

Cayuga County Industrial Development Authority
Regular Meeting
2 State Street, Auburn, NY 13021
May 16, 2023 @ 4:00pm

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

Others Present: Ryan Pine, Karl Rindfleisch (Cayuga County Water & Sewer Authority), Doug Wayne, Ed Staehr, Representatives of Cayuga Milk Ingredients, Michael Miller (CEDA), Maureen Riester (CEDA), Lauren LaGreca (CEDA), Peter King (CEDA), Paul Viggiano (CEDA), Katie Moran (CEDA)

Attending on Zoom: Justin Miller (Harris Beach)

Mr. Lockwood called the meeting to order at 4.00pm, noting the presence of a quorum.

MINUTES OF LAST MEETING:

Mr. Marshall made a motion to approve the minutes of the April meeting. Mr. Shea seconded the motion. There were no additions or comments and the motion passed.

BILLS AND COMMUNICATION:

Ms. Moran reported that 3 bills are in the packet – Harris Beach, NYSEG and C&S. The NYSEG bill is \$0 because the previous month's bill was paid twice. There has been a payment received from Finger Lakes Railroad for their PILOT and checks to the various municipalities and school districts will be sent out on May 17. At the back of the packet is an email from Angela Janack of Dannible and McKee confirming that the journal entries were done and the numbers in Quickbooks agree with their numbers so that all is reconciled. An additional journal entry was needed for AIDA due to an entry that was made after the books were handed over to Dannible and McKee for the 2022 audit. That entry is dated January 1, 2023 so that the balance at the start of this year will be correct.

Mr. Miller reported that in addition to the bill from C&S Companies, they have submitted a proposal for Professional Construction Phase Services for the Eagle Drive Sewer Extension Project Phase 2 which is included in the packet. There is also a letter from Bond, Scheneck and King on behalf of the Town of Aurelius regarding putting in a parking lot at D & W Diesel. They are looking for consent from CCIDA. Mr. Miller stated that the Board does need to vote on this.

Mr. Lockwood asked for a motion to approve the bills. Mr. Marshall made the motion and it was seconded by Mr. Rindfleisch. There was no further discussion and the motion was passed unanimously.

REPORT OF THE TREASURER:

Ms. Moran reviewed the Profit and Loss statement for April. The bottom line is negative. This is primarily due to the fact that two large bills were paid but there was little income to record this month.

Mr. Lockwood asked for a motion to approve the Treasurer's report. Mr. Rindfleisch made the motion and Mr. Marshall seconded it. There was no further discussion and the motion was passed.

UNFINISHED BUSINESS:

Mr. Staehr presented information about land parcels in the Springport area at the last meeting and is available to answer any additional questions or engage in further discussion. Mr. Marshall believes that the asking price is too high and proposed paying \$8,000 an acre rather than \$10,000, and giving Mr. Staehr a check for \$100,000 for an option on the land for 4 years. He believes that there could be support to do that. Mr. Staehr will discuss the offer with his wife. The 4 year option will give CCIDA an opportunity to research what could be done with the parcels. The price per acre will be paid as soon as a determination for use of the land is made. This could happen before the end of the 4 year option. This will be discussed at an executive session at the end of the meeting and someone will get back to Mr. Staehr.

Mr. Wayne had approached CCIDA last fall to ask them to consider some property that is adjacent to his house. He is back to see if there is any interest in that. Mr. Marshall has heard that the Mall is interested in it. Mr. Wayne passed out information about the parcel. CCIDA would want to help him protect his property. The Board will continue to consider this as they watch what else develops.

Mr. Miller gave an update on the sewer line Phase 2. Mr. Chambers has paperwork out to Highlander. Once that is complete and EDA approves everything the contract with Highlander will be executed. Then there will be a notice to proceed. There will be lags in getting some equipment and materials needed. Mr. Rindfleisch pointed out that there needs to be communication with the water authority to start to figure out how the transition will be made. This will be a conversation about logistics. There is a methodology that has been created by the CCIDA Board. Conversations will include budget and rate concerns.

Mr. Miller reviewed specifics of the proposal that C&S has submitted.

Mr. Miller gave CEDA updates. The PARIS report was submitted in March. The state auditor has come back with some questions that Mr. Miller is working on answering. The solar projects are proceeding and analysis has been completed. Public hearings will be set up soon. Both companies are interested in moving forward quickly.

Mr. Miller and Ms. Reister have been working on site analysis and outreach. Mr. Miller and Ms. Reister will attend a conference later in May in Cooperstown where they will spread the word about the benefits of investing in Cayuga County. There has been a renewed interest in Cayuga County development.

Ms. Reister reported that there was a short in one of the poles on Eagle Drive and electricians are working on resolving the lighting issues.

Representatives of Cayuga Milk Ingredients were present to report on the status of their expansion project. Mr. Linney reported that the expansion project is moving ahead. They have come up with a new business plan that will require a new building. Details of the plan were provided to the CCIDA Board. As much as possible local labor will be used. They are approaching this as an amendment to the original plan. They will present to the Aurelius Planning Board in June. It is a \$175,000,000 project. There are 32 farms involved. Most of them are within 25 miles of the plant so this is very much a local undertaking. They are producing powder that is shipped all over the world. What is being built now is a consumer products plant. These products are primarily sold domestically to businesses that will use them to create other products. The new plant is on pause but will move forward. It will be a larger building. Structura was brought in to improve what was already there to fit it into the business plan. The building will have more capabilities. They will be making products under other companies' labels.

Mr. Marshall wondered at what point the company would need approval from CCIDA. They hope to break ground in August. There is a time line that they are following. First step is presenting the project to the Aurelius Planning Board. Mr. J. Miller would like to ensure that the IDA will be made aware of any changes to the plan before it is asked to give its approval.

Mr. Marshall asked if the agreement for services with the CEDA Board had been finalized. Mr. Pine reported that the CEDA Board had the agreement and would consider it at their meeting on Thursday, May 25.

Mr. Lockwood took a vote on going into executive session. The group voted unanimously to do so.

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Respectfully Submitted,

Katie Moran