



**SENECA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**MEETING MINUTES**

Regular Meeting  
Thursday, August 6, 2009  
12:00 Noon  
Deerhead Inn  
Seneca Falls, New York

**Attendance:**

Board Members Present: Thomas Kime, Chairman; Thomas Macinski; Kenneth Lee Patchen, Jr.; Robert Kernan; Robert Rosenkrans; Fred Gaffney and David Kaiser

Board Members Absent: Kenneth Riemer

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

Others Attending: Suzanne Sinclair, County Manager; Tom Palmer, Dermody, Burke & Brown; Bill Doran, FLTG and Dave Shaw, Finger Lakes Times

**Call to Order:**

Chairman Kime called the meeting to order at 12:03 p.m. A quorum of the Agency's members were present.

**Presentation by FLTG – Bill Doran:**

Bill Doran gave an update to the Board on Finger Lakes Technology Group's (FLTG) activities at the Q area in the Former Seneca Army Depot since their lease came into effect in 2007. Mr. Doran advised that cleanup on the site has been completed and FLTG has moved into the main building. He said there are 10 employees at the facility and the company is actively marketing the area for leasing and other development projects. Two bunkers have been leased out and other projects are developing. He stated that the company is expanding their extensive fiber-optic network through out the County and is offers superior communication capabilities - an excellent tool for development of the depot and the County. Mr. Doran stated there are some barriers which are keeping them from moving forward, the most serious of which is a lack of sufficient electric power. A significant data storage facility would likely require 15 megawatts of power; however, current capacity may be as low as 1 megawatt. Mr. Aronson stated there are

ongoing efforts to increase the amount of power available to FLTG and others at the Depot. Mr. Doran went on to state that FLTG would also like some assistance in becoming connected to businesses interested in Q-area use and access to maintenance equipment that may have been left behind by the Army.

**Approval of IDA Minutes / Meeting of July 9, 2009:**

The minutes of the Agency's annual meeting of July 9, 2009 had been sent to Board members prior to the meeting. A motion was made by Mr. Rosenkrans to approve the July 9, 2009 minutes. Seconded by Mr. Kaiser. Motion carried.

**Discussion of New Financial Statements Format:**

Mr. Kernan advised the board that the Financial Statements have been reviewed by the Audit Committee and per their instructions were mailed to Board Members along with a narrative explaining any substantial changes. Tom Palmer of Dermody, Burke and Brown then summarized for the Committee the changes made to the monthly financial statements in order to get them in line with the audited financial statements. The Audit Committee is satisfied that internally generated monthly statements are now aligned with the Agency's audited statements; however, the Committee still questions auditor recommendations as to accounting for PILOT Increment Financings, and whether current accounting accurately reflects the Agency's balance sheet. Agency accountants are researching this issue and it is expected their decision will be forthcoming in the near future.

**Approval of April May June 2009 Financial Statements:**

The April, May and June 2009 Financial Statements had been mailed to Board members prior to the meeting. After discussion, and in accordance with the Audit Committee recommendations above, a motion was made by Mr. Rosenkrans to approve the April, May and June 2009 Financial Statements . Seconded by Mr. Gaffney. Motion carried.

**Approval of County Support to IDA for 2010:**

Mr. Aronson advised the board that the County budget process is starting earlier this year than in the past. He then stated that he will be submitting a request of support to the County Manager for \$60,000. Mr. Aronson advised the board that IDA Board approval is needed to move forward with the request. After discussion, a motion was made by Mr. Patchen to give approval of the application of support from Seneca County to the IDA in the amount of \$60,000. Seconded by Mr. Macinski. Motion carried.

**Loan Status Report:**

The quarterly Loan Status report had been provided to Board members prior to the meeting. Mr. Aronson summarized the loan status report and noted to Board members that all loans were current with the exception of one, which is only behind one payment.

**Approval of IDA Resolution No. 2009-14/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. After discussion, a motion was made by Mr. Kaiser to Approve IDA Resolution No. 2009-14/Certification on Revolving Loan Fund I & II. Seconded by Mr. Kernan. Messrs. Rosenkrans, Kime, Kaiser, Macinski, Patchen, Riemer, and Gaffney voted "yea". Mr. Reimer was absent. Motion carried.

**Approval of IDA Resolution No. 2009-15 / PILOT for Gharana:**

Mr. Aronson advised the Board that IDA Resolution No. 2009-15, which had been forwarded to Board members prior to the meeting, is the final resolution for the Gharana Industries, LLC Project. He then presented IDA Resolution No. 2009-15 as follows:

RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) DETERMINING COMPLIANCE WITH THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT; AND (2) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX-AGREEMENT, MORTGAGE (IF NECESSARY) AND RELATED DOCUMENTS WITH RESPECT TO THE GHARANA INDUSTRIES, LLC PROJECT.

After discussion, a motion was made by Mr. Patchen to approve IDA Resolution No. 2009-15/ Final Resolution Gharana Industries, LLC Project. Seconded by Mr. Macinski. Messrs. Kime, Kaiser, Macinski, Patchen and Gaffney voted "yea". Mr. Reimer was absent and Mr. Kernan recused himself. Mr. Kernan had left the meeting for the discussion and vote. Motion carried.

**Other Business:**

Mr. Aronson gave the board some updates on various things that have been happening throughout the month of July. He advised the board on the progress of the Empire Zone legislation, in that, the Senate passed a bill that reverses the changes enacted with the current state budget. He advised the board that IDA staff is making considerable progress on the new website. He then went on to note that on July 27<sup>th</sup> the IDA held a seminar on innovation for local businesses, in conjunction with High-Tech Rochester and Eureka Ranch. The seminar drew participants from six area manufacturers, and the feedback was very positive. Another session may be offered later this year.

Ms. Jones gave the board an update on the recent ADC Conference in Boston, Massachusetts.

**Consideration of 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. Rosenkrans at 1:03 p.m. to enter into Executive Session. Seconded by Mr.

Kaiser. Motion carried. A motion was made by Mr. Rosenkrans at 1:45 p.m. to come out of Executive Session. Seconded by Mr. Macinski. Motion carried.

**Adjournment:**

A motion to adjourn the meeting was made by Mr. Patchen. Seconded by Mr. Kaiser. Motion carried. The meeting adjourned at 1:46 p.m.

The next regular scheduled meeting will be held on **October 1, 2009 at 12:00 Noon at Abigails Restaurant, Waterloo, NY**

Respectfully submitted,



Kenneth Lee Patchen, Jr.  
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