

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION**  
**MINUTES OF MEETING**  
**APRIL 29, 2015**

**Present:** John McHugh, Bruce Armstrong, Wayne McIlroy, Paul Smith, Tom Piche', Derek Davis, Bruce Ferguson

**Excused:** Robert Gormley, James Wright (Proxy to B. Armstrong), Tod Nash ( Proxy to Mark Keddy), Mark Keddy, David Zembiec, Michael Astafan

**Others Present:** Lori Borland, Admin. Asst., Elaine Avallone (Carthage Republican Tribune)

**Call to Order:** Vice-President Bruce Armstrong called the meeting to order at 4:06 p.m.

Open Forum: None

**Minutes of the March 25, 2015** meeting were previously distributed and read. Motion made by Mr. Davis, seconded by Mr. Smith, to approve the minutes as written. Motion passed unanimously. Minutes of the special meeting on April 16, 2015 were distributed and read. Motion was made by Mr. Ferguson, seconded by Mr. Smith to approve the minutes as written. Motion passed unanimously.

**Executive Session:** Motion was made by Mr. Smith, seconded by Mr. McHugh, to go into Executive Session, which was done at 4:10 p.m., to discuss lease issues. Motion was made by Mr. Piche', seconded by Mr. Smith to come out of Executive Session and resume the regular session which was done at 4:20 p.m. Upon resuming regular session, a motion was made by Mr. Piche', seconded by Mr. Smith, to freeze the monthly rent of Ablan's Business Center at \$600.00 back to the official date of the 2014 rent escalator in the lease, and for the remained of the year until the next escalator date. Motion passed unanimously. Motion was made by Mr. Piche', seconded by Mr. Smith, that the Board accept the lease termination terms as proposed in the letter from NNY Guys and Gals dated April 13, 2015. Motion passed unanimously. Ms. Borland was directed to have Mr. Farley prepare the lease termination agreement for execution by the Chairman, Vice chairman, or Treasurer of the Board.

**Treasurer's Report:**

- a.) and b.) The March and April 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. Piche', seconded by Mr. Ferguson to accept the reports as submitted, and ratify the payment of the bills.

**Old/New Business:**

- a. 253/255 State Street Status: It was reported that phase 2 of the project had begun with Mr. Grant Construction removing the interior ceiling of the structure. It was noted that steel has been ordered for the rafters and decking. The contractor is currently focusing his attention on repointing the back wall. It was also mentioned that the window replacement will be subcontracted out to M&M Construction and the asbestos issue was addressed by Independent Commercial Contractors.
- b. MicroGrid – It was brought to the attention of the board that there is a microgrid study grant opportunity for the greater Carthage area. The study would explore the possibility of setting up a micro grid that could possibly utilizing the CIDC Hydro facility or the Gas fired power generating facility located next to Metro Paper. The system would provide power to the area in the event of a disaster. The study may also study the potential for selling power from the Hydro facility to local users. The board agreed that there are interesting possibilities given that the hydro facility and the gas fired power plant are located next to each other and are adjacent to some of the larger power users in the Carthage/West Carthage area. It could even be possible for the CIDC to sell its power at a higher rate than the wholesale market while also saving some of the large power users money. The JCIDA has secured a consultant who will be submitting the application for Microgrid planning funds if endorsed by the community. A motion was made by Mr. Piche', seconded by Mr. Smith, to support the application.

Next Regular Meeting: The next regular meeting will be held on May 27, 2015 at 4:00 p.m.

There being no further business before the Board, a motion was made by Mr. Smith, seconded by Mr. Piche' to adjourn.  
Meeting adjourned at 4:30 p.m.