment of IDAs across NYS. New bill were issued on October 28, 2010. Seneca County's approximated \$31,000 and is due no later than March 31, 2011. NYSEDC is studying the situation and will be advising IDAs across the state on strategies that may be appropriate to reverse the legislation

Gharana:

Mr. Aronson gave board members an update on the progress of the project, Gharana Industries. They previously obtained assistance from the IDA to acquire the Swift Street Plant in Waterloo to produce wheat flour and cheese. Mr. Aronson noted that they have restructured their management, ownership and operations and are now looking to start producing a cheese product called paneer by mid-February, 2011. Mr. Aronson said that this new endeavor will employ more people than the production of the wheat flour. He also noted that they are current on all loans.

Executive Session:

Chairman Kime requested a motion to enter into Executive Session for the purpose of potential sale or lease of real estate where publicity could substantially affect the value thereof. A motion was made by Mr. Macinski at 12:45 p.m. to enter into Executive Session. Seconded by Mr.

Rosenkrans. Motion carried. A motion was made by Mr. Rosenkrans at 1:55 p.m. to come out of Executive Session. Seconded by Mr. Macinski. Motion carried

Met Tower Lease Agreement:

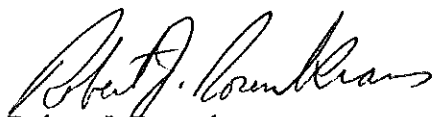
A Motion was made by Mr. Rosenkrans approving a Met Tower and Site Access Agreement between the Seneca County IDA and First Wind Energy, LLC., allowing two meteorological towers to be erected at the former Seneca Army Depot to access wind resources. Seconded by Mrs. Amidon. Members Kime, Rosenkrans, Kernan, Reimer, Macinski, Brusso and Amidon voted "yea". Motion Carried. Mr. Hryzak was absent.

Adjournment:

A motion to adjourn the meeting was made by Mr. Rosenkrans. Seconded by Mr. Reimer Motion carried. The meeting adjourned at 1:57 p.m.

The next regular scheduled meeting will be held on **December 2, 12:00 Noon** at **Abigails Restaurant**, Waterloo, NY

Respectfully submitted,



Robert J. Rosenkrans
Secretary

pc: Suzanne Sinclair, Seneca County Manager
Margaret Li, Clerk, Board of Supervisors
Russell Gaenzle, Esq., Harris Beach
Roberta Jordans, Harris Beach
Shawn Griffin, Esq., Harris Beach
Kevin Overton, Esq., Harris Beach