

Cayuga County Industrial Development Agency

Regular Meeting

2 State Street, Auburn, NY 13021

July 18, 2023, 4:00 P.M.

Present: Ray Lockwood (Chair), Andrew Rindfleisch, Herb Marshall, Bob Shea, Paul Lattimore

Others Present: Michael Miller (CEDA), Ricardo Galbato (Galbato Law Firm), Karl Rindfleisch (Cayuga County Water & Sewer Authority), Mark Chambers (C&S Engineering), Brian Linney (Cayuga Milk Ingredients), Rod Ives (CMI), Maureen Reister (CEDA), Katie Moran (CEDA)

Mr. Lockwood called the meeting to order at 4:03 p.m. noting the presence of a quorum.

MINUTES OF THE LAST MEETING:

A motion was made to approve the minutes of the last meeting and seconded. There was no further discussion and the motion passed unanimously.

BILLS AND COMMUNICATION:

Ms. Moran reported that there are several bills to consider.

NYSEG – a bill for \$53.57 for electricity for Eagle Drive Extension was approved last month

CCDC - \$1,583.33 for July interest on the loan and \$1,583.33 for August interest

C&S - \$1,897.56 for activities related to the sewer expansion

New York State Economic Development Council - \$1,250 for membership renewal

Mr. Miller reported that a letter was received from the Town of Aurelius that lets CCIDA know that they are updating their town's comprehensive plan. They identified the IDA as an interested party. We signed off on that and requested any updates that occur.

A motion was made by Mr. Marshall and seconded by Mr. Lattimore to accept the bills. Mr. Marshall asked if this is the third month of paying the interest on the loan, adding up to around \$4,800 so far. A money market has not yet been set up yet. The group asked that something be set up before the next meeting. There was no further discussion regarding the Bills and Communications and the motion was passed.

REPORT OF THE TREASURER:

Ms. Moran reported that through the end of June the net is -\$19,385. This is primarily due to several large bills in June, including the bill to CEDA, the final auditor bill, a bill from Harris Beach and one from C&S. There was very little income in June, but there should not be as many large bills in July.

Mr. Marshall made a motion to accept the Treasurer's Report and Mr. Rindfleisch seconded it. There was no further discussion and the motion passed.

Mr. Marshall made a motion that the excess cash be transferred into some kind of an interest bearing account soon. Mr. Rindfleisch seconded the motion. There was no further discussion and the motion passed.

EAGLE DRIVE HOLDINGS AND CAYUGA MILK INGREDIENTS:

Mr. Linney reported that the details have been worked through. The CMI LDA amendment includes driveway improvements in the IDA right of way. The biggest discussion was about Lot 4 and the sewer and water lines. Issues have been resolved on that. On the left part of the map the pumping station can be seen. There was some discussion about the possibility of this blocking traffic, but it has been worked through. CMI met with the Aurelius planning board and went through the environmental assessment form. Aurelius was favorable regarding any variances. An assessment from the county is still needed. A negative declaration was received. At this point they will not do anything, such as moving dirt, that would activate storm water management but there are some things that can be done. An engineering review needs to be done by the County and they will get back to the town. After the County review is done and a variance review is done then site plan approval can be obtained from the town.

Theoretically, final approval can be obtained in mid to late August.

Two documents will be signed today that will allow the site plan and driveway improvements to go forward. There was some discussion about the resolutions that will be signed today.

Mr. Marshall made a motion to approve the authorizing resolution (5B) and Mr. Rindfleisch seconded the motion. There was no further discussion and a roll call vote was taken.

NAME	AYE	NAY	ABSENT
Raymond Lockwood	X		
Paul Lattimore	X		
Herbert Marshall	X		
Andrew Rindfleisch	X		
Robert Shea	X		
John Latanyshyn			X
Gina Speno			X

All present voted aye and the motion passed.

UPDATE ON SEWER LINE:

The EDA gave approval for the project. The contracts have been given to Highlander. They have a couple of projects to finish first and need to give the IDA an updated time line. Hopefully they will get things going soon. The EDA has asked for a sign to go up soon on the site. It is important to get the road finished before winter sets in. It will be up to Highlander to work with NYSEG and other entities. Once the pipe is put in it will be a couple of months before the rest of the equipment comes in. There will probably not be

much of a financial impact until October. A longer term money market could be done in light of the schedule. Not much will happen for the next month or so.

CEDA UPDATES:

We will start to get CBA updated and discuss the PILOT application. We haven't heard from SunEast for some time about their two projects but we heard from them last week and they are working on their labor policy.

Maureen met with a property owner and Doug Kierst from Soil and Water to tour the property. There is drone footage of that particular footage. There is no timber on the property. We don't have word from the owner regarding price and other details. There is a document on the site from 2013 that will be helpful.

There are two existing Auburn based businesses that are interested in a smaller IDA parcel. There may be another parcel that would work for the second business. One is a construction business and the other provides a product and service for that product.

Mr. Lattimore asked who monitors the requirements to use local labor. Reports are submitted to the IDA every year regarding labor/hiring numbers. Mr. Miller reported that there is site monitoring as well as reporting for the PARIS report every year.

Questions were also raised about the monitoring of the traffic flow that was to have been done by the state at the Eagle Drive intersection. We will check to see if we are on the state's list of projects. This should be checked out since it will get worse with the expansion of CMI.

A question was raised about the 50 acres where the GE plant was. Is there something that can be done with this that would have value to the IDA. Mr. Lockwood reported that there is a company in there now that contracts with GE to be there. It is worth looking into.

A motion was made by Mr. Marshall and seconded by Mr. Rindfleisch to go into Executive Session. The motion passed

A motion was made by Mr. Marshall and seconded by Mr. Rindfleisch to adjourn the meeting at 5:00. The motion passed.