



Regular Meeting Minutes

Auburn Industrial Development Authority

Wednesday, October 19th, 2022 @ 5:00pm

Remote and limited board attendance

2 State St., Auburn, NY

Board Present:

James Dacey (Chair & Member of Business)

Terry Cuddy Council (Secretary & Council Member)

Jimmy Giannettino (Council Member)

Gwen Webber-McLeod (Member at Large)

Lisa Green (Member at Large)

Dan Lovell (Member at Large)

Absent:

Katie MacIntyre (Member at Large)

William Andre (Vice-Chair & Member of Labor)

Staff & Guests:

Michael Miller, Executive Director

Christine Martynski, Acting Treasurer

Paul Viggiano, CEDA

Rob Poyer, Hancock Estabrook

Karen Walter, Auburn Resident

Mr. Dacey called the meeting to order at 5:30pm, with a roll call vote.

MEETING MINUTES:

Ms. Green motioned to approve the September 21st Regular Meeting Minutes, seconded by Ms. Webber-McLeod. Mr. Lowell noted that an adjustment to the prior minutes should have his name in being welcome to AIDA and not Mr. Cuddy. No other issues noted. All members present voted in favor; motion was carried.

BILLS AND COMMUNICATION:

Mr. Dacey noted the TGW marketing invoice of \$4,750 and CEDA’s invoice for the 3rd quarter being \$5,038.74.

Ms. Webber-McLeod motioned to pay the bills, seconded by Mr. Cuddy. All members present voted in favor; motion was carried

REPORT OF THE TREASURER:

Ms. Green presented the profit and loss statement noting income rose due to Terrpain’s payment with total income just over \$45,000. The attorney’s expense was noted. Ms. Green further noted that there would be a loss for the year due to a lack of activity. Mr. Dacey stated that TGW will have to also be paid through the end of the year.

Mr. Cuddy motioned to accept the treasurer’s report, seconded by Mr. Giannettino. All members present voted in favor; motion was carried.

UNFINISHED BUSINESS:

CEDA Update: Mr. Miller did not note any inquires for AIDA owned parcels but one company has expressed interest exploring options in Auburn. Mr. Miller felt the confidence of this company locating in Auburn was low but would update the board if the situation changed. Mr. Miller introduced Christine Martynski and Paul Viggiano as the new members of the CEDA team. Board members present introduced themselves to the new CEDA members.

Small Business Support: Mr. Miller inquired on the item of Small Business Support. Mr. Cuddy noted that the board’s interest is on the state of small business in the community. Mr. Dacey stated that the item would not be included on the agenda going forward if there were not any updates on this item.

Sidewalk Installation 53 Case Ave, 55 Case Ave, 26 Bradley St: Mr. Miller stated the last meeting was left off on whether or not the noted parcels should be sold and that the City of Auburn would complete sidewalk installation. Mr. Miller’s discussion with Amy Fuller on the parcels valued them \$8,000 - 12,000. Mr. Giannettino inquired if installing the sidewalks would improve the marketability of the parcels; Mr. Miller confirmed he had not asked Amy on this item. The Board had further discussion on the marketability of the parcels if sidewalks were installed in determining selling the parcels. Conversation was further had on the maintenance of the parcels and AIDA’s cost to maintain sidewalks during the winter months and possibly years if they do not sell quickly.

Ms. Webber-McLeod asked about the outstanding motion on the floor to install sidewalks. Mr. Dacey asked for a motion to reengage. Mr. Giannettino motioned to un-table the discussion with Ms. Green seconding. Ms. Webber-McLeod noted her concern of paying to maintain the sidewalks should the properties have the sidewalks installed. No further discussion was noted. A roll call vote was conducted:

Roll Call Vote:

	Yea	Nay	Abstain	Absent
James Dacey		X		
William Andre				X
Jimmy Giannettino	X			
Dan Lovell	X			
Lisa Green	X			
Katie MacIntyre				X
Gwen Webber-McLeod	X			
*Terry Cuddy	X			

*Mr. Cuddy's vote was adjusted following the meeting from Nay to Yea

Mr. Dacey motioned to have due diligence done to better understand the residential lots that AIDA currently owns. Mr. Lovell seconded the motion. Ms. Webber-McLeod and Mr. Lovell noted their support to better understand what is in AIDA's parcel portfolio and the importance for marketing those properties, specifically for Micron. All members present voted in favor; motion was carried.

NEW BUSINESS:

Onboarding the Secretary/Treasurer: Mr. Miller noted the position requires a resolution to appoint Ms. Martynski to act on behalf of AIDA. Mr. Dacey asked for a motion to proceed with Ms. Green motioned the resolution with Mr. Cuddy seconding. All members present voted in favor; motion was carried.

TGW Marketing Material: Mr. Miller informed the board that TGW provided material to the board on marketing efforts and that in the prior month TGW had a comprehensive update.

Report from Governance Committee: Mr. Dacey stated that prior to the meeting the committee met and reviewed all outstanding items to be reviewed and that everything is in order for reporting to the state. Mr. Dacey asked for a motion to accept the materials; Mr. Cuddy moved with Ms. Webber-McLeod seconding. All members present voted in favor; motion was carried.

Report from Audit and Finance Committee / 2023 Proposed Budget: Ms. Green noted that for the rest of the year, it is clear of where AIDA's standing is. Ms. Green stated that she and Mr. Dacey met with Mr. Miller prior the regular meeting. Mr. Dacey asked for a motion to approve the budget before discussion; Ms. Green moved with Mr. Cuddy seconding the motion. Mr. Miller described CEDA's contract with AIDA has been the same for nearly 10 years and that CEDA's costs has risen over that time. He went on to further explain that he is looking to right size CEDA's agreement and to continue partnering with AIDA in moving forward. Mr. Miller also recognized this item is in the middle of the current contract. Mr. Dacey stated his concern that the contract has not stayed consistent over the years in providing an appropriate adjustment and would like to see it adjusted appropriately going forward. Mr. Cuddy inquired what the proposed increased is; Mr. Miller explained that based on internal review, CEDA is requesting to adjust their contract services to \$45,000 from its current level.

Ms. Green mentioned that the board should consider its work with TGW and how it may offset with affording this increase. Mr. Miller explained CEDA's intended efforts for moving forward in providing improved effort for attraction and marketing efforts in service of the county AIDA and utilizing the supply chain analysis that was completed to support those efforts. Mr. Dacey stated his support of CEDA's efforts in improving those efforts and that discussion for TGW, going into next year, should be considered. Mr. Cuddy described his lack of support for increasing CEDA's contract; Mr. Dacey explained that Mr. Miller is looking to discuss this with the board. Mr. Lovell inquired to Mr. Miller about providing the board with the information used to better understand the figure in question. Mr. Miller agreed to share his assessment with the board and reiterated his willingness to work with the board on coming to a resolution. He went on to further explain the budget has to be done now to complete report and that changes may change in the coming months that the board cannot anticipate now. Mr. Cuddy again share his concern with increasing. The board had further discussion on the topic and agreed further information would be needed from CEDA to better evaluate the proposed change with noted issues that stakeholders have had of CEDA in the past.

All members present voted in favor; motion was carried.

BOARD MEMBER UPDATES: No updates were provided from the present members. Mr. Giannettino congratulated the staff that helped setup the Chamber of Commerce annual dinner.

UPCOMING EVENTS: Mr. Dacey noted the upcoming ABO events included in the agenda

ADJOURNMENT: Ms. Green motioned to adjourn; Mr. Cuddy seconded the motion. All members present voted in favor; motion was carried.

Respectfully Submitted,

Michael Miller

DRAFT