

Cayuga County Industrial Development Authority
Regular Meeting
2 State Street, Auburn, NY 13021
April 18, 2023 @ 4:00pm

Present: Ray Lockwood (Chair), Herb Marshall, Andrew Rindfleisch, Bob Shea, Gina Speno, Paul Lattimore, John Latanyshyn, Riccardo Galbato (Galbato Law Firm), Ryan Pines, Aileen Coleman-McNabb

Others Present:, Karl Rindfleisch (Cayuga County Water & Sewer Authority Director), Mark Chambers (C & S Engineer), Michael Miller (CEDA), Maureen Riester (CEDA), Lauren LaGreca (CEDA), Peter King (CEDA), Paul Viggiano (CEDA), Katie Moran (CEDA), Chuck McLaughlin and Joe Pierce from SunEast Solar, Ed Staehr

Attending on Zoom: Paige Beyer – Barclay Damon, Mike Bertesky from TJA, Justin Miller (Harris Beach)

Mr. Lockwood called the meeting to order at 4.00pm, noting the presence of a quorum.

MINUTES OF LAST MEETING:

Mr. Marshall made a motion to approve the minutes of the previous meeting. Mr. Shea seconded the motion. There were no additions or comments and the motion passed.

BILLS AND COMMUNICATION:

Ms. Moran reported that 2 bills were paid in the past month. One was to NYSEG for \$164.72. In addition a bill has been submitted to CCIDA to pay for the services provided by CEDA for the first quarter of 2023. That bill, per previous discussion is for \$7,506. A check has been prepared and is available to be signed.

Mr. Lockwood asked if the problem with the lights at the milk plant had been resolved. Ms. Riester was asked to look into this issue.

Mr. Lockwood asked for a motion to approve the bills. Mr. Galbato made a motion to pay the bills. Mr. Latanyshyn seconded the motion. A question was raised about whether an agreement had been reached at the previous meeting. The Board did agree to increase the amount to \$7,500 per quarter - \$30,000 per year but that agreement has not yet been executed. Mr. Galbato will revise the agreement and send it to the Board. There will be further discussion at the end of the meeting. The NYSEG bill was approved.

REPORT OF THE TREASURER:

Ms. Moran reported that the financial statement in the packet shows nothing that is particularly questionable. The (\$4,000) net income is the result of timing on money that is in transit. The negative status should go away in April.

Motion by Mr. Marshall to approve the Treasurer's report was seconded by Mr. Rindfleisch. All present voted in favor with no opposition.

UNFINISHED BUSINESS:

TJA Chestnut Ridge: A question was asked about the labor waiver that has been requested. The project is a 3.625 megawatt project. The company has entered into an engineering, procurement and construction agreement with Fister. It is part of a larger project. The company has an accelerated construction schedule as

required by Moravia. The projected start date is in May. The company has been reaching out to contractors in Cayuga County and surrounding counties to identify the specialized skills needed for this project. They are above the 10% requisite. They are still using local, New York labor as much as possible, but are unable to hit the numbers that are outlined in the policy. There has not been a public hearing set up for this yet. The project has offered the town additional community benefits that will supplement the PILOT. A meeting is scheduled to discuss this. Mr. Marshall reported that at a previous meeting the PILOT would not be available to them if they did not meet the local labor requirement. Mr. Latanyshyn reviewed the job categories in terms of the labor that is available in Cayuga County. Essentially, we are looking for 50 people to be employed. Some of the categories, such as mechanical, fencing, landscaping and tree clearing can certainly be done by local labor. Other jobs are more specialized. More labor should come from Cayuga County. The group agreed with this. There can be more discussion about pricing, availability and other reasons that the company decided that non-local contractors will be used. It would be helpful to have actual data about why local labor was not used in certain areas. TJA is constrained to a start date required by Moravia.

Mr. J. Miller suggested getting familiar with the details of the labor. The Board needs to make sure that all details are imbedded in the waiver. The Board will wait to hear from the company principals for the May meeting.

Sewer Project

Mr. Chambers reported that the bidding process was very competitive. The low bid was \$1,249,000 up to a high of \$1,800,000. The low bidder was Highlander. There are steps that must be completed. The EDA needs to approve the selected bid. A letter is needed from the Citizen to demonstrate that the bidding was advertised for the required 30 consecutive days. It was actually only advertised in The Citizen but the Syracuse Voters Exchange advertised the project on the internet for 90 days so that requirement should be covered. Mr. Galbato asked about the bids. He noticed a great deal of disparity on specific items in the bids. Mr. Rindfleisch responded that contractors sometimes balance off line items in their bids. Board members wondered if there were any line items that set off red flags. Mr. Chambers recommends going with the low bidder. Mr. Marshall reminded the group that there had previously been discussion about the Board holding a special meeting to review the bids. The milk plant needs the sewer project to be able to expand. The group discussed whether there is any reason not to give the project to the low bidder. Mr. Latanyshyn requested executive session to discuss the bids and the contract.

CEDA Update

There have been a couple of meetings related to site acquisition. CEDA will hear from the owners later this week. There are other sites for which CEDA is holding discussions regarding the owners' interest in working with CEDA. The PARIS report was completed and submitted by the end of the month. The audit journal entries are nearly done. A verification that everything is in good order and complete will be requested from the auditors.

NEW BUSINESS:

Mr. Staehr spoke about the details of land parcels that are available and the economic potential for Springport. There is a small amount of wetland in the area. It is zoned ag/residential now. They would accept an option on the property. If the Board is interested zoning as commercial could be considered. There was some discussion about the possible use of the property. There may be opposition within the villages. A public hearing would be needed if CCIDA acquires the property and is looking at commercial use of the land.

SunEast representatives are present regarding a site in Scipio. It is an 18 megawatt project. There are 2 different locations. The projects need to adhere to the labor requirements. The applications need to be reviewed. SunEast will continue to operate the two sites. A public hearing will be needed. Approvals and permits with the Town of Moravia have been obtained.

A motion was made by John Latanyshyn to accept the application and seconded by Bob Shea. A roll call vote was taken.

	Yea	No	Abstain
Herb Marshall	X		
John Latanyshyn	X		
Gina Speno	X		
Ray Lockwood	X		
Robert Shea	X		
Paul Lattimore	X		
Andrew Rindfleisch	X		

All voted in favor of each site. There were no opposing votes. The applications for both sites carried.

Fiduciary Acknowledgement Forms need to be signed by all Board members.

UPCOMING EVENTS

AVO training will occur on April 28, May 10 and May 17 from 9:30 to 11:00 a.m. online.

The New York State conference on economic development will take place in Cooperstown on May 24 to 26. Mr. Miller and Ms. Riester will be attending.

ADJOURNMENT AND EXECUTIVE SESSION:

Mr. Galbato made a motion to go into executive session to discuss the land purchase and contract negotiations. The motion was seconded and passed unanimously.

Respectfully Submitted,
Katie Moran