



Regular Meeting Minutes

Auburn Industrial Development Authority

Wednesday, May 18th @ 5:30pm

Remote and limited board attendance

2 State St., Auburn, NY

Board Present:

James Dacey (Chair & Member of Business)
William Andre (Vice-Chair & Member of Labor)
Katie MacIntyre (Member at Large)
Terry Cuddy (Council Member)
Jeff Gasper (School Board Member)
Jimmy Giannettino (Council Member)
Lisa Green (Member at Large)

Absent:

Gwen Webber-McLeod (Member at Large)

Staff & Guests:

Brad Broadwell, CEO
Taylor Symes, Acting Treasurer
Maureen Riester, CEDA
Ryan Coe, RYCOE Enterprises
Holley Carpella, RYCOE Enterprises
Rick Cook, Hancock Estabrook
Karen Walters, Auburn Citizen

Mr. Dacey called the meeting to order at 5:20pm, noting the presence of a quorum.

MEETING MINUTES:

Mr. Cuddy motioned to approve the April 20th and March 16th Regular Meeting Minutes, seconded by Mr. Giannettino. All members present voted in favor; motion was carried.

BILLS AND COMMUNICATION:

Mr. Dacey presented the following bill: TGW in the amount of \$4,750.00. Ms. Symes stated that this bill will be a reoccurring bill for an entire year in the amount of \$4,750.00.

Mr. Andre motioned to pay the bills, seconded by Mr. Giannettino. All members present voted in favor; motion was carried.

REPORT OF THE TREASURER:

Ms. Green reviewed the P&L and Balance sheet. She stated that we had no income and the expenses are normal expenses for the month. They are in line with our budget.

Mr. Gasper motioned to approve the Report of the Treasurer, seconded by Ms. MacIntyre. All members present voted in favor; motion was carried.

UNFINISHED BUSINESS:

CEDA Staff Update: Ms. Symes welcomed Ms. Maureen Riester back to the CEDA Team. She has been here for 2 weeks along with the new CEO Mr. Brad Broadwell who has been here for 4 weeks. Ms. Symes stated that Ms. Foster has been working hard on the ARPA Grant with the City of Auburn. The deadline to apply has now passed. Ms. Foster has been working diligently to get all the applications scored for the committee to review them during the first week of June. Ms. Symes stated that she has been working on DRI and is slowly transferring the projects to Ms. Riester to take over.

Also, Ms. Symes went over the Chamber Community Guide. She stated that she spoke with Ms. Roblee and AIDA had a presence last year. Two spots are left which are a premium spot or a full page. The premium spot is directly behind the cover and our other option is a full page somewhere in the book. We can only do a full page since that is what we have designed. A full page would be \$900 and is an added expense that is not included in the TGW Marketing Plan and the Premium page is \$1325. The commitment deadline for this would be May 20th. Mr. Dacey asked what did we use last year? Ms. Symes stated that it would be the same design that was launched last year with the Take Root in Auburn website. The photo is a overview of the city. Mr. Cuddy asked if this would cost anything? Ms. Symes stated that we wouldn't be designing anything, so this wouldn't be an added cost. We would be paying for just the page in the book.

Mr. Dacey motioned to go with the \$900 full page advertisement, seconded by Mr. Cuddy.

Ms. MacIntyre believes the \$1300 page is a little overpriced. She clarified that this would be a guide that would be targeted to people that know about The Chamber of Commerce and Cayuga County. Ms. Symes stated that this is a resource guide that gets disbursed throughout Cayuga County and advertises Chamber Members, which AIDA is a Chamber Member. Mr. Dacey believes this is more of a solidarity. Ms. MacIntyre agreed that AIDA should have a presence but not the first page.

All members present voted in favor; motion was carried.

NEW BUSINESS:

RJC Development Closing and SEQOR Resolutions: Mr. Dacey read the SEQOR Resolution onto the record.

Mr. Giannettino motioned to approve the SEQOR Resolution, seconded by Mr. Cuddy.

Mr. Cook explained that a question came up in regards to RJC being located in a highly distressed area. This is required for AIDA since they are more than 1/3rd retail. Mr. Cook stated that the area qualifies on both parts. The area is in a high poverty level along with a having an unemployment rate of 1.25x higher than New York State. Mr. Cook stated that the threshold was 6.9 and the area came in at 6.7. The City of Auburn agrees since Mayor Quill has to sign off on the project. Mr. Cook stated that the first resolution as Mr. Dacey stated was issuing a Negative Declaration under SEQOR. This is an unlisted action. The company submitted a duplicate EAF to the Authority and staff recommended a finding of a Negative Declaration under SEQOR.

Ms. Green stated that during the last meeting she recalled that we would hold a Special Meeting within a few day or maybe a week. Mr. Cook stated no it didn't happen. Mr. Cuddy stated that there was more than one area that needed to be reviewed. One being if the area was located in a previously known Empire Zone. The project was not located in an Empire Zone. The other one being if the project was located in a highly distressed area. This required so in depth review and RJC Enterprises does in fact sit in a highly distressed area. Mr. Cuddy explained it took longer than expected. Ms. Green stated that she needs to abstain from the project so would she need to abstain from the resolution. Mr. Cuddy wanted to know if this was grounds for and abstention? Mr. Cook stated that to be on the safe side Ms. Green could abstain if she feels the need too.

Roll Call Vote:

	Yea	Nay	Abstain	Absent
Jim Dacey	X			
Bill Andre	X			
Jeff Gasper	X			
Lisa Green			X	
Gwen Webber-McLeod				X
Katie MacIntyre	X			
Jimmy Giannettino	X			
Terry Cuddy	X			

All members present voted in favor with one abstained; motion was carried.

Mr. Dacey read the Closing Resolution onto the record.

Mr. Giannettino motioned to approve the Closing Resolution, seconded by Mr. Cuddy.

Mr. Cook stated that is resolution authorizes to grant the company financial assistance. RJC will be receiving a Mortgage Recording Tax Exemption in the amount of \$9,000.00, an exemption from NYS Sales Tax on equipment and materials to furnish the building in the amount of \$838,000.00 and a partial abatement of Real Estate Taxes on an increasing scale consistent with

AIDA's uniform Tax Exemption Policy. The resolution authorizes the Chairman or other officer to execute the Leaseback Agreement, PILOT Agreement and all other documents necessary to supply financial assistance to the company. Mr. Dacey stated that he can't find the term for the agreement. He stated from his understanding it would be for 10 years. Mr. Cook confirmed that RJC's PILOT was for 10 years. Mr. Cook explained it was in the PILOT Agreement itself. He stated that it would start at their base value of \$77,000.00. The improvements increase on a sliding scale starting at year one being at 0% and by year 10 it would be at 100%.

Mr. Giannettino asked if Mr. Coe was available to answer questions? Mr. Giannettino personally apologized for the delays and roadblocks that occurred.

Mr. Giannettino stated that looking at the application on page 17, it talks about project goals and what happens if you can't reach the goals along with the recapture process. Mr. Giannettino asked if Mr. Coe was comfortable with meeting the goals. Mr. Coe stated that he doesn't see a problem with it as long as the City of Auburn doesn't cause anymore road blocks. Mr. Giannettino stated that the City of Auburn didn't hinder anything, they were doing their due diligence which slowed down the process of the project. Mr. Giannettino stated that if the City of Auburn did not do their due diligence then he would have been hindered. Mr. Giannettino apologized but stated the City of Auburn did not hinder him. Mr. Coe stated that he had other problems with the City of Auburn, that is why he made his remark. He stated it had nothing to do with this piece. Mr. Giannettino referenced page 20 of the application which talks about the Local Labor Policy. Mr. Giannettino asked if Mr. Coe was comfortable with the Local Labor Policy? Mr. Coe answered yes. Mr. Andre thanked Mr. Giannettino in regards to the Local Labor Policy based on it being very important to the working class of men and women in Cayuga County.

Roll Call Vote:

	Yea	Nay	Abstain	Absent
Jim Dacey	X			
Bill Andre	X			
Jeff Gasper	X			
Lisa Green			X	
Gwen Webber-McLeod				X
Katie MacIntyre	X			
Jimmy Giannettino	X			
Terry Cuddy	X			

All members present voted in favor with one abstained; motion was carried.

UPCOMING EVENTS:

BOARD MEMBER UPDATES:

Mr. Dacey stated that we have 2 board seats open. Ms. Symes wanted clarification if it was one member or two. Mr. Dacey stated that Mr. Gasper and Mr. Gravius. Mr. Gasper stated that he

would be leaving the board due to no longer serving on the School Board. The School Board will send a replacement. Mr. Dacey stated that it is only one then and they are working ot fill it.

EXECUTIVE SESSION:

Mr. Cuddy motioned to enter an executive session at 5:45pm for attorney client privileges, seconded by Ms. Green. All members present voted in favor; motion was carried.

Ms. MacIntyre motioned to exit the executive session at 6:13 pm, seconded by Mr. Cuddy. All members present voted in favor; motion was carried.

ADJOURNMENT:

Mr. Gasper motioned to adjourn at 6:15pm, seconded by Mr. Cuddy. All members present voted in favor; motion was carried.

Respectfully Submitted,

Taylor Symes