



Auburn Industrial  
Development Authority

**REGULAR MEETING MINUTES**  
**AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Wednesday, June 19, 2019 @ 5:00pm**  
**Memorial City Hall**  
**24 South Street, Auburn, NY 13021**

- Board Present:** James Dacey (Chair & Member of Business)  
William Andre (Vice-Chair & Member of Labor)  
Tricia Kerr (Secretary & Member at Large)  
Brandon Gravius (Member of Industry)  
Roger Beer (Member at Large)  
Ron LaVarnway (Member at Large)  
Michael Quill (Council Member)  
Terry Cuddy (Council Member)  
Jeff Gasper (School Board Member)
- Staff & Guests:** Tracy Verrier, Executive Director  
Samantha Frugé, Assistant Treasurer  
Rick Cook (Hancock Estabrook)  
Mark Schulz, Dawn Schulz (Prison City Brewing)  
Joseph Bartalotta (JBJ Real Property)  
David Wilcox (Citizen Reporter)

Mr. Dacey, Chairman, called the meeting to order at 5:00pm, noting the presence of a quorum.

**MEETING MINUTES**

Mr. Dacey asked if there was any discussion for the April and May meeting minutes. Mr. Cuddy noted the May meeting minutes listed Mr. Gravius as both present and absent from the meeting. Ms. Frugé advised she would amend the minutes to reflect that Mr. Gravius was absent for the May meeting. Mr. LaVarnway moved to accept the minutes from the April 16<sup>th</sup> Regular Meeting and May 15<sup>th</sup> Regular Meeting as amended, seconded by Mr. Cuddy. All members present voted in favor, motion carried.

**BILLS AND COMMUNICATIONS**

Ms. Frugé presented bills from The Citizen for the notices of public hearings for both Prison City Brewing (\$38.12) and JBJ Real Property (\$97.55). Mr. LaVarnway motioned to approve and pay the bills, seconded by Mr. Beer. All members present voted in favor, motion carried.

**REPORT OF THE TREASURER**

Mr. Beer reviewed the May profit and loss and balance sheet, noting \$500 income from project application fees, and roughly \$13,000 in operating expenses. He noted there was \$31,000 of expected income for the remainder of the year according to the budget, and that cash balance is lower compared to the year prior. Mr. LaVarnway motioned to approve the report of the treasurer, seconded by Mr. Andre. All members present voted in favor, motion carried.

**UNFINISHED BUSINESS**

2 State Street  
Auburn, NY 13021

PHONE  
(315) 252-3500

FAX  
(315) 255-3077

James A. Dacey  
Chairman

INITIAL RESOLUTION: Prison City Brewing: Ms. Verrier advised that the Board would be voting on an Initial Project Resolution and the Authorizing Resolution would likely be prepared by the July meeting, following a completed site plan and SEQR by the City. The public hearing for this project had occurred prior to this meeting. Mr. Dacey asked the Board if they had any further questions or discussion before the project went to a vote? The Board had none.

Mr. Beer made a motion to approve the Initial Project Resolution as proposed, seconded by Ms. Kerr. The resolution was put to a roll call vote as follows:

<b>NAME</b>	<b>Yes</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
JAMES DACEY	X			
WILLIAM ANDRE	X			
JEFF GASPER	X			
ROGER BEER				X
TERRY CUDDY	X			
MICHAEL QUILL	X			
TRICIA KERR				X
RON LAVARNWAY	X			
BRANDON GRAVIUS	X			

The motion was passed.

AUTHORIZING RESOLUTION: JBJ Real Property: Mr. Dacey advised the Board that they will be voting on the Authorizing Resolution for the sales tax exemption extension for JBJ Real Property, for which the public hearing had occurred prior to the meeting. Mr. Dacey asked the Board if they had any further questions or discussion before the project went to a vote? The Board had none. Ms. Verrier advised the requested extension goes through December 31, 2020. Mr. Quill made a motion to approve the Authorizing Resolution as proposed, seconded by Mr. LaVarnway. The resolution was put to a roll call vote as follows:

<b>NAME</b>	<b>Yes</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
JAMES DACEY	X			
WILLIAM ANDRE				X
JEFF GASPER	X			
ROGER BEER	X			
TERRY CUDDY	X			
MICHAEL QUILL	X			
TRICIA KERR	X			
RON LAVARNWAY	X			
BRANDON GRAVIUS	X			

The motion was passed.

CEDA Staff Updates: Ms. Verrier advised the Board that recently CCIDA passed an amendment to their UTEP to allow for PILOTs for solar development projects. She noted that IDAs are putting standardized PILOTs into place for these types of projects in response to RPTL 487, a complicated law that could provide an automatic property tax exemption for large-scale solar development based on a notification from developers. The law requires solar developers to notify affected taxing jurisdictions of their intent for the project and to request a property tax exemption, and if the jurisdictions did not respond in 60 days the project was automatically

exempt from paying property taxes on the improvements. Ms. Verrier explained that in response to the law, communities are requesting solar projects contact their local IDA to apply for a PILOT instead of having municipalities negotiate individual agreements. Ms. Verrier advised that there could be some solar development within the City and explained that she received a request from CNYRPDB (Central New York Regional Planning & Development Board) who was working with the City on solar development at the landfill. Ms. Verrier asked the Board their thoughts on exploring those types of PILOTs or if they preferred to have CCIDA take on those projects and have just one entity handling them? Mr. Cuddy asked if job creation was an integral component of solar projects? Ms. Verrier said that solar PILOTs are based more on community and environmental benefit, like distributing low cost clean energy to residents and businesses. She added that solar projects are construction job creators, but each project is different in terms of where the labor comes from (local vs. developer's HQ location). Mr. LaVarnway asked what the benefit would be to have one entity take the lead on solar projects? Ms. Verrier said it could create efficiencies, but essentially both Boards had the same staff. Mr. Dacey asked if there would be an issue if the project would be using City-owned property? Ms. Verrier said the only issue would arise if the City wanted to extend additional benefit. Mr. Quill stated his concern that solar projects were not job creators. He added that he would like more information on solar PILOTs and to leave their options open. Mr. Dacey asked if there was a monetary benefit for AIDA to handle solar projects within the City rather than have CCIDA handle them? Ms. Verrier said there would be administrative fees tied to the projects, which would be a revenue source. She added that some projects could be multi-million dollar projects, making the administrative fees sizable. Mr. Cuddy noted his concern that if they decided to let CCIDA take the lead on solar projects, it could set a precedent for other projects. Mr. Cuddy asked if there was liability for entering an agreement? Ms. Verrier explained that they would need to set their PILOT structure similar to CCIDA so they don't create a situation where projects go to one entity instead of the other for more favorable terms. Ms. Verrier said she would contact the NYSERDA representative that she had worked with while setting up the CCIDA policies and perhaps see if he could attend the next AIDA meeting. She added that she would share the updated UTEP and evaluation policy from CCIDA and a sample PILOT schedule.

Bluefield Manor Updates: Ms. Verrier advised that Bluefield Manor was still exploring their options in regards to their PILOT. Mr. Gasper asked when their PILOT expired and Ms. Verrier replied that it expired in 2021.

## **ADJOURNMENT**

Motion to adjourn made by Mr. Beer, seconded by Mr. LaVarnway. All members present voted in favor; meeting adjourned at 5:30pm.

Next regularly scheduled meeting Wednesday, July 17<sup>th</sup>, 2019 @ 5:00pm at 2 State Street.

**INITIAL PROJECT RESOLUTION**  
*(Prison City Farmhouse, LLC/Prison City Beverages, LLC)*

A regular meeting of Auburn Industrial Development Authority was convened at Memorial City Hall, 24 South Street, in the City of Auburn on June 19, 2019 at 5:00 p.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. \_\_\_\_\_

**RESOLUTION OF THE AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY (i) ACCEPTING THE APPLICATION OF PRISON CITY FARMHOUSE, LLC AND PRISON CITY BEVERAGES, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AUTHORITY.**

**WHEREAS**, the Auburn Industrial Development Authority (the "**Authority**") is authorized and empowered by the provisions of the Auburn Industrial Development Authority Act, Chapter 915 of the 1969 Laws of New York constituting Title 15 of Article 8 of the Public Authorities Law, Chapter 43-A of the Consolidated Laws of New York, as amended (the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities, and facilities for use by a federal agency or medical facility, among others, and thereby to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and improve their medical care and standard of living; and

**WHEREAS**, Prison City Farmhouse, LLC and Prison City Beverages, LLC (collectively, the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of (i) the acquisition of approximately 5.5 acres of land located 251 North Street in the City of Auburn, County of Cayuga, New York (the "**Land**") improved with an 8,000 square foot barn ("**Building 1**"), (ii) renovations to Building 1, (iii) construction on the Land of a new 20,000 square foot building for brewing, indoor/outdoor tasting, sales and office space ("**Building 2**", and together with Building 1, the "**Buildings**"), and (iv) equipping of the Buildings with machinery, equipment and other tangible personal property for use as a brewery and related functions (the "**Equipment**", and together with the Land and Buildings, the "**Facility**"); and

**WHEREAS**, pursuant to Section 2302 of the Act, the Authority desires to adopt a resolution describing the Project and the financial assistance that the Authority is contemplating with respect to the Project; and

**WHEREAS**, it is contemplated that the Authority will hold a public hearing and (i) negotiate and enter into a lease agreement (the "**Lease Agreement**"), leaseback agreement (the "**Leaseback Agreement**") and payment-in-lieu-of-tax agreement (the "**PILOT Agreement**") with the Company, (ii) take title to or retain a leasehold interest in the Land and personal property

constituting the Project (once the Lease Agreement, Leaseback Agreement and PILOT Agreement have been negotiated), and (iii) provide financial assistance (the "**Financial Assistance**") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project; (b) a partial abatement of mortgage recording tax; and (c) a partial abatement of real property taxes; and

**WHEREAS**, pursuant to Section 2307 of the Act, prior to the Authority providing any Financial Assistance to any project, the Authority, among other things, must hold a public hearing with respect to the Project.

**WHEREAS**, the actions of the Authority remain subject to the review required by the New York State Environmental Quality Review Act ("**SEQRA**") with respect to the Project.

**NOW, THEREFORE**, BE IT RESOLVED BY THE MEMBERS OF THE AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will further the purposes of the Authority under the Act by increasing employment opportunities in the City of Auburn, preventing economic deterioration and otherwise furthering the purposes of the Authority as set forth in the Act;

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "**State**") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

Section 2. The proposed financial assistance being contemplated by the Issuer includes (i) an exemption from all mortgage recording taxes with respect to any qualifying mortgage on the Facility (or such interest therein as is conveyed to the Issuer) to secure financings undertaken in furtherance of the Project; and (ii) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in

the acquisition, construction, renovation or equipping of the Facility; and (iii) an abatement or exemption from real property taxes levied against the Facility pursuant to a PILOT Agreement to be negotiated.

Section 3. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to cause the issuance of a public hearing, hold a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) a Lease Agreement whereby the Company leases the Project to the Authority, (B) a related Leaseback Agreement conveying the Project back to the Company, (C) a PILOT Agreement, whereby the Company agrees to make certain payments-in-lieu-of real property taxes and (D) related documents; provided (i) the rental payments under the Leaseback Agreement shall include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement is consistent with the Authority's Uniform Tax Exemption Policy or if there is a deviation from such policy that sufficient grounds are stated for such deviation as set forth in Section 2315 of the Act.

Section 4. The Authority is hereby authorized to schedule, notice and conduct a public hearing with respect to the Project in compliance with the Act.

Section 5. This Resolution is subject to compliance with the applicable provisions of SEQRA in connection with the Project.

Section 6. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 7. This Resolution shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
James A. Dacey, Chairman	X			
William Andre, Member	X			
Ronald LaVarnway, Member	X			
Terry Cuddy, Member	X			
Michael Quill, Member	X			
Tricia Kerr, Member				
Roger Beer, Member				X
Jeff Gasper, Member	X			X
Brandon Gravius, Member	X			

This Resolution was thereupon duly adopted.

STATE OF NEW YORK     )  
COUNTY OF CAYUGA    ) SS:

I, the undersigned Secretary of the Auburn Industrial Development Authority, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Auburn Industrial Development Authority (the "**Authority**"), including the resolution contained therein, held on May 15, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Authority and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Authority had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Authority this 19 day of <sup>June</sup>~~May~~, 2019.

  
\_\_\_\_\_  
Traci Kerr, (Assistant) Secretary

[SEAL]

**RESOLUTION**  
*(JBJ Real Property, LLC Project)*

A regular meeting of Auburn Industrial Development Authority was convened at Memorial City Hall, 24 South Street in the City of Auburn, on June 19, 2019 at 5:00 p.m.

The following resolution was duly offered and seconded, to wit:

**RESOLUTION APPROVING THE GRANT OF FINANCIAL ASSISTANCE THROUGH THE EXTENSION OF AN EXEMPTION FROM ALL STATE AND LOCAL SALES AND USE TAXES WITH RESPECT TO THE JBJ REAL PROPERTY, LLC PROJECT**

**WHEREAS**, the Auburn Industrial Development Authority (the "**Authority**") is authorized and empowered by the provisions of the Auburn Industrial Development Authority Act, Chapter 915 of the 1969 Laws of New York constituting Title 15 of Article 8 of the Public Authorities Law, Chapter 43-A of the Consolidated Laws of New York, as amended (the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities, and facilities for use by a federal agency or medical facility, among others, and thereby to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and improve their medical care and standard of living; and

**WHEREAS**, JBJ Real Property, LLC (the "**Company**") previously requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 20 parcels of land located on Genesee Street, East Genesee Street, State Street, Dill Street and John Street in the City of Auburn, New York totaling approximately 3.35 acres, (the "**Land**") improved by 18 existing buildings totaling approximately 112,328 square feet (the "**Existing Improvements**"); (ii) the renovation and equipping by the Company as agent of the Authority of the Existing Improvements for use as residential apartments, retail and commercial space and parking (the "**Improvements**"); (iii) the acquisition and installation in and around the Existing Improvements and the Improvements by the Company of certain items of machinery, equipment and other tangible personal property (the "**Equipment**", and collectively with the Land, the Existing Improvements and the Improvements, the "**Facility**"); and

**WHEREAS**, the Authority, pursuant to a resolution dated December 8, 2010, approved financial assistance for the Project, which included an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, renovation and equipping of the Facility (the "**Sales Tax Exemption**"); and

**WHEREAS**, the Sales Tax Exemption expired as of January 15, 2016; and

**WHEREAS**, the Company submitted a letter dated May 28, 2019, which letter is attached hereto as Exhibit "A" (the "**Letter Request**"), pursuant to which the Company requested an extension of the Sales Tax Exemption due to a change in plans by the City of Auburn to use a portion of the Land for a public safety facility which affected completion of the Facility; and

**WHEREAS**, the Authority's Uniform Tax Exemption Policy allows for an exemption from sales and use tax related to construction, renovation or equipping of a project for up to three (3) years measured from commencement of construction, renovation or equipping of a project; and

**WHEREAS**, the Authority desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn, New York by undertaking the Project in the City of Auburn, New York; and

**WHEREAS**, pursuant to Section 2307 of the Act, the Authority is not required to hold a public hearing with respect to the Project; and

**WHEREAS**, the Authority previously appointed the Company as its true and lawful agent to undertake and complete the Project pursuant to the terms of an Agent and Financial Assistance and Project Agreement dated as of January 1, 2013 (the "**Agent Agreement**") by and between the Authority and the Company; and

**WHEREAS**, the Authority had determined that the Project constitutes a "Type II Action" within the meaning of the New York State Environmental Quality Review Act and the Project continues to be a "Type II Action" within the meaning of the New York State Environmental Quality Review Act; and

**WHEREAS**, the execution of the Agent Agreement and related documents, and the granting of financial assistance to the Company will help to improve the Project and enhance opportunities for the citizens of the City of Auburn.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:**

Section 1. Based upon the representations made by the Company to the Authority in the Letter Request, the Authority hereby finds and determines that (A) the Company has shown good cause to extend the Sales Tax Exemption through and including December 31, 2020; and (B) the Authority has previously determined that the Project constituted a "Type II Action" within the meaning of the New York State Environmental Quality Review Act and that no further action is necessary thereunder.

Section 2. The Authority hereby approves financial assistance for the Project in the form of an extension of the Sales Tax Exemption through and including December 31, 2020.

Section 3. The Authority may, pursuant to Section 2326-a of the Act, recover or recapture from the Company, its agents, subagents, contractors, subcontractors, or any other party authorized to make purchases for the benefit of the Project (each a "**Company Party**" and, collectively, the "**Company Parties**"), any sales and use tax exemption benefits obtained or purported to be obtained by the Company Parties if it is determined that: (A) any Company Party is not entitled to sales and use tax exemption benefits; (B) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by any Company Party; (C) the sales and use tax exemption benefits are for property or services not authorized by the Authority as part of the Project; (D) the Company has made a material false statement in its application for financial assistance; and/or (E) the sales and use tax exemption benefits are taken in cases where a Company Party fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project (each a "**Recapture Event**").

As a condition precedent to receiving the financial assistance set forth in Section 2, above, the Company must, upon the Authority's determination that a Recapture Event has occurred, (A) cooperate with the Authority in its efforts to recapture any sales and use tax benefits; and (B) pay over to the Authority, on demand, any amounts required to be recaptured.

Section 4. The Chairman, Vice Chairman or any other officer of the Authority is and are hereby authorized, on behalf of the Authority, to execute and deliver an amendment to the Agent Agreement, and related documents, if any, (collectively, the "**Authority Documents**") in the form and with such changes as shall be approved by the Chairman and/or Vice Chairman upon execution.

Section 6. The Chairman, Vice Chairman or any other officer of the Authority is and are hereby authorized, on behalf of the Authority, to execute and deliver the Authority Documents and any such other documents and agreements as may be necessary to carry out the intent of these resolutions; and, where appropriate, the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the Authority Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman and/or Vice Chairman of the Authority shall approve, the execution thereof by the Chairman and/or Vice Chairman of the Authority to constitute conclusive evidence of such approval; provided in all events recourse against the Authority is limited to the Authority's interest in the Project.

Section 7. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 8. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
James A. Dacey, Chairman	X			
William Andre, Member	X			
Ronald LaVarnway, Member	X			
Terry Cuddy, Member	X			
Michael Quill, Member	X			
Tricia Kerr, Member	X			
Roger Beer, Member	X			
Jeff Gasper, Member	X			
Brandon Gravius, Member	X			

This Resolution was thereupon duly adopted.

STATE OF NEW YORK )

COUNTY OF CAYUGA ) SS:

I, the undersigned Secretary of the Auburn Industrial Development Authority, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Auburn Industrial Development Authority (the "**Authority**"), including the resolution contained therein, held on June 19, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Authority and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Authority had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Authority this 19<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Tricia Kerr (Assistant) Secretary

[SEAL]

**EXHIBIT "A"**

**LETTER REQUEST**

JOSEPH P. BARTOLOTTA  
R&M Associates, LLC  
JBJ Real Property, LLC  
282 State Street  
Auburn, New York 13021  
Phone: 315-282-7926

May 28, 2019

Auburn Industrial Development Authority  
Mr. James A. Dacey  
2 State Street  
Auburn, New York  
Via: [atdassociates@verizon.net](mailto:atdassociates@verizon.net)

**Re: Request for ST-60 Extension**

Dear Mr. Dacey:

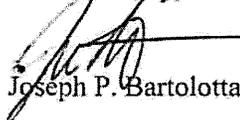
We appreciate the assistance that AIDA has extended to JBJ Real Property LLC in its continued efforts to rehabilitate multiple multi-use and commercial buildings throughout downtown Auburn. Our public/private collaboration has resulted in many new business establishments and has welcomed over 50 new residents to the upper floors of mixed-use buildings that have been uninhabitable and vacant for decades. Attached is our company bio and project portfolio showcasing the work conducted and results produced over the last few years.

As you may be aware, our company partnered with a Syracuse based development firm to answer the City of Auburn RFP for a new public safety building in 2016, for which we were named preferred developer. There was potential for locating part of the public safety facility on the block of John Street (which was subject to the ST-60), so efforts to renovate that block were stalled. The city ultimately decided the public safety project was infeasible.

We have now recommenced our original plan to renovate John Street and improve the parking lot located in the rear of our east hill buildings (15-27 E. Gen. St.) that will serve overflow parking. Given that our ST-60 has expired, we respectfully request an extension to allow for completion of the improvements envisioned in our original proposal.

Thank you for your consideration.

Sincerely,

  
Joseph P. Bartolotta

Cc: Tracy Verrier