

**Cayuga County Industrial Development Authority**  
**Regular Meeting**  
**2 State St. Auburn NY 13021**  
**November 15<sup>th</sup>, 2022 @ 4:00pm**

**Present:** Ray Lockwood (Chair), Herb Marshall, Andrew Rindfleisch, Bob Shea, Gina Speno, Paul Lattimore, John Latanyshyn

**Others Present:** Riccardo Galbato (Gilbato Law Firm), Dave Schenck (Springport Town Supervisor), David Norbut (Norbut Solar Farms)

**Attended via Zoom:** Maureen Riester (CEDA), Justin Miller (Harris Beach Law Firm), Cathryn Crummey (Harris Beach Law Firm), Mark Chambers (C&S Companies)

**Excused:** Michael Miller (CEDA, Executive Director)

Mr. Lockwood called the meeting to order at 4:01pm, noting the presence of a quorum.

**MEETING MINUTES:**

Mr. Lockwood motioned to approve the meeting minutes, with changes to how attendees are noted on the minutes, mentioning who abstained to a vote, and fixing a typo; approved by Mr. Marshall, followed by Mr. Rindfleisch. All members present voted in favor; motion carried.

**BILLS AND COMMUNICATION:**

Bills:

Mr Galbato noted that the only bill presented is the monthly NYSEG bill that is paid electronically and there are no new pilot payments or distributions.

Motion to approve the bill from Mr. Lattimore; approved by Mr. Shea and second by Mr. Rindfleisch. All members present voted in favor; motion carried.

Communications:

*CCS&W: IDA Park Sinkhole:* Will be discussed in Executive Session

*Buffington & Hoatland acquisition:* A brief discussion about the merger and acquisition Buffington and Hoatland; which the board is aware of.

**REPORT OF THE TREASURER:**

Mr. Lattimore discusses the budget report for October 2022. Noting we did collect \$3800 from the Aurelius IDA land rental and we disbursed \$5000 CEDA; October had been a quiet month. He also mentions that there will be one or two CDs coming down the road, but just as we did last month, we're keeping the money liquid for a project that we might need to use it for.

Mr. Lockwood motioned to approve the treasurer's report; approved by Mr. Lattimore, followed by Mr. Rindfleisch. All members present voted in favor; motion carried.

**NEW BUSINESS:**

Mr. Locke moves two unfinished business topics for visiting guests to have the floor early.

#### Economic/Industrial Development: Mr David Schenk, Springport Town Supervisor

Mr. Schenk discussed certain properties coming off the tax rolls and a unique opportunity to purchase 170 acres that could be used for industrial development which could bring revenue to the town and the county. The owners of the property are will to sell and/or hold the paper till we are ready. But we do not have the funds available for the large purchase. The board discusses other aspects of the property, such as water and sewer, possible residential development, clean titles, and other topics. Mr. Schenk says he will leave the maps for review and later discussions and thanks the board for their time.

#### IDA Park Sink Hole

Mr. Dave Norbut, from Norbut Solar farms introduces himself to the board to discuss that he owns the property just south of IDA Road and they noticed there was a sinkhole in the road. He realized tonight that this sink hole was already on the meeting agenda and he is pleased that they are aware of the problem. He offers to help in any way they can with the road, equipment on site, removing trash that people are dumping, etc., and says he appreciates the board recognizing the issue, and thanks everyone for their time.

#### **UNFINISHED BUSINESS:**

Update to Sewer line – Mark Chambers discusses receiving the signed settlement statement, not that this is done it just has to be executed by the board. This will be ready to put out to bid by the end of the week. Mr. Justin Miller mentions needing to look over the form of contract, which needs to be a part of the bid package itself, and notes that there is a thirty-day bid window. Mr. Chambers questions the location of materials and pipe being store for the project; Mr. Marshall states that he spoke to the Highway Department and they gave permission for the materials to be stored there with the understanding that it wasn't going to be long term or indefinitely. Mr. Galbato, asks Mr. Marshall to reach out to the department again for confirmation, and asks that the department get in touch with Mr. Chambers, so that C&S can be present for delivery.

CCDC Loan / Resolution – There is still confusion on the terms of the loan, interest payments and fees. This needs to be further looked into for the next CCIDA Board meeting.

PG Auburn MOB, LLC and CMI/EDH LDA Closings Loan / Resolution – Both the hospital and the land development agreements for Cayuga Milk and Eagle Drive Holdings have closed. This should be reflected on the November financial statements at next month's meeting.

CEDA Update – There are projects at are being worked on, but nothing to report at this time.

#### **NEW BUSINESS:**

Abundant – Assignment and Modification Authorizing Resolution 2022 - we prepared a resolution that authorizes the revision to the IDA documents and consents to the assignment that's going on within their business and bringing in a new 99% partner. We told them that we would have the IDA look at this today for approval and work with the county and the County attorney's office will be coordinating a closing on the county amendment and our amendment at the same time. After a lengthy discussion to help with understanding what a name change to the parent company means for the County and the IDA, Mr. Latanyshyn asks if there is a motion to approve the amendment and resolution; approved by Mr. Dacey, followed by Mr. Rindfleisch, all in favor except Mr. Marshall opposes. Motion carried.

December Annual Meeting & Nominating Committee – A discussion is had by the board to make the December meeting a luncheon at Springside. Mr. Dacey asks if there is a motion to move the December meeting to the Springside for a luncheon; approved by Mr. Marshall, followed by Ms. Speno, all in favor, motion carried.

Self-Evaluation Forms – Please turn in your self-evaluation forms by the end of the year

**ADJOURNMENT AND EXECUTIVE SESSION:**

Mr. Latanyshyn motions to adjourn and move to Executive Session at 4:55pm, second by Mr. Galbato. All members present voted in favor; motion carried.

The Board returned from Execution Session at 5:35 and a motion was made to adjourn at 5:36, followed by Mr. Marshall, second from Mr. Lattimore. All in favor, Motion carried.

Respectfully Submitted,  
Christine Martynski

DRAFT