

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION  
MINUTES OF MEETING OCTOBER 23, 2013**

**Present:** Robert Gormley, John McHugh, Wayne McIlroy, Terry Buckley, Thomas Piche', Derek Davis, Terry Roche

**Excused:** Urban Hirschey, David Zembiec, James Wright – proxy to T. Piche'; Bruce Armstrong – proxy to T. Buckley, Mark Keddy, Paul Smith – proxy to T. Buckley

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

**Call to Order:** President, Robert Gormley called the meeting to order at 4:15 p.m.

Minutes of the September 25, 2013 meeting were previously distributed and read. Motion made by Mr. McIlroy, seconded by Mr. Buckley to approve the minutes as written. Motion passed unanimously.

**Reports: None**

**Treasurer's Report:**

- a. & b.) The October financial report was distributed and discussed. Motion was made by Mr. Piche', and seconded by Mr. McHugh to accept the financial reports as submitted, and for the payment of the bills as distributed and discussed. Motion passed unanimously.
- c.) PARIS 5 year budget – The Finance Committee has recommended adoption of the proposed 5 year budget as presented. Motion was made by Mr. Roche, seconded by Mr. Buckley to adopt the 5 year budget and submit to PARIS. Motion passed unanimously.

The board decided to renew its membership to the Greater Watertown Chamber of Commerce on a motion by Mr. Buckley seconded by Mr. Piche' and approved unanimously.

**Executive Session** – Motion was made by Mr. Davis and seconded by Mr. Roche to go into Executive Session for the purpose of discussion of property negotiations of the Moore property. Motion was made by Mr. Roche, seconded by Mr. Davis to come out of Executive Session at 4:52 p.m.

**Old/New Business:**

- a.) Braman Property – After discussion, a motion was made by Mr. Piche' and seconded by Mr. Roche to hire Aubertine and Currier as the engineers to prepare the Braman property subdivision and design. The board discussed the fact that the firm has a very strong knowledge of the site and had completed a detailed site evaluation for Habitat for Humanity in 2010. Their expertise and detailed awareness of the site justified selecting them to provide this professional service. The proposed cost of these engineering services will be \$14,725.00. the motion passed unanimously.
- b.) Hydro Lease Amendment – The board reviewed the second amendment to the lease agreement. The amendment corrected wording errors in section 2.02 and 2.03 involving the percentage of gross energy sales revenue due to CIDC and Northbrook. After discussion, a motion was made by Mr. Buckley and seconded by Mr. Piche' to accept the Lease Amendment with Northbrook as written. Motion passed unanimously.
- c.) Moore Property- a motion was made by Mr. Roche, seconded by Mr. Davis to authorize the expenditure of up to \$15,000 for a phase I and Phase II environmental assessment of the Moore property subject to agreement on a 5 year purchase option on the property by the property owners. Motion was passed by a majority of the Board, however, Mr. Buckley, and Mr. Armstrong (by proxy) and Mr. Keddy (by proxy) and Mr. Smith (by proxy) voted NAY.

Next meeting: The next meeting will be on **December 11, 2013**. (No November meeting because of the Thanksgiving Holiday)

There being no further business before the Board, a motion was made by Mr. McIlroy, seconded by Mr. Buckley to adjourn. Meeting adjourned at 5:00 p.m.