

Cayuga County Industrial Development Agency

Annual Meeting

2 State Street, Auburn, NY 13021

December 19, 2023, 12:00 noon

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

Others Present: Ricardo Galbato (Galbato Law Firm), Karl Rindfleisch, Steve Lynch, Mark Chambers (Zoom), Michael Miller, Katie Moran (CEDA)

Mr. Lockwood called the meeting to order at 12:20 p.m., noting the presence of a quorum.

Minutes

Mr. Marshall made a motion and Mr. Rindfleisch seconded it to approve the minutes of the November 21, 2023 meeting. The motion passed.

Bills and Communications

Ms. Moran presented the list of bills that are due to be paid. A motion was made and seconded to approve the bills. The motion passed.

Directors Report

Mr. Miller reported on recent activities, including some new inquiries about land from new projects. An agency (Colliers) has been hired to appraise CCIDA owned land to make sure that the actual value is used in negotiations. Work has been done on setting up operations starting in January. Mr. Miller stated that he has heard from McManus IT Solutions, and they will be moving ahead with setting up IT and phones. PARIS reports will be due at the end of March and a new round of PILOTS will be out in January. Mr. Miller requested that the Board evaluation forms that have not been returned be sent in.

Ongoing activities

Mr. Chambers reported that the underground piping has been put in, the pump stands have been delivered, and Highlander will work on installing the internal piping after the holidays. Left to be done are finishing the manhole connection, get the valve pit and the pump station pit set, and set up the electrical services. The culverts are scheduled to be put in soon by the Soil and Water Conservation District. August of 2024 is still the anticipated date for the generator.

Financial reports

Ms. Moran reported that CCIDA is in a good place financially. The new Money Market is earning a high rate of interest and the interest for the year is around \$13,000. The current net income for the year is \$921,513.27. There was not much activity in November as opposed to October.

Mr. Marshall made a motion and Mr. Rindfleisch seconded it to accept the financial report.

Water/Sewer Line

Mr. Galbato reported that Mr. J. Miller is asking for changes in the proposal brought forward to the board. He is requesting that the Board authorize the Chair or the Executive Director to co-sign an engineering services proposal with MRB in connection with the Cayuga County Water & Sewer Authority. This will allow them to sign when all adjustments are made.

Mr. Marshall made a motion to authorize the Chair or the Executive Director to sign an engineering services proposal with MRB and Mr. Lattimore seconded the motion, as part of amended proposal.

Roll Call	Yes	No	Absent/Abstain
R. Lockwood			X
Bob Shea	X		
Herb Marshall	X		
Paul Lattimore	X		
Gina Speno	X		
John Latanyshyn			X
Andrew Rindfleisch	X		

The motion passed.

Contract with Secretary/Bookkeeper

Mr. Marshall made a motion and Mr. Rindfleisch seconded it to approve the proposed contract with Catherine Moran. The motion passed unanimously.

Nominating Committee

The Committee proposed as officers:

Chair	Mr. Lockwood
Vice-Chair	Mr. Lattimore
Treasurer	Mr. Latanysyn

The committee also recommended keeping the by-laws, committee charters and policies as they now stand. They also recommend keeping personnel: Executive Director – Michael Miller; General Counsel – Riccardo Galbato; Transactional Counsel – Justin Miller; Engineer – Mark Chambers; Secretary – Catherine Moran.

Mr. Rindfleisch made a motion to keep the policies and personnel as stated above and Mr. Marshall seconded it.

Roll Call	Yes	No	Absent/Abstain
R. Lockwood	X		
Bob Shea	X		
Herb Marshall	X		
Paul Lattimore	X		
Gina Speno	X		
John Latanyshyn			X
Andrew Rindfleisch	X		
The motion passed.			

Other Information

There are several properties in which people have expressed interest. Discussions are ongoing regarding splitting some of the properties and costs. Further discussions with the owners are needed.

A motion was made by Mr. Marshall and seconded by Mr. Rindfleisch to go into Executive Session to discuss the properties. The motion passed.

The group came out of Executive Session and adjourned at 1:15.

Respectfully Submitted,

Catherine Moran