

**Cayuga County Industrial Development Agency
Regular Meeting
Cayuga County Chamber of Commerce
2 State Street
Auburn, NY
September 18th, 2018 at 4:00pm**

Vice-Chairman Lattimore called the meeting to order at 4:07pm, noting that a quorum was present.

ROLL CALL:

Present: Paul Lattimore, Ben Vitale, John Latanyshyn, Herb Marshall, Andrew Rindfleisch

Excused: Raymond Lockwood, Gina Speno

Others Present: Tracy Verrier, Samantha Frugé (CEDA), Rick Galbato (Galbato Law Firm)

MEETING MINUTES:

Mr. Marshall moved to approve the minutes of the August 14th Regular Meeting; seconded by Mr. Lattimore. All members present voted in favor, motion carried.

BILLS AND COMMUNICATIONS:

Ms. Frugé presented bills from the Probst Group for work on the sewer study (\$5,345.61) and NYSEG for electric service at the Industrial Park (\$104.16). Mr. Marshall moved to pay the bills, seconded by Mr. Latanyshyn. All members voted in favor, the motion carried.

REPORT OF THE TREASURER

Ms. Frugé reviewed the budget report, noting revenue from the Minard Run Gas Lease (\$26.84), interest accumulated from savings accounts and CDs (\$265.10), and KeyBank charges that were credited back the account (\$106.85). Mr. Latanyshyn moved to accept the report of the treasurer, seconded by Mr. Lattimore. All members present voted in favor, the motion carried.

UNFINISHED BUSINESS

Aurelius Sewer Line Update: Ms. Verrier provided an update on the Aurelius Sewer Line, noting she attended the Aurelius Town Board meeting the week prior to ask the Town if they would expand the stretch of sewer that is experiencing capacity issues along Eagle Drive. She added that the Aurelius Town Board was considering options regarding the project, but had not committed yet. Ms. Verrier stated she was looking into funding sources for that project. Mr. Lattimore asked what the estimate was for that portion of the project? Ms. Verrier stated the estimate was around \$440,000 for the Eagle Drive portion and \$1.4 million for the force-main. Mr. Marshall asked what percentage of total cost was funded? Ms. Verrier explained that they were looking to get 50% of the project funded through the USEDA, and had 20% funded from the NYS ESD grant. Mr. Lattimore asked if the force-main was part of the discussion with the EDA? Ms. Verrier confirmed that it was. Mr. Lattimore asked what kinds of funding were available? Ms. Verrier explained that the project used CDBG funding for the original pump station. She added that she was meeting with a representative from USEDA the following week to see if they could incorporate the Eagle Drive portion of the project into the pump station project for the expansion. Mr. Marshall asked if the bio-blocks had been placed in the pump

station? Ms. Verrier stated the bio-blocks were installed about 3 weeks prior, but the agitator had not been installed due to specific steps that needed to be taken for compliance. Mr. Lattimore asked if there was a generator at the pump station to handle potential power outages? Ms. Verrier advised she was not aware if there was a generator and would find out. Mr. Rindfleisch asked who would handle the maintenance for the force-main? Ms. Verrier explained the maintenance would be handled by whoever owned the line at the end, possibly the Cayuga County Water & Sewer Authority. Mr. Marshall suggested putting all current and future industrial park users on the force main and leave the existing gravity line for other users outside the park. Mr. Rindfleisch asked if the force-main would have enough capacity to handle all future industrial park users? Ms. Verrier noted that it would depend on the size of the future users and explained that the base assumption was that the existing sewer line would still exist for use by smaller users so the force-main was currently designed to have as much capacity on the line as the City was comfortable with in addition to the existing line. Mr. Marshall suggested setting up a video chat with the Probst Group to address additional questions.

Audit RFP Responses: Ms. Verrier reviewed the RFP process with the board, noting they received 6 responses for review. She noted that Ms. Frugé had prepared a chart to summarize the details of the responses, including fee structures and relevant experience. She explained that the only response from Cayuga County was Buffington & Hoatland who were currently working with AIDA. Ms. Verrier stated the staff suggestion for a non-local firm to consider was EFPR Group due to their experience working with IDAs and pricing. Ms. Verrier asked if the board would consider a non-local firm? Mr. Latanyshyn stated that it was important to support local businesses and there were benefits to using a local firm; the board was agreeable. Mr. Lattimore motioned to select Buffington & Hoatland for CCIDA audit services, seconded by Mr. Rindfleisch. All members present voted in favor, motion carried.

CEDA Staff Update: Ms. Verrier explained a state legislation for renewable energy projects that allows such projects to request and potentially receive a full property tax exemption. She explained that current legislation states that renewable energy projects can send notification to each taxing jurisdiction requesting a full property tax exemption, and each jurisdiction has 60 days to respond. The project automatically becomes exempt for any jurisdiction that does not respond to the notification. Ms. Verrier explained that other communities have approached the issue by directing renewable energy projects to their local IDAs to structure PILOT agreements. She added that the PILOTs would be structured based off land assessment and per megawatt generation. Mr. Latanyshyn asked how long the tax exemption was for? Ms. Verrier stated the exemption was for 20 years. Mr. Rindfleisch asked what the advantage was to having one PILOT instead of separate agreements between the municipalities and the project? Ms. Verrier explained the process was cleaner for everyone (since without the IDA the project could have multiple different arrangements). She added that there was no time limit once negotiations began after the jurisdictions respond to the notification. Mr. Marshall asked if the tax exemption was on just the improvement or the full parcel? Ms. Verrier stated she would confirm with the lawyers and send the information to the board, as well as send an example from Wayne County showing a possible structure to be used.

Ms. Verrier reviewed ongoing CEDA activities and projects. She provided an update on Page Trucking, noting CEDA is helping them with workforce resources and getting connected with the State for apprenticeship opportunities. Ms. Verrier also discussed a new grant program for agribusinesses and farms looking to get NY Grown & Certified labeling. The program offers

grants up to \$25,000 that can assist with expenses specifically related to certification qualification. Mr. Latanyshyn asked if the mall property was moving forward? Ms. Verrier stated Mr. Galbato was waiting on additional paperwork before closing.

Motion to adjourn made at 5:15pm by Mr. Marshall, seconded by Mr. Latanyshyn. All present voted in favor, the motion passed.

Respectfully submitted,
Samantha Frugé

Next regularly scheduled meeting: Tuesday, October 16th, 2018 at 4:00pm.