

**SENECA COUNTY
ECONOMIC DEVELOPMENT CORPORATION**

MEETING MINUTES

July 15, 2009
12:30 P.M.
Heroes Conference Room
Seneca County Building, 2nd Floor
Waterloo, New York

Attendance:

Members Present: Lee Patchen, Chairman and Bruce Johnson, Vice Chairman

Members Absent: Thomas Kime, Secretary and Treasurer

Staff Present: Patricia Jones, Deputy Director; Robert Aronson, Executive Director; Monica Novack, Office Manager; Russell Gaenzle and Kevin Overton, Harris Beach;

Others Attending: Peter Brown, Grant Specialist, Seneca County Planning and Community Development; David Shaw, Finger Lakes Times; Lieutenant Colonel John Penree, Kate Shaddock and Joe Donnelly, Fort Drum; Dennis Money, Carol Richardson, and Suzanne Welch, Seneca White Deer; Nicole Gwardyak and Mary Hickey, Empire Energy Consultants; and Bill Watson

Call to Order:

President Lee Patchen called the meeting to order at 12:33 p.m. A quorum of the Corporation's members was present.

Approval of Regular Meeting Minutes of January 7, 2009 and April 27, 2009:

The minutes of the Corporation's regular meeting of January 7, 2009 and April 27, 2009 had been sent to Corporation members prior to the meeting. A motion to approve the minutes was made by Bruce Johnson. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Financial Statements through November 2008:

The Financial Statements through May 2009 had been forwarded to Corporation members prior to the meeting. After discussion, a motion was made by Bruce Johnson approving the financial statements. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of EDC Board Duties and Responsibilities:

The EDC Board Duties and Responsibilities had been forwarded to Corporation members prior to the meeting. After discussion, a motion was made by Bruce Johnson to accept the EDC Board Duties and Responsibilities. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Response to EDC Audit Management Letter:

Robert Aronson advised the Corporation that in the Response to the Management Letter items from the Management Letter have been corrected. A motion was made by Bruce Johnson to accept the Response to the Management Letter. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Update / EDC Grant Status Report:

Patricia Jones provided the Corporation with an EDC Grant Status Report. Pat noted that several vouchers have been submitted to Empire State Development for reimbursement. A motion was made by Bruce Johnson to accept the Grant Status Report. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Update of Main Street Program and Ratify Approval of Change of Scope for One Project:

Peter Brown updated the Corporation on the Main Street Program. A motion was made by Bruce Johnson to ratify the approval of the Change of Scope for one project located at 45 Fall Street. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent. Peter then requested that the Corporation approve a 6 month grant extension through April 2010. After discussion, a motion was made by Bruce Johnson approving the extension. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License Agreement / Morrin / Reinshagen / Covert:

Pat Jones advised the Corporation that the EDC has license agreements with Messrs. Reinshagen, Covert and Morrin for property around the Depot Airfield. Pat also noted that this arrangement has been on-going for the past four years and has drastically cut down on the number of complaints the EDC has had about 4-wheelers driving around the fence line and the fence being cut. After discussion, a motion was made by Bruce Johnson to approve renewal of Airfield Property Licenses for Messrs. Reinshagen,

Covert, and Morrin at the same rate of \$300 per year. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License Agreement / NY State Police:

Patricia Jones advised the Corporation that the EDC currently has a License with the New York State Police for property at the Depot Airfield. Pat also noted that this license will be superseded by a lease as soon as the Army delivers a deed to the IDA for the Airfield property. Pat then stated that staff is recommending renewal of this license agreement for one more year. After discussion, a motion was made by Bruce Johnson to approve the renewal of the License Agreement with the NY State Police. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License Agreement / Dennis Money:

Dennis Money provided the Corporation with a report on the spring tours held by Seneca White Deer. These tours took place without any incidents. Dennis made a request to repeat tours on October 17-18; October 23-25; and October 30-November 1, 2009. Dennis also requested that a port-a-potty facility be available to offer a rest stop in conjunction with a stop at an igloo in the Q area, and let people look over the igloo. Mr. Money was requested to get back to the EDC with price quotes for additional liability insurance. After discussion, a motion was made by Bruce Johnson to approve the renewal of the License Agreement with Seneca White Deer for the three weekends requested subject to liability insurance requirements of at least \$1 and \$3 Million; port-a-potty being available at White Deer expense; and security stationed at the Igloo during stops. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License with Finger Lakes Rail for Storage of Railcars at Depot:

Patricia Jones advised the Corporation that the IDA currently has a license agreement with Finger Lakes Railway for the storage of empty railcars in the Conservation Area at the Depot. Pat then noted that this license needs to be renewed, and according to Legal Counsel, the license should be with the EDC, not the IDA. Pat also stated that the term of the license is for five (5) years. Pat advised that significant income has been received from Finger Lakes Rail for the storage of railcars. After discussion, a motion was made by Bruce Johnson to approve the five year License Agreement with Finger Lakes Rail for storage of railcars at the Depot. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License Agreement / Bosch Security Systems:

Patricia Jones advised the Corporation that Bosch Security Systems has requested that their License Agreement be renewed to perform testing at the Depot Airfield. Use of the runway is required for range testing of a new wireless security system. To fully test the system, Bosch will require an open area at least a mile long that is flat and free of

obstructions. For the test, Bosch will set up a receiver at one end of the runway and then measure how far down the runway they can go before they stop receiving the alarm signal. They use orange highway cones to mark the distance at fixed intervals for the testing. A rate of \$175. per day will be charged for use of the site. A motion was made by Bruce Johnson approving the renewal of the License Agreement with Bosch Security Systems through December 2010. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Renewal of License Agreement / Giovanni Jance & Associates, Inc.:

Robert Aronson advised Corporation members that Giovanni Jance completed his five days of photographing wildlife in the Conservation Area and it went well. Robert also advised that Giovanni has requested an additional three days in August. After discussion, a motion was made by Bruce Johnson approving the renewal of the License Agreement for the additional days requested. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

SEQR Determination for Fort Drum Training at Depot:

Patricia Jones advised Corporation members that Part I and Part II of the SEQR Full Environmental Assessment Form were prepared and furnished to Corporation members prior to the meeting. Pat also noted that staff is recommending that the project will not result in any large and important impacts, and therefore, is one which will NOT have a significant impact on the environment. After discussion, a motion was made by Bruce Johnson to approve issuing a SEQR Negative Declaration for Form Drum training at the Depot. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Approval of Fort Drum License Agreement:

Patricia Jones advised Corporation members that Kevin Overton, our Legal Counsel, has reviewed the Fort Drum License Agreement and it is ready for Corporation approval. LTC Penree from Fort Drum briefed the Corporation on their training plans and answered questions regarding the training. After discussion, a motion was made by Bruce Johnson to approve the license agreement. Seconded by Lee Patchen. Motion carried. Thomas Kime was absent.

Empire Energy Update Report:

Nicole Gwardyak updated Corporation members on the progress she has made preparing a bid for gas drilling at the Depot. Contractual documents were provided to Corporation members prior to the meeting.

Other Business:

Approval of License Renewal for Cornell University:

Pat Jones advised the Corporation that the Cornell University license approval was a last minute addition to the Agenda and was requesting approval to renew their license for the Fall 09 and Spring 10 semesters for Cornell to utilize the Depot Airfield for the testing of their FSAE vehicle. A motion was made by Bruce Johnson to approve the license agreement renewal. Seconded by Lee Patchen. Motion carried.

Consideration of Executive Session:

Chairman Patchen requested a motion to enter into Executive Session for discussion on the proposed acquisition, sale or lease of real property, where publicity could substantially affect the value thereof. A motion was made by Bruce Johnson at 1:25 p.m. to enter into Executive Session. Seconded by Lee Patchen. Motion carried. A motion was made by at Bruce Johnson at 2:20 p.m. to come out of Executive Session. Seconded by Lee Patchen. Motion carried.

Other Business:

A motion was made by Bruce Johnson authorizing the Executive Director to proceed with the Invitation for Bids for Gas Drilling on the Depot, subject to Legal Counsel review and approval. Seconded by Lee Patchen. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Lee Patchen and seconded by Bruce Johnson. Motion carried. The meeting adjourned at 2:21 p.m.

Respectfully submitted,



Robert J. Aronson
Executive Director

xc: Shawn Griffin, Harris Beach
Russell Gaenzle, Harris Beach
Kevin Overton, Harris Beach
Roberta Jordans, Harris Beach