

# **Cayuga County Industrial Development Agency**

## **Special Meeting**

**2 State Street, Auburn, NY 13021**

**December 18, 2023, 4:00 P.M.**

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

**Others Present:** Ricardo Galbato (Galbato Law Firm), Karl Rindfleisch, Justin Miller (Zoom), Brian Linney (CMI), Jared Lusk (phone), Michael Miller, Katie Moran (CEDA)

Mr. Lockwood called the meeting to order at 4:00 p.m., noting the presence of a quorum. He stated that the purpose of this meeting is to discuss reorganization of CCIDA when the CEDA contract ends, and to discuss and answer questions from CMI regarding the water supply that Aurelius can provide. The reorganization will be discussed in Executive Session.

Mr. Linney of CMI stated that they have questions about water and what Aurelius can supply. At some point the line into the industrial park will not be adequate. K. Rindfleisch stated that he has documents that indicate that the Town of Aurelius can supply 1160 gallons per minute of water. The milk plant uses 700 gallons per minute on average during regular use, but it can go up to 2200 gallons per minute at maximum flow. K. Rindfleisch has gone to town board meetings and is not sure that they have thoroughly researched it. The Chair of the Planning Board thinks that their engineer needs to study this more. The Cayuga County Water and Sewer Authority has been told that there is not a path forward to resolve this for the milk plant. There is nothing more that the Water Authority can do, and it will be up to the CCIDA to resolve the problem of supplying water to the industrial park.

Mr. Lockwood stated that he understood that an agreement had been signed between Cayuga Milk Ingredients and the town of Aurelius. At the time the water seemed adequate. Since the agreement was signed other things have been developed which impact the water situation.

Mr. Linney has discussed water rates with various people. Discussions with the Town of Aurelius have generally been unfruitful. The town is trying to find out what CMI plans are.

A Rindfleisch suggested a compromise that would leave Aurelius on the old plant and put the expansion on the new one. The town does not seem interested in that. A way needs to be found that will help resolve the problem for CMI and not antagonize the town.

Mr. Marshall stated that there does not seem to be adequate water there now. We need to decide how to do it and come up with a proposal that will not negatively affect the IDA. Some resolution needs to be found that will not hurt the town but will allow the milk plant to get the water that they need. A resolution is needed to make sure that there is a plan to get the water that they need by August.

J. Miller stated that the IDA is the right organization to put the water line in. First an easement is needed from BOCES. An easement is needed from DOT to run the line along Genesee Street. The IDA can run the pipe. The IDA can buy the water and give the bill to the milk plant, or the milk plant can lease the line that the IDA puts in. CMI is willing to cash flow the construction. The IDA can borrow money as needed to

support the potential project. The project is approximately a \$1,000,000 project so it will be a lot of work to make these things happen. The Water Authority needs to be paid for the main. The IDA and the Water and Sewer Authority can sign a joint contract with the engineering firm (MRB).

An agreement for engineering services is needed. Included in this would be the option for the IDA to sell water to businesses at the industrial park. CMI would fund the line going into the industrial park. R. Galbato suggested the working group think about putting in a water meter. J. Miller suggested getting all ducks in a row and going back to the town with information about needs and costs. The water issue needs to be resolved to avoid problems with getting a certificate of occupancy.

Mr. Marshall made a motion to move into Executive Session and Mr. Rindfleisch seconded it. The motion was approved unanimously.

The group came out of Executive Session as motioned by Mr. Marshall with a second Mr. Rindfleisch. All present voted in favor.

Mr. Marshall made a motion to move forward with obtaining an office within the Water and Sewer Authority offices on County House Road. Mr. Rindfleisch seconded the motion. The motion passed.

Mr. Rindfleisch made a motion and Mr. Lattimore seconded the motion to engage an IT firm to set up phones with a budget up to \$1,000. The motion passed with one nay vote.

Mr. Rindfleisch made a motion and Mr. Marshall seconded it to give Mr. Miller a budget of \$1,500 to purchase office supplies and office equipment as needed. The motion passed.

Mr. Rindfleisch made a motion and Mr. Marshall seconded it to allocate \$5,000 for general reorganization expenses that might arise. The motion passed.

Mr. Marshall voted to adjourn with Mr. Rindfleisch seconding the motioned, all present voted in favor. The meeting was adjourned at 5:30 PM.

Respectfully Submitted,

Catherine Moran