



Regular Meeting Minutes

Auburn Industrial Development Authority

Wednesday, June 21, 2023 @ 5:00pm

Remote and limited board attendance

2 State St., Auburn, NY

Board Present:

Jim Dacey (Chair)
Terry Cuddy (Secretary & Council Member)
Jimmy Giannettino (Council Member)
Lisa Green (Member at Large)
William Andre (Vice-Chair & Member of Labor)
Gwen Webber-McLeod (Member at Large)

Excused:

Dan Lovell
Katie MacIntyre

Staff & Guests:

Michael Miller, Executive Director
Katie Moran, Bookkeeper/Office Manager
Robert Poyer, AIDA General Counsel

Mr. Dacey called the meeting to order and took roll call at 5:05 pm.

MEETING MINUTES:

Mr. Dacey asked for a motion to approve the minutes of the April 19, 2023 Regular Meeting. Mr. Andre made a motion to accept the minutes and the motion was seconded by Mr. Cuddy. There was no further discussion or changes and the motion passed unanimously.

BILLS AND COMMUNICATION:

Bills presented included:

Hancock Estabrook \$1,096.00

GoDaddy annual renewal of two domains \$42.34

GoDaddy to host takerootinauburn.org website for \$263.88

Second Quarter bill from CEDA \$5,000

Dannible and McKee final bill for the audit \$4,700.

The Hancock Estabrook bill should not have been submitted. It should not be paid.

Mr. Dacey asked for a motion to accept the bills. Ms. Webber-McLeod made a motion to accept the bills with the exception of the Hancock Estabrook bill and it was seconded by Ms. Green. There was no further discussion or changes and the bill passed unanimously.

REPORT OF THE TREASURER:

Ms. Green reported that there was little activity in May. We are at a \$10,000 loss year to date. Mr. Miller reported that there are three projects pending. Ms. Moran reported that after conversation with Ms. Green she will be making some adjustments to the financials which may change the bottom line.

Mr. Dacey asked for a motion to accept the Treasurer's report. Mr. Cuddy moved to accept the report and Mr. Giannettino seconded the motion. There was no further discussion or changes and the motion passed unanimously.

UNFINISHED BUSINESS:

CEDA Update

Mr. Miller reported that a meeting has been held with interested parties regarding the 14 acre parcel but they have not submitted applications yet. There has also been interest in the Terrapin parcel. There is an energy company that is interested in submitting an application.

Mr. Miller has received a phone call from a residential owner on Case Avenue who is interested in purchasing the adjoining parcel. This is still pending. There was some discussion on whether available residential properties should be listed. The cost of using a real estate company needs to be considered. With Micron coming there will be interest in residential properties and it is a good time to engage in listing properties.

A motion was to explore listing the four residential properties with a realtor or with the city was made by Mr. Cuddy and seconded by Ms. Webber-McLeod. The motion passed unanimously. Mr. Miller will report back on this next month.

Mr. Miller sent the CCIDA contract with CEDA to the board for the AIDA board to consider. There is a standard fee, but there is also a fee-sharing arrangement that has a tiered structure. Mr. Miller was asked to resend the contract to the Board.

MARKETING:

Ms. LaGreca met with the Marketing Committee in May. The goal is to highlight businesses and to make more use of social media. An assessment of alternative communication channels for IDA messaging will be done. Voices and stories of business owners will be highlighted on the "Our Stories" page. Auburn Possibilities will be removed from the home page. Promote AuburnIda.org will be the main site. The Marketing Committee is reviewing trade association lists. The website was moved from TGW to GoDaddy. It was a difficult migration but has been completed. The site was down for a couple of days but is back up and the migration is complete. Ms. LaGreca will work with the Marketing Subcommittee and Mr. Miller to keep the site current.

EQUAL RIGHTS HERITAGE CENTER:

The Equal Rights Heritage Center has asked in the past to be able to use the AIDA logo. There is a proposal attached to the packet suggesting a percentage to use the logo. The Board has discussed this before but needs to decide if there is a desire to charge for this. Mr. Cuddy suggested that there could be an MOU saying that they can use it but that they need to get permission in advance based on how they want to use it. A fee would not be charged. Other Board members suggested that there be some sort of fee, for example 5% of the gross profits.

A motion to enter into a license agreement that includes a percentage of their gross sales as a fee was made by Ms. Webber-McLeod and seconded by Mr. Cuddy. 5% was added as the percentage. The new resolution is to enter into a license agreement that includes 5% of gross sales as a license fee. There was no further discussion and the motion passed unanimously.

SEMINARY COMMONS:

There is currently a mortgage on the Seminary parcel. They will execute a new mortgage that will be combined with the existing mortgage for a total of \$850,000 as a single lien. AIDA is co-mortgagor of this property. By agreement AIDA must be part of any changes. AIDA’s other properties will be indemnified against losses. AIDA is liable for the interest on the property. This is all part of the existing lease-leaseback. There will be no costs to AIDA. There is a PILOT on this property and the payments will not change.

A motion was made by Ms. Webber-McLeod and seconded by Mr. Cuddy to accept the resolution to enter into the new mortgage. The motion passed unanimously.

A Roll Call vote was taken:

	Yea	Nay	Absent
Mr. Dacey	X		
Mr. Cuddy	X		
Ms. Green	X		
Ms. Webber-McLeod	X		
Mr. Andre	X		
Mr. Giannettino	X		
Ms. MacIntyre			X
Mr. Lovell			X

Mr. Giannettino asked if this is Ms. Green’s last meeting and if we need a resolution to appoint her replacement. The Board is still short one member. Someone from industry is needed.

ADJOURNMENT:

Mr. Dacey asked for a motion to adjourn. Mr. Cuddy made a motion to adjourn. Ms. Webber-McLeod seconded the motion and it passed unanimously. The meeting was adjourned at 5:45. The next meeting is July 19.

Respectfully Submitted,

Katie Moran