

SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

Regular Meeting
Thursday, August 5, 2010
12:00 Noon
Abigails Restaurant
Waterloo, NY

Attendance:

Board Members Present: Thomas Kime, Chairman; Thomas Macinski; Patricia Amidon; Robert Kernan and Steven Brusso

Board Members Absent: Kenneth Riemer; Michael Hryzak and Robert Rosenkrans

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

Others Attending: Suzanne Sinclair, County Manager; Neil Patel, Seneca Hospitality LLC; Lisa Sheremeta, Hampton Inn; David George, Empire State Forestry Service Inc. 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 June 3, 2010:

The minutes of the Agency's meeting of June 3, 2010 had been sent to Board members prior to the meeting. A motion was made by Mrs. Amidon to approve the June 3, 2010 minutes. Seconded by Mr. Macinski. Motion carried.

Approval of IDA Resolution No. 2010-14 / Intent to be Lead Agency for SEQR / Depot Timber Harvesting:

Ms. Jones advised the Board that IDA Resolution No. 2010-14, which had been forwarded to Board members prior to the meeting, is needed to start the SEQR process for the proposed Timber Harvesting at the Seneca Army Depot. Mr. David George, a Consulting Forester for Empire State

Forestry Service, Inc., gave a presentation to the Board. His company worked for the Army approximately 15 years ago to survey the timber in preparation for the last harvesting. He recently spent two days at the Depot, and it is his recommendation that a light thinning would be beneficial. The timber harvest will focus on promoting future growth and regeneration and also help to increase habitat and forage for the deer population on the property. His company would mark the trees to be harvested and develop a marketing system to sell the timber. They would oversee the actual logging firm and put together the lots to be sold by the varying timber. He also recommended the removal of as many ash trees as possible. There is currently an ash borer infestation now in adjacent counties and removal is the only way to gain control. Mr. George stated that his company uses the best management practices and that the harvesting could take anywhere from a year to 18 months. His consultant fee is 12% of timber sales. Ms. Jones then advised Board Members that staff will be recommending approval to contract with Empire State Forestry Service, Inc upon completion of the SEQR process. Ms. Jones then stated that today's resolution is to declare the IDA's intent to become Lead Agency for the Timber Harvest at the former depot. Ms. Jones presented IDA Resolution No. 2010-14 as follows:

RESOLUTION DECLARING SENECA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY LEAD FOR SEQR REVIEW OF PROPOSED
DEPOT TIMBER HARVESTING

After discussion, a motion was made by Mr. Kernan accepting IDA Resolution No. 2010-14. Seconded by Mr. Macinski. Members Kime, Macinski, Kernan, Amidon and Brusso, voted "yea". Motion carried. Mr. Riemer, Mr. Hryzak and Mr. Rosenkrans were absent.

Approval of May and June 2010 Financial Statements:

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

Year to Date Budget Analysis:

As requested by Chairman Kime at the June 3, 2010 IDA meeting a Year to Date Budget Analysis was prepared by CFO, Mr. Bruce Johnson. A summary of Profit & Loss Budget vs. Actual for January – June 2010 had been mailed to members prior to the meeting. Mr. Johnson went through the summary in detail.

Approval of IDA Resolution No. 2010-12 / Initial Resolution/ Hampton Inn of Seneca Falls Project:

Ms. Jones advised board members that a 48,000 sq ft Hampton Inn has been proposed to be located at Route 414 and Balsey Road in the Town of Seneca Falls. Ms. Lisa Sheremeta of Hampton Inn and Mr. Neal Patel of Seneca Hospitality LLC, gave a presentation to the Board. The Hotel will include a 1,000 sq foot meeting space; a business center; sundry shop; fitness center and indoor pool. In addition to the construction jobs for this project, the Hampton Inn will employ 25 full time equivalent employees. Ms. Jones advised the Board that the Town of Seneca Falls Planning Board is

the SEQR Lead Agency for this project. Mr. Aronson advised the board that this resolution is an initial resolution for Hampton Inn of Seneca Falls Project, which accepts the application and describes the forms of financial assistance being considered by the Agency for this project. The resolution also authorizes a public hearing to be held with respect to the project. Mr. Aronson then presented IDA Resolution No. 2010-12 / Initial Resolution/ Hampton Inn of Seneca Falls Project as follows:

RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING THE APPLICATION OF SENECA HOSPITALITY, LLC WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW), (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT

After discussion, a motion was made by Mr. Macinski to approve Resolution No. 2010-12 / Initial Resolution/ Hampton Inn of Seneca Falls Project. Seconded by Mr. Brusso. Members Kime, Macinski, Kernan, Amidon and Brusso, voted "yea". Motion carried. Mr. Riemer; Mr. Hryzak and Mr. Rosenkrans were absent

Approval of IDA Resolution No. 2010-13/Certification of Revolving Loan Fund I & II:

Mr. Aronson advised the Board that the IDA must review the performance of the Revolving Loan Fund I & II each year during the month of August and certify that the portfolio meets and exceeds the standards contained in the Revolving Loan Fund Plan. Chairman Kime recommended that in the future approval by the Governance Committee should be made in advance of presentation to the full board. After discussion, a motion was made by Mr. Macinski to approve IDA Resolution No. 2010-13 / Certification of Revolving Loan Fund I & II. Seconded by Mr. Kernan. Members Kime, Macinski, Kernan, Amidon and Brusso, voted "yea". Motion carried. Mr. Riemer; Mr. Hryzak and Mr. Rosenkrans were absent

Committee Assignments:

Due to the addition of new members to the IDA Board, Chairman Kime proposed assignments to the Audit / Finance Committee and Governance Committee. Chairman Kime then presented board members with his recommendations as follows:

Audit /Finance Committee:

Robert Kernan – Chair
Kenneth Riemer
Michael Hryzak
Thomas Kime

Governance Committee:

Thomas Macinski
Patricia Amidon
Steven Brusso
Thomas Kime

Mr. Kime also advised the marketing working group currently consists of Messrs. Macinski, Hryzak and Brusso. After discussion, a motion was made by Mr. Kernan to approve the slate of IDA Committees for 2010. Seconded by Mr. Brusso. Motion carried.

Other Business:

None.

Executive Session:

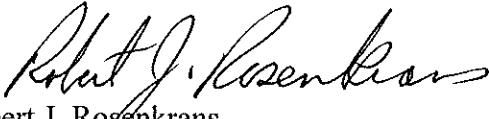
Chairman Kime requested a motion to enter into Executive Session for the purpose of potential sale or lease of real estate where publicity could substantially affect the value thereof. A motion was made by Mr. Kernan at 1:10 p.m. to enter into Executive Session. Seconded by Mrs. Amidon. Motion carried. A motion was made by Mr. Macinski at 1:40 p.m. to come out of Executive Session. Seconded by Mrs. Amidon. Motion carried

Adjournment:

A motion to adjourn the meeting was made by Mr. Macinski. Seconded by Mrs. Amidon Motion carried. The meeting adjourned at 1:41 p.m.

The next regular scheduled meeting will be held on **September 2, 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, Esq., Harris Beach
Shawn Griffin, Esq., Harris Beach
Kevin Overton, Esq., Harris Beach