

**Cayuga County Industrial Development Agency
Regular Meeting
Remote due to COVID
October 20th, 2020 @ 4pm**

Chairman Lockwood called the meeting to order at 4:00, noting a quorum of the committee was present.

ROLL CALL:

Present: Ray Lockwood, Herb Marshall, Gina Speno, Ben Vitale, Andrew Rindfleisch, Paul Lattimore, John Latanyshyn

Others Present: Taylor Symes, Tracy Verrier (CEDA); Melissa Clark (Abundant); Joseph Mendelsohn (Omni Navitas)

MEETING MINUTES:

Mr. Marshall moved to approve the minutes of the September 15th Regular Meeting, seconded by Ms. Speno. All members present voted in favor; motion was carried.

Mr. Rindfleisch moved to approve the minutes of the September 15th Governance Meeting, seconded by Mr. Vitale. All members present voted in favor, motioned was carried.

BILLS AND COMMUNICATION:

Ms. Symes presented the following bills: NYSEG for the electric at the Industrial Park for the month of September in the amount of \$192.25, which was paid online on October 13th; and the CEDA Q3 invoice in the amount of \$5,252.30. Mr. Vitale moved to pay the bills, seconded by Mr. Rindfleisch. All members voted in favor; motioned carried.

REPORT OF THE TREASURER:

Ms. Symes reported that the profit and loss statement included \$250.00 for project fees which was from the Abundant Solar Project. Also, \$178.58 of interest accrued in September, the NYSEG bill, and an outline of the bank accounts.

Ms. Symes stated that PILOT invoices were sent out at the end of September and a couple at the beginning of October. None of the payments have been returned yet.

Mr. Rindfleisch moved to approve the report of the treasurer, seconded by Mr. Latanyshyn. All members present voted in favor, motion was carried.

UNFINISHED BUSINESS:

Abundant Solar Power Authorizing Resolution: Mr. Lockwood closed the public hearing and would like to move into the Authorizing Resolution. Ms. Verrier made it clear that this was the same project that had been discussed in previous meetings. Mr. Marshall raised concern if Abundant would have the same benefits as the other Solar Projects? Ms. Verrier said the benefit levels were based off of the discussion at the meeting last month, and the levels for this project reflected additional community benefit from the community solar distribution. Ms. Verrier

specified that the board discussed a 15-year PILOT starting at a \$3500/megawatt with an escalator.

Mr. Lockwood would like a motion to close the Public Hearing.

Mr. Marshall motioned to close the Public Hearing, seconded by Mr. Rindfleisch. All members voted in favor; motioned carried.

Ms. Clark stated we have discussed this project a few times now, the project is moving towards the construction stage. They have confirmed and paid all bills with the electric company and have received all permits from the town. The finalization of the PILOT payment will move them into the closing arrangement of their financing.

Mr. Marshall moved to approve the Authorizing Resolution, seconded by Mr. Vitale.

Mr. Marshall asked if Abundant had a decommissioning plan or bond in place. Ms. Clark stated that they have a plan set in place that has been approved and was added to the lease document.

Mr. Lockwood requested a roll call vote, which was recorded as follows:

	Yes	Nay	Absent	Abstain
BEN VITALE	X			
JOHN LATANYSHYN	X			
PAUL LATTIMORE	X			
RAYMOND LOCKWOOD	X			
HERB MARSHALL	X			
ANDREW RINDFLEISCH	X			
GINA SPENO	X			

Motion approved.

CEDA STAFF UPDATE:

Ms. Verrier stated Mr. Marshall had questions pertaining to the Sewer Line. The new engineering report was sent to DEC and Chris Lewis from Probst did speak with Jennifer Smith at DEC to provide additional clarifications. A sub-contractor was sent out to do topographic surveying that will be necessary to draw up the design plans. Mr. Marshall asked if we have had any update from DEC. Ms. Verrier said Mr. Lewis has been in contact but we do not have an approval. Mr. Marshall would like to know the date when Cayuga Milk Ingredients was going to be online and in need of additional sewer capacity? Ms. Verrier stated it will be in the spring. Also, Mr. Kierst ordered the pipe to fix the culvert and will hold on to it until construction happens.

Ms. Verrier stated she has concluded the first round of interviews for the Business Development Specialist position. We will be moving into the second round of interviews within the next week and hopefully will fill the position by Mid- November. Ms. Verrier stated the CEDA team is still working on the attraction strategy. AIDA's Place-Based Branding should be launched in early 2021.

NEW BUSINESS:

Omni Navitas (GSP) Authorizing Resolution: Mr. Mendelsohn stated that their proposed solar array is located in the Town of Niles, and is a 4.75 ac megawatt project. This has already gone through the SEQR process and been approved by National Grid. It was also approved by the Town on October 15th. This is a community solar project. The project is a single access tracker system, rotating from east to west. Mr. Rindfleisch asked how much efficiency is gained with the tracking. Mr. Mendelsohn stated it increases the efficiency significantly. Mr. Marshall asked if the electricity that is produced is going to be available to the local people. Mr. Mendelsohn stated that majority of Niles is located on the Nation Grid territory and it would be available in that zone. Some of the territory borders NYSEG, so some of the surrounding areas will not benefit from this since only National Grid customers will be able to access the power. Mr. Marshall asked if they have a plan set in place to put the land back to the original conditions? Mr. Mendelsohn stated that the Town of Niles requires a decommissioning bond and that is in the works. The decommissioning plan still needs to be finalized with the Town of Niles. Ms. Verrier stated that the cost benefit analysis and PILOT structure that was shared for Abundant mirrors the one for Omni Navitas as these projects are very similar.

Mr. Marshall moved to schedule a Public Hearing and approve the initial project resolution, seconded by Mr. Latanyshyn. All members voted in favor; motion carried.

Assign Acting Secretary: Ms. Verrier would like to recommend Ms. Symes as the Acting Secretary. The meeting minutes would officially come from her and she would be able to sign resolutions. Mr. Rindfleisch motioned to appoint Ms. Symes as the Acting Secretary, seconded by Mr. Vitale. All members voted in favor; motioned carried.

Report from the Audit and Finance Committee:

Mr. Marshall stated the committee met before the Regular Meeting to discuss the upcoming 2021 Fiscal Year Budget. He would like to recommend to the full board to approve the upcoming budget with the correction of the Total income in the projected year end 2020 column. Ms. Verrier stated the total revenue would be \$135,896, along with net ordinary income at \$55,386. The proposed 2021 budget doesn't need to be altered. Mr. Marshall motioned to approve the 2021 budget, seconded by Mr. Latanyshyn. All members voted in favor; motion carried.

Upcoming Events:

Ms. Verrier reviewed the upcoming events, including an educational seminar about Social Media Best Practice, and the Chamber of Commerce's Virtual Auction in lieu of the Annual Dinner. CEDA will be able to hold office hours in Sterling on October 27th and in Moravia on November 10th.

Motion to go into Executive Session regarding the acquisition or sale of real property by Mr. Lockwood, seconded by Mr. Vitale. All present voted in favor, motion passed. Board entered Executive Session at 4:56pm.

Motion to exit Executive Session by Mr. Marshall, seconded by Mr. Rindfleisch. All present voted in favor, motion passed. Board left Executive Session at 5:03pm.

Motion to adjourn by Mr. Marshall, seconded by Mr. Vitale. All present voted in favor, motion passed.

Meeting Adjourned at 5:03pm.

Respectfully Submitted,

Taylor Symes