

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION  
MINUTES OF MEETING  
SEPTEMBER 28, 2016**

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

**Excused: Michelle Capone (proxy to Bruce Armstrong), Tod Nash**

**Others Present: Lori Borland Admin. Asst.**

Call to Order: President Robert Gormley called the meeting to order at 4:26 p.m.

Open Forum: None

Minutes of the August 24, 2016 meeting were approved upon motion by Mr. Keddy, seconded by Mr. Zembiec. Motion passed unanimously.

Financial Report – Approval of the August Financial Report and the ratification of the payment of the bills was moved by Mr. Davis, seconded by Mr. Armstrong. Motion passed unanimously.

Old/New Business:

a.) Report by Economic Development Coordinator – Mrs. Bullock submitted a comprehensive report on all that she has been working on in September. A copy of the same is attached to these minutes. In summary, the Dock Street property feasibility study is expected by next week. The Metro Paper I&I study is about one quarter done through BCA. Regarding the IMEC Property through the Main Street Grant, she has met with the property owner and the architect. There is a minimum of five offices proposed, but more likely will be 8-10 offices in the basement. The CDBG Grant application has been submitted by DANC on behalf of the Town of Wilna, and regarding the Zombie property Grant, there is a small grant to help fund a temporary one year position for the Town of Wilna. If awarded, notification of award is expected soon. She indicated that Akeley Irwin from NDC, the investor on the CDB, LP 206 State Street property will be coming in from Florida tomorrow for her annual meeting.

b.) A Budget Committee was formed, consisting of Bruce Armstrong, Wayne McIlroy, Mark Keddy, Sarah Bullock and Lori Borland, and a meeting will be scheduled soon to discuss the upcoming budget.

c.) Commercial Tenant at 264 State Street – It was announced that there is interest in the commercial space by a tenant with a Massage Therapy business. She is looking to expand her business and do some retail sales as well. The rent is expected to be \$400.00 per month, with the first month free, and a security deposit of \$400.00 being paid upon signing the lease. Upon motion by David Zembiec, seconded by Bruce Armstrong, it was voted to accept the terms above and have the new tenant rent the existing vacant commercial space. Motion passed unanimously.

Executive Session: Motion to go into Executive Session was made by Paul Smith, seconded by David Zembiec. Executive Session began at 4:30 p.m

Regular session resumed at 4:40 upon motion by Mr. Keddy, seconded by Mrs. Bullock.

Regarding the Hydro matters, the Hydro Committee has advised the Board to go ahead with the final draft of proposals with Northbrook after having exhausted and researched any and all options available to the CIDC. A motion was made by Mr. Zembiec, seconded by Mr. Armstrong, to enter into an amended agreement with Northbrook, according to the parameters set forth and agreed upon in the negotiations. Motion passed unanimously. It was acknowledged that the Hydro Committee has put in many hours of hard work regarding this matter, and special credit was given to Tod Nash and Mark Quallen for their expertise in the matters. Mr. Quallen has not submitted a bill however Sarah Bullock will follow up with this.

Next meeting will be October 19, 2016 one week earlier than usual due to conflicts.

There being no further business before the board, motion was made by Mrs. Bullock, seconded by Mr. Ferguson to adjourn. Meeting adjourned at 4:50 p.m.