



SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

Regular Meeting
Thursday, May, 6 2010
12:00 Noon
Deerhead Inn
Seneca Falls, NY 13148

Attendance:

Board Members Present: Thomas Kime, Chairman; Thomas Macinski; Kenneth Lee Patchen, Jr.; Robert Rosenkrans; Patricia Amidon; Kenneth Riemer and Robert Kernan

Board Members Absent: None

Staff Attending: Robert Aronson, Executive Director; Patricia Jones, Deputy Director; Monica Novack, Office Manager; Kelly Kline, Receptionist/Office Assistant; Bruce Johnson, CFO; Russell Gaenzle, Harris Beach.

Others Attending: C. Mitchell Rowe, Director of Planning Community Development; Dave Shaw, Finger Lakes Times

Call to Order:

Chairman Kime called the meeting to order at 12:00 p.m. A quorum of the Agency's members were present.

Approval of IDA Minutes / Meeting of April 1, 2010:

The minutes of the Agency's meeting of April 1, 2010 had been sent to Board members prior to the meeting. A motion was made by Mr. Kernan to approve the April 1, 2010 minutes. Seconded by Mr. Rosenkrans. Motion carried.

Approval of March 2010 Financial Statements:

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

Committee Member Appointments:

Chairman Kime advised Board Members that due to the resignations of Mr. Fred Gaffney and Mr. Kenneth Lee Patchen, Jr. new appointments must be made to the Committees on which they served. Mr. Gaffney served on the Audit Committee, while Mr. Patchen served on the Governance Committee. Chairman Kime then stated that Mr. Patchen's seat as Chairman of the Seneca County Economic Development Corporation must also be filled. Chairman Kime recommended Mrs. Amidon for appointment to the Governance Committee. After discussion, a motion was made by Mr. Rosenkrans approving Mrs. Amidon's appointment to the Governance Committee. Seconded by Mr. Kernan. Motion Carried

Chairman Kime then stated in order to proceed with the nominations to the Audit/Finance Committee and the EDC, the Governance Committee will meet to discuss and process nominees for new board members.

Approval of Contract for Grant V-116:

Ms. Jones advised Board Members that Grant V-116 was received in 2005 and a contract was not prepared at that time. The grant provided employment services of former IDA staff employee, Nancy Mangano, for her work on Seneca Knit Projects. The application has been prepared by staff and accepted by ESD, which is now preparing the contract. Mrs. Jones advised that a motion will be needed to accept ESD Grant V-116 and give authorization to the Executive Director to sign the contract and voucher documents. After discussion, a motion was made by Mr. Patchen to accept ESD Grant V-116 and give authorization to the Executive Director to sign contract and voucher documents. Seconded by Mr. Rosenkrans. Motion carried.

Approval of Contract for Grant B-10-SP-NY-0315:

Mr. Aronson advised Board Members that the Grant Application package for Grant B-10-SP-NY-0315 from HUD has been received by staff. The \$200,000 grant was secured by Congressman Arcuri for the demolition of two buildings at the Depot Airfield. IDA staff is in the process of completing the application and a motion is needed to accept Grant B-10-SP-NY-0315 and give authorization to the Executive Director to sign contract and voucher documents. After discussion, a motion was made by Mr. Kernan accepting Grant B-10-SP-NY-0315 and giving authorization to the Executive Director to sign contract and voucher documents. Seconded by Mr. Patchen. Motion carried.

Approval to Amend PILOT for Thruway Travel Center:

A copy of the Amended PILOT had been mailed to Board Members prior to the meeting. Mr. Aronson stated that the Pilot-Increment Financing loan has been paid off for both the sewer installation and road improvements. However, the PILOT continues through 2014. During the billing of the PIF, payments were received monthly from Thruway Travel Centers, LLC and in turn staff made monthly payments to the bank to pay off the loan. Now that the loan is paid, staff will directly bill PETRO, but on a quarterly basis as so amended in the PILOT and then make quarterly payments to the taxing jurisdictions. Mr. Aronson advised that a motion will be needed to approve the Amended PILOT allowing staff to bill PETRO on a quarterly basis and

reimburse the taxing jurisdictions quarterly. After discussion, a motion was made by Mr. Rosenkrans approving the Amended PILOT for Thruway Travel Center. Seconded by Mr. Kernan. Messrs. Kime, Kernan, Riemer, Rosenkrans, and Patchen voted "yea". Mrs. Amidon abstained. Motion carried.

Approval of Contract for Appraisal of PETRO Sewer Line:

Ms. Jones advised board members that staff sent out five proposal letters to licensed appraisers in NYS requesting an appraisal on the PETRO Sewer Line. Only one response was received. The proposal is from David Fontana of Armstrong Appraisals, LLC in the amount of \$3,200 (board members received a copy of the proposal before the meeting). Ms. Jones then advised Board Members a motion is required to accept the proposal and authorize the Executive Director to execute contract documents upon legal review. After discussion, a motion was made by Mr. Rosenkrans to accept the proposal and authorize the Executive Director to execute contract documents upon final review of legal counsel. Seconded by Mr. Kernan. Messrs. Kime, Kernan, Riemer, Rosenkrans, and Patchen voted "yea". Mrs. Amidon abstained. Motion carried.

Approval to Amend 2/4/2010 IDA Minutes for 2009 Goulds/ITT Project:

Ms. Jones advised the Board that the 2009 Goulds/ITT project was extended until June 1, 2010 at the February 4, 2010 IDA meeting. Ms. Jones explained that the minutes of the meeting, however, did not reflect the additional project costs of \$3,606,795. After discussion, a motion was made by Mr. Rosenkrans amending the February 4, 2010 IDA Meeting Minutes to reflect the additional project costs. Seconded by Mr. Kernan. Messrs., Kime, Kernan, Riemer, Rosenkrans, Amidon and Patchen voted "yea". Motion carried.

Approval of IDA Resolution No. 2010-10/2010 Goulds/ITT Project:

Mr. Gaenzle presented to the board IDA Inducement Resolution No. 2010-10 Goulds Pumps, Inc./ITT Corporation – 2010 project. He advised the board that Goulds/ITT has requested Sales Tax Exemptions for the acquisition and installation of equipment including building materials, office upgrades, computer hardware, computer software, printers/copiers and other items of personal property necessary for supporting Goulds/ITT at 240 Fall Street and 2881 East Bayard Street, Seneca Falls. The total project is for \$4,102,381.55; however, this resolution provides up to \$100,000 in financial assistance until a public hearing is held and a subsequent resolution is adopted. He then presented the resolution as follows:

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO (i) APPOINT GOULDS PUMPS, INCORPORATED / ITT CORPORATION (THE "COMPANY") AS ITS AGENT FOR THE PURPOSE OF UNDERTAKING A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE THE COMPANY WITH A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; (iii) HOLD A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iv) EXECUTE AN AGENT AGREEMENT, BILL OF SALE AND RELATED DOCUMENTS; *PROVIDED HOWEVER*, THAT THE FINANCIAL ASSISTANCE PROVIDED BY THE

AGENCY SHALL NOT EXCEED \$100,000 UNTIL A PUBLIC HEARING IS HELD AND A SUBSEQUENT RESOLUTION IS ADOPTED

After discussion, a motion was made by Mr. Macinski to approve IDA Inducement Resolution No. 2010-10 Goulds Pumps, Inc./ITT Corporation – 2010 project. Seconded by Mr. Rosenkrans. Messrs., Kime, Kernan, Riemer, Rosenkrans, Amidon and Patchen voted “yea”. Motion carried.

Quarterly Status Report / LM Consulting:

A copy of Quarterly Status Report from LM Consulting had been forward to Board Members prior to meeting. Mr. Aronson reviewed the Status Report with the Board. Some highlights from the report included LM Consulting playing a key role in advising the IDA to use an aggressive media strategy to heighten awareness to NYSEG renegeing on their agreement to bring more power to depot; assisting with the process of pending state grants for the Seneca County Veterans Cemetery; assisting to ensure that state grants are ready to be disbursed to Seneca County and IDA when state budget is enacted for 2010. Mr. Aronson also reported that in coming months, LM Consulting will continue to work to identify funding opportunities for Seneca County, continue to promote funding opportunities for the Seneca Army Depot as a potential site for development and monitor the state budget process.

Mr. Rowe gave the board members an update on the progress of Sampson Veterans Cemetery and the status of grant funding for the project.

Grant Status Report:

The quarterly Grant Status report had been provided to Board members prior to the meeting. Ms. Jones summarized the Grant Status report.

Loan Status Report:

The quarterly Loan Status report had been provided to Board members prior to the meeting. Mrs. Novack summarized the loan status report and noted to Board members that all loans were current.

Other Business:

Approval of Easements:

Ms. Jones advised Board Members that NYS Department of Transportation (DOT) is requesting to take two temporary and one permanent easements in the Village of Seneca Falls near Routes 5 & 20 and the Finger Lakes Railway rail-crossing on lands leased by the Railway. The purpose of the easement taking is for DOT to repair and/or replace the sidewalks along Rte 5 & 20 in the Village and to install a drainage system for rainwater run-off. The temporary easements will extend approximately 20 feet in length while the sidewalk is removed, repaired and the slate is replaced. The permanent easement relates to the area under the Railway Arch (which is located across from the Library) and is the area in dispute in the Mazzoni litigation. DOT will take an easement to replace the Village’s drainage pipe and they anticipate the sidewalk work to take place in spring of

2011. FL Railway would like to enter into an Agreement with DOT for the taking. After discussion, a motion was made by Mr. Rosenkrans approving the two temporary easements and the one permanent easement. Seconded by Mr. Macinski. Motion carried.

Appointment of Secretary to the Seneca County IDA:

Mr. Aronson advised Board Members that after 13 years of service, Mr. Kenneth Lee Patchen, Jr. is resigning from his position as Board Member of the Seneca County IDA. Mr. Aronson and Chairman Kime presented Mr. Patchen with a plaque for his years of dedicated service. Chairman Kime offered a Resolution citing Mr. Patchen's 13 years of exceptional service to the Seneca County IDA. Due to Mr. Patchen resigning, a new Secretary must be appointed. Chairman Kime recommended Mr. Rosenkrans for Secretary. After discussion, a motion was made by Mr. Kernan approving the appointment of Mr. Robert Rosenkrans as Secretary to the Seneca County IDA Board. Seconded by Mr. Macinski. Motion Carried.

Executive Session:

Chairman Kime requested a motion to enter into Executive Session for the discussion of the employment of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. A motion was made by Mr. Mr. Rosenkrans at 1:00 p.m. to enter into Executive Session. Seconded by Mr. Riemer. Motion carried. A motion was made by Mr. Rosenkrans at 1:47 p.m. to come out of Executive Session. Seconded by Mr. Kernan. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Mr. Rosenkrans. Seconded by Mr. Macinski. Motion carried. The meeting adjourned at 1:48 p.m.

The next regular scheduled meeting will be held on **June 3, 2010, 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