

Cayuga County Industrial Development Agency Meeting
Cayuga County Chamber of Commerce, First Floor Conference Room
May 18, 2016 at 3:45 pm

Chairman Ray Lockwood called the meeting to order at 3:48 pm, noting that there was a quorum present.

ROLL CALL

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

Excused: Gina Speno

Others Present: Karen Tehan (CSS); Tracy Verrier (CEDA); Rick Galbato (Galbato Law); John Currier (Currier Plastics, CEDA Board)

MEETING MINUTES

Mr. Marshall moved to accept the April 19 meeting minutes; seconded by Mr. Runkle. All members voted in favor; motion passed.

BILLS AND COMMUNICATIONS: None to report

REPORT OF THE TREASURER:

Ms. Verrier reported on the Budget. She now has access to the Generations Bank statements. One bill was paid and it was reported that a profit was made.

Ms. Verrier informed the board that the Finger Lakes Railroad revised PILOT closed in escrow. The Railroad paid their 2016 PILOT according to the new calculation (2.75% of all freight revenues and an increase in administrative fees). Ms. Verrier noted that under the new calculation, schools will be getting more, while towns and municipalities will get less (or none, in the case of the Town of Sennett). Ms. Verrier will hold payment for a few days while notifications are made to the affected municipalities.

UNFINISHED BUSINESS:

Motion to enter executive session for contract negotiation at 3:56pm by Mr. Runkle, second by Ms. Contiguglia. All present voted in favor. Motion to exit executive session at 4:42pm by Mr. Runkle, second by Mr. Lockwood. All present voted in favor.

Mr. Latanyshyn asked to revisit minutes in regards to RFP. He pointed to a section of the minutes where Mr. Galbato expressed concern over the scope of the RFP and felt that the wording infers that Mr. Galbato is a board member. Asked that a revision be made to indicate that Mr. Galbato is legal counsel.

Mr. Marshall moved to approve the CEDA contract with fee share after new CEDA Executive Director is hired. No second. Ms. Contiguglia motioned to approve the CEDA contract with fee share, authorizing the board chair to execute the contract pending attorney review. Second by Mr. Runkle. The motion was approved by the following roll-call vote:

	Yea	Nay	Absent	Abstain
Paul Lattimore[]	[X]	[]	[]
Carol Contiguglia	[X]	[]	[]	[]
John Latanyshyn	[X]	[]	[]	[]
Raymond Lockwood	[X]	[]	[]	[]
Herb Marshall []	[X]	[]	[]
Gina Speno	[]	[]	[X]	[]
Joseph Runkle[X]	[]	[]	[]

Ms. Verrier updated the Board on the status of Carubba Collision. She stated the company is entering into a long term lease until title issues on the property are cleared up and asked if the board was still comfortable with

closing on the previously approved small project (sales tax exemption only). Mr. Latanyshyn expressed concern of Carubba Collision buying equipment under the agreement and moving to a different county. Ms. Verrier explained that the long term lease is already in place and that the company plans to purchase the building as soon as title clears with any lease payments being deducted from the purchase price. Mr. Runkle motioned to proceed with the sales and use tax exemption, seconded by Mr. Lattimore. The motion was approved by the following roll-call vote:

	Yea	Nay	Absent	Abstain
Paul Lattimore	[X]	[]	[]	[]
Carol Contiguglia	[X]	[]	[]	[]
John Latanyshyn	[X]	[]	[]	[]
Raymond Lockwood	[X]	[]	[]	[]
Herb Marshall	[X]	[]	[]	[]
Gina Speno	[]	[]	[X]	[]
Joseph Runkle	[X]	[]	[]	[]

Legal counsel Mr. Galbato reported that, per discussion at the April meeting, he had been in touch with Justin Miller, transaction counsel, to review prior EIS documents at the industrial park. Mr. Galbato thought a conference call on Monday at 10:30am with Mr. Galbato, Mr. Miller and Ms. Verrier would be helpful. Ms. Verrier proposed engaging a consultant and then adjusting the scope of the work accordingly. Mr. Latanyshyn stated that opening a SEQR opens a second chance for various agencies to revisit their prior determinations at the site. He mentioned that there were two sections of land to consider: the current industrial park and the land being considered by Marinara. Mr. Latanyshyn asked if Mr. Galbato and Ms. Verrier could scale down or tweak the scope of work and just do the review on the Marinara piece.

Mr. Latanyshyn brought up the purchase of the other piece of land near the mall, asking if it has been confirmed that DOT will allow rail to cross Rts 5 & 20. He questioned if the purchase is worthwhile if crossing cannot be achieved. Mr. Galbato remarked this would be part of due diligence process.

Meeting recessed for joint session with AIDA at 5:05pm.

Meeting was brought back into session at 5:50pm.

Motion to go into executive session at 5:50pm for the discussion of sale, lease or purchase of real property by Mr. Runkle; seconded by Ms. Contiguglia.

Motion to come out of executive session at 6:15pm by Mr. Runkle; seconded by Ms. Contiguglia.

Motion to adjourn at 6:15pm by Mr. Runkle; seconded by Ms. Contiguglia.

Respectfully submitted,
Karen Tehan