

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION**  
**MINUTES OF MEETING**  
**AUGUST 26, 2015**

**Present:** Robert Gormley, Sarah Bullock, David Zembiec, Bruce Armstrong, Wayne McIlroy, mark Keddy, Paul Smith, Tom Piche', Derek Davis, Bruce Ferguson

**Excused:** Tod Nash (proxy to Tom Piche')

**Others Present:** Michael Astafan (Building Manager) Lori Borland (Admin. Asst.)

**Call to Order:** President Robert Gormley called the meeting to order at 4:36 p.m.

**Open Forum:** None

**Minutes of the June 24, 2015** meeting were previously distributed and read. Motion made by Mr. McIlroy, seconded by Mr. Smith, to approve the minutes as written. Motion passed unanimously.

**Treasurer's Report:**

- a.) and b.) The June/July financial reports, as prepared by Ms. Borland, were distributed and discussed. The reports included monthly Balance Sheet, Check Detail, Deposit Detail, and Profit and Loss Statement. Motion was made by Mr. Smith, seconded by Mr. Armstrong to accept the reports as submitted, and ratify the payment of the bills. There was discussion that NNY Gals has not made any payments on their Termination Agreement for 262 State Street as was agreed to. Ms. Borland has discussed this with them, and they can afford to pay \$200.00 per month towards the arrears. It was noted that \$200.00 per month is better than nothing at all, and upon motion by Mr. Armstrong, seconded by Mr. Piche', it was agreed to accept the \$200.00 per month offer. Motion passed unanimously.

**Old/New Business:**

- a. 253/255 State Street Status: It was reported that the parapet repairs have been completed. A structural engineer met on site, and discussed the various avenues. Mrs. Bullock reported that a rubber roof will be installed, and the structural repairs within on the third floor would be completed, thus not having to worry about inclement weather. It was noted that wooden trusses would be used instead of the steel ones. NYS has been notified that the repairs will take a bit longer than expected and their representative said to get back with them as to a realistic date. The engineer needs to meet to see about a definitive date to give NYS, but it is expected to give them December 31, 2015.
- b. MicroGrid – There is a conference call scheduled with Booz Allen Hamilton tomorrow a.m. to discuss this further. It was noted that it is in Phase I of the project, i.e. information gathering and feasibility analysis.
- c. CDBG Housing Rehab – It was announced that there is no funding for the 2014 Program. The Town of Wilna will see about applying for the 2015 Program.
- d. Budget Committee – A Budget Committee was formed, which consists of Mr. Armstrong, Mr. McIlroy, Mr. Keddy, Mrs. Bullock and Lori Borland. A meeting will be scheduled to discuss the budget which is due to Public Accounting Authorities Office by the end of October. Motion was made by Mr. Piche', seconded by Mr. Ferguson to accept the committee formation consisting of those members and to generate a budget for next year.

**Executive Session:** Motion by Mr. Smith, seconded by Mr. Keddy, to go into Executive Session to discuss lease negotiations and possible employee. Executive Session began at 4:55 p.m. Motion by Mrs. Bullock, seconded by Mr. Piche' to come out of Executive Session, which was done at 5:42 p.m. Regular session resumed.

**Next Regular Meeting:** The next regular meeting will be held on September 23, 2015 at 4:00 p.m.

There being no further business before the Board, a motion was made by Mrs. Bullock, seconded by Mr. Piche' to adjourn. Meeting adjourned at 5:45 p.m.