

**Cayuga County Industrial Development Agency
Regular Meeting
Cayuga County Chamber of Commerce
2 State Street
Auburn, NY
June 18, 2019 at 4:00pm**

Chairman Lockwood called the meeting to order at 4:03pm, noting that a quorum was present.

ROLL CALL:

Present: Ray Lockwood, John Latanyshyn, Ben Vitale, Andrew Rindfleisch, Paul Lattimore

Excused: Herb Marshall, Gina Speno

Others Present: Tracy Verrier, Maureen Riestler, Samantha Frugé (CEDA); Jeanine Wilson (Cayuga County Sewer & Water Authority)

MEETING MINUTES:

Mr. Rindfleisch moved to approve the minutes of the April 16th Regular Meeting, seconded by Mr. Lattimore. All members present voted in favor; the motion carried.

BILLS AND COMMUNICATIONS:

Ms. Frugé presented the following bills: NYSEG for electric at the Industrial Park for April (\$141.29) and May (\$127.18), Harris Beach PLLC for interim legal services (\$1,525), Aurelius Tax Collector for town taxes on the two mall parcels that were purchased in 2018 (\$10,461.87), Coburn Design for website hosting (\$76.20), and Buffington & Hoatland for the FY2018 audit prep (\$3,800). Ms. Verrier noted that the taxes on the mall parcels will not be that expensive next year as they will be exempt. Mr. Vitale moved to pay the bills, seconded by Mr. Rindfleisch. All members present voted in favor; the motion carried.

REPORT OF THE TREASURER

Ms. Frugé reviewed the budget report, noting income generated from interest accounts in the amount of \$1,224.48. Mr. Latanyshyn moved to accept the report of the treasurer, seconded by Mr. Rindfleisch. All members present voted in favor; the motion carried.

Ms. Verrier advised that one of the CD accounts was due for renewal on July 31st. Mr. Latanyshyn asked if CEDA staff were receiving statements every month detailing what collateral was being held and by which party? Ms. Verrier said that they had not received any statements, but had a meeting scheduled with Generations Bank for the following Friday to discuss the CD accounts. The Board discussed interest rates for various local banks and agreed to table the decision to renew the CD account at the July meeting, based on interest rates at the time.

Ms. Verrier advised that a bank transfer from savings to checking was required to cover expenses. She explained that they looked ahead until the end of August in preparation for future expenses and estimated they would need roughly \$16,000 to cover current and anticipated expenses. She added that they anticipate project fees to come in from the Page Trucking project near the end of July or early August. Mr. Latanyshyn moved to approve the bank transfer, seconded by Mr. Rindfleisch. All members present voted in favor; the motion carried.

Ms. Verrier reviewed the invoice disbursement report for the Finger Lakes Rail Road, noting they received the PILOT payment and the funds were disbursed prior to the meeting.

UNFINISHED BUSINESS

CEDA Staff Update: Ms. Riester provided an update on the potential sale of IDA-owned parcels to Dave D'Alberto, noting Mr. D'Alberto was still considering the parcels at the Industrial Park but was also exploring other options.

Ms. Verrier discussed two potential solar projects who were looking at PILOT options. One of the projects was located in Ledyard and one in Scipio. She explained that Lane Young, a solar developer who attended a meeting last year, was inquiring about the parcels in the Industrial Park to see if there was interest in leasing or selling for a solar array. Ms. Verrier said she advised Mr. Young that the Board would likely prefer to see business development over solar development in the park, but that she would ask if there was interest or help him connect with other land owners. Mr. Lockwood asked how much land Mr. Young wanted and the terms he was asking? Ms. Verrier relayed her understanding of his anticipated offer. As she understood it, he was looking at the multiple parcels totaling 44-acres south of CMI and was asking for a 25-year lease at roughly \$52,000 per year, plus a PILOT around \$5,500 per megawatt. The Board agreed that they'd prefer to leave the Industrial Park parcels open for business development. Mr. Lockwood asked if the two mall parcels acquired last year would be a good fit for what he was looking for? Ms. Verrier said they could potentially do a lease without an issue with the three-year lookback. She added that it would be a 25-year commitment but had the potential to bring in some regular revenue. The Board expressed that they'd be willing to review a proposal for the parcels next to the mall, and Ms. Verrier advised she would communicate with Mr. Young and have him submit a proposal if those parcels were of interest.

Ms. Verrier provided updates on various projects CEDA was involved with, including the DRI which Auburn is still awaiting project announcements for and the next round would be scored the following week, and the Consolidated Funding Application which is due July 26.

Aurelius Sewer Line Updates: Ms. Verrier discussed communications with NYDEC about how to move forward with the project. She explained that they would need to do a preliminary engineering report that looks at the downline capacity of the City of Auburn's conveyance lines and wastewater treatment plant. In the original report, the engineers reviewed the capacity but testing was not included in the scope of services. Ms. Verrier said she reached out to the Probst Group who completed the original preliminary engineering report asking for a rough estimate of cost for the new scope of work. The Probst Group estimated \$15,000, with the understanding that it could vary depending on the specific scope of work required by DEC and how readily available existing documentation is. Ms. Verrier asked the Board if they would like to send out a RFP for services or simply ask the Probst Group for an official proposal? She added that the Probst Group came in under budget for the first report, therefore there was room in the original budget to cover the expense. Mr. Latanyshyn said a RFP was a lengthy process and his preference was to hire the Probst Group again, particularly because they were already familiar with the project. Mr. Lattimore asked if the City advised as to what capacity they could handle from the sewer line? Ms. Verrier said the City did indicate that they believed the system could

handle the increase as planned. Mr. Lattimore asked if the City was amenable to the Probst Group doing testing? Ms. Verrier said her impression from conversations with City staff was that they would be fine with the Probst Group and would work with them to produce documentation and any necessary testing. Mr. Lockwood asked if they were required to do a RFP? Ms. Verrier said that it was a professional service, therefore they were not required to. Moreover, because they had a contract with the Probst Group, they could simply to a scope change. She added that the Probst Group was currently working with CMI, but that they confirmed that there did not appear to be a conflict of interest for them to work on both projects and that it could actually create efficiencies. The Board was agreeable to just asking the Probst Group to submit a proposal. Mr. Lattimore asked how the existing line was performing since the agitator and bio-blocks were introduced? Ms. Verrier stated that to her knowledge the system was functioning better, noting that the pump station required pumping less frequently and the line had not required jetting recently.

NEW BUSINESS

Upcoming Events: Ms. Verrier discussed upcoming events, including an CFA Workshop to be held at CCC on June 21st. She explained that the workshop was only offered once a year and would cover how to complete a successful application in the Consolidated Funding Application.

Motion to adjourn at 4:55pm by Mr. Lattimore, seconded by Mr. Vitale. All members present voted in favor; motion carried.

Respectfully submitted,
Samantha Frugé

Next regularly scheduled meeting: Tuesday, July 16, 2019 @ 4pm