

**Cayuga County Industrial Development Agency Meeting  
Chamber of Commerce, First Floor Conference Room  
July 21, 2015 4 pm**

Ray Lockwood opened the CCIDA meeting at 4:03 pm, noting there was a quorum present.

**ROLL CALL**

Present: Ray Lockwood, John Latanyshyn, Herb Marshall, Carol Contiguglia, Paul Lattimore

Excused: Joe Runkle, Gina Speno

Others Present: Andrew Fish, Tracy Verrier, Michelle Prego-Milewski (CSS); Rick Galbato (Galbato Law Firm); Fran Hardy and Bill Maxim (Northeast Regional Council of Carpenters)

**MINUTES:**

Mr. Marshall moved to accept the June 16th minutes; motion seconded by Mr. Lattimore. All members present in favor, motion approved.

**BILLS AND COMMUNICATIONS**

Ms. Verrier presented the second quarter CEDA invoice for administrative costs and postage.

Motion to approve the CEDA invoice by Mr. Lattimore; seconded by Mr. Latanyshyn. All members voted in favor; motion passed.

**BUDGET REPORT**

The June budget report was not prepared due to timing issues with bank statements. Ms. Verrier will email it to board members when it is completed; Mr. Fish said there wasn't much activity on it.

**PILOT INVOICES**

Ms. Verrier reviewed the YTD PILOT and Disbursement report. She will disburse the Kinney's Drugs payment the following day. All PILOT payments have been received and disbursed on time this year so far.

**UNFINISHED BUSINESS:**

**AUDIT RFP**

Mr. Fish said that the RFP for 2015 financial auditing services has been submitted to the board for review with the changes recommended by Mr. Latanyshyn. If approved, it will be sent out to firms July 22 and the deadline for replies will be August 19. Staff will have recommendations at the September meeting. The RFP will be submitted to the same 12 firms that CEDA, the Chamber and CSS used in 2014, and one additional firm that had sent a request to Ms. Verrier. AIDA approved the RFP at their meeting the week before. Motion to approve the RFP for 2015 Audit by Mr. Latanyshyn; seconded by Mr. Marshall. All members voted in favor, motion passed.

**WEBSITE UPDATE**

Ms. Verrier reported that the new website is live. It looks very much the same as it did at the June meeting, just the picture has been reshaped on the landing page. The board may start making changes, and a private board member page may be created.

**CEDA UPDATE**

The CEDA staff is assisting roughly six businesses with their CFA applications, and the deadline is Friday, July 31. Mr. Fish has been working on the Upstate Revitalization Initiative (URI) for the last several months. A public forum seeking feedback on the URI from the Cayuga County community will be held July 20 at BOCES. Mr. Fish has not heard anything back about the TIGER grant. He said a representative from the Port of Oswego will be traveling to Washington DC. The Innovation Business Accelerator (IBA) committee may submit a

federal grant application in September or December, depending on whether or not they would like to seek state funds first. Four properties have been short-listed for the IBA; the committee is looking for a building that would allow flexible manufacturing space and office space. Auburn was also featured in the Legislative Gazette, which Ms. Milewski passed out to the board.

FINGER LAKES RAILROAD RESOLUTION

RESOLUTION OF THE CAYUGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING EXTENSION OF THE EXISTING LEASE WITH FINGER LAKES RAILWAY CORP. UNTIL 11:59PM ON SEPTEMBER 30, 2015 TO ALLOW FOR CONTINUED RENEWAL TERM NEGOTIATIONS

Mr. Fish informed the board that the FLRR lease was set to expire at midnight on the July 22<sup>nd</sup> and explained the issues with the continuing PILOT renewal talks. He noted that rail road properties are normally taxed based on a state assessment. The railroad has requested those assessments from the state to see what their tax liability would be without the PILOT, but the state may not be able to provide them until later in the year. Auburn is the only municipality in Cayuga County that already has the state assessments. In addition, the IDA is trying to update the PILOT to a lease-lease back and wants FLRR to provide the procedures and fees required for town easements across or under rail lines so as to make the process smoother in the future. Other counties are considering asking FLRR to raise its annual fee to \$10,000 from \$1,000 and two counties would like to make passenger rail a requirement. Mr. Fish would prefer to see an increase in the tax payments rather than the fees. Mr. Lattimore asked if each county can have its own agreement and Mr. Fish explained that separate agreements are a possibility, but it is more efficient to have one as there are cost savings related to having one counsel. Mr. Lattimore asked if the majority vote would make the decision, and Mr. Fish answered that the IDAs will each need to approve the final agreement individually. Mr. Latanyshyn asked about the negotiation process, and Mr. Fish said that initially the railroad and the IDAs had a meeting, but the railroad took up a majority of the time. Since that meeting, five of the six IDAs have been having conference calls. One IDA chose to simply renew the existing PILOT. Mr. Marshall wanted to know if the railroad can do assessments based on Auburn's. Mr. Fish explained that the state formula is complicated and includes many different factors, such as switching, so it would be difficult to extrapolate. The towns/municipalities involved are Auburn, Aurelius, Sennett and the Village of Cayuga, as well as four school districts.

Motion to approve the tolling agreement extending the railroad lease through September 30, 2015 and to continue negotiations with the Finger Lakes Rail Road up to the 29<sup>th</sup> of January, 2016, and that the \$1,000 fee is adequate for CCIDA, by Mr. Marshall, seconded by Mr. Lattimore.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Carol Contiguglia	[ x ]	[ ]	[ ]	[ ]
John Latanyshyn	[ x ]	[ ]	[ ]	[ ]
Paul Lattimore	[ x ]	[ ]	[ ]	[ ]
Raymond Lockwood	[ x ]	[ ]	[ ]	[ ]
Herb Marshall	[ x ]	[ ]	[ ]	[ ]
Joseph Runkle	[ ]	[ ]	[ x ]	[ ]
Gina Speno	[ ]	[ ]	[ x ]	[ ]

The Resolution was thereupon declared duly adopted.

NEW BUSINESS

IDA PARK INFRASTRUCTURE

Mr. Fish received a request by Barton & Loguidice to conduct a wastewater survey at the Industrial Park. Mr. Fish said that the County Sewer and Water Authority is planning on doing a similar survey. He spoke to Sewer

and Water Authority's Michelle Baines, who said that Barton & Loguidice is offering a fair price, but the study could be duplicated by the county study. Mr. Lattimore felt that the board should wait, and Ms. Contiguglia agreed, saying that there could be criticism for a duplication of studies. Mr. Latanyshyn thought that the study was already completed, but Mr. Lattimore said that was just for the lift station. Mr. Marshall said that the board should wait and see. Mr. Lockwood felt that the project should be bid out if it were going to be done. The board agreed to postpone the study from Barton & Loguidice.

#### JOHNSTON PAVING REQUEST

Mr. Fish said that he had been approached by Johnston for a need to re-route truck traffic for safety and infrastructure reasons. Mr. Fish asked the board if they were interested in paving a portion of Eagle Drive extension to assist with their project. He said the cost is about \$12 per square foot and if the road was paved back to Finger Lakes Crossing it would cost roughly \$1.4 million and he could speak to Finger Lakes Crossing, which could potentially provide an additional point of entrance and egress for traffic. He said he didn't think the board should cover all of the costs, but since there is an opportunity to share costs, it was an idea to entertain. Mr. Lattimore would like to see the map of the area, and said that he would like to see hard estimates for the project. Mr. Latanyshyn said that if another business comes in, the board could recoup monies, but doesn't want to build the road for just one company. He said he would hesitate to spend the money right now, but would consider it in the future. Mr. Marshall asked if this was Johnston's only alternative, and Mr. Fish said he believed it was. He said the estimate was from Ben Vitale, and it included curbing and light posts. The board requested hard estimates before continuing the discussion.

#### FINGERLAKES LAND LLC PROPERTY UPDATE

Mr. Fish said that the owners of the land adjacent to the mall have asked for roughly \$10,000 an acre, half in payment and half in tax write-offs. He reiterated that there isn't any road access except through the mall. Mr. Latanyshyn wanted to make sure they were purchasing the property for infrastructure related to the park, and Mr. Fish said that they were. Mr. Latanyshyn said if they purchased the land it could be lined up with the traffic light near Eagle Drive. Mr. Latanyshyn requested a map, and Mr. Marshall said without access, the land isn't worth \$10,000 per acre, and it's the owner's responsibility to create access. Mr. Galbato will pull the deed on the property and research the easement. Mr. Fish would like to counter the owner's offer, Mr. Marshall would like to emphasize a lower price.

#### EXECUTIVE SESSION

Motion to go into executive session to discuss pending litigation at 5:07 by Mr. Latanyshyn; seconded by Mr. Marshall. Motion to come out of executive session at 5:17 by Mr. Marshall; seconded by Mr. Latanyshyn.

#### UPCOMING EVENTS

Mr. Fish reviewed the upcoming events, and corrected the date for the Chamber Clambake to August 14.

#### ADJOURNMENT OF CCIDA MEETING

Motion to adjourn the meeting by Mr. Marshall at 5:21pm; seconded by Mr. Latanyshyn. All members present voted in favor, motion passed.

The next regularly scheduled CCIDA meeting will be held on August 18 at 4 pm.

Respectfully submitted,  
Michelle Prego-Milewski