

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION
MINUTES OF MEETING JANUARY 22, 2014**

Present: Terry Buckley, John McHugh, James Wright, Bruce Armstrong, Wayne McIlroy, Mark Keddy, Thomas Piche', Derek Davis, Robert Gormley (Via telephone)

Excused: David Zembiec, Terry Roche, Paul Smith

Absent:

Others Present: Lori Borland, Admin. Asst.

Call to Order: Vice-President Terry Buckley called the meeting to order at 4:20 p.m.

Open Forum: None

Minutes of the December 11, 2013 meeting were previously distributed and read. Motion made by Mr. Armstrong, seconded by Mr. Gormley, to approve the minutes as written. Motion passed unanimously.

Executive Session: On motion by John McHugh, seconded by Derek Davis, the board went into Executive Session at 4:25 to discuss property negotiations. Upon motion by Mr. McHugh, seconded by Mr. Armstrong, the board came out of Executive Session and resumed the regular meeting.

Election of Officers: A Nominating committee was appointed by Mr. Buckley to include Thomas Piche', John McHugh and Derek Davis.

Reports: RARP Program Status: The Board discussed negotiations that were still ongoing with the Kehoe family and TLC Real Estate on the 253-255 State Street Project. The focus of the discussion was the owner's ability to move forward with the project in a timely manner. The board agreed that time is of the essence, and that the Main Street committee consisting of Mr. Gormley, Mr. Armstrong, Mr. McIlroy, Mr. Roche and Mr. McHugh finalize negotiations or cease the project and look to other projects. Final action on changing projects would then be taken at the next board meeting. Upon motion by Mr. Gormley, seconded by Mr. Davis it was voted to direct the committee to proceed as discussed. Motion passed unanimously.

Treasurer's Report:

- a.) and b.) The January financial reports, as prepared by Ms. Borland, were distributed and discussed. Motion was made by Mr. Piche', and seconded by Mr. Keddy to accept the financial reports as submitted, and to authorize the payment of the bills as distributed and discussed. Motion passed unanimously.

Old/New Business:

- a.) **Board Member Policy Certifications:** Ms. Borland reported that all certifications have now been received.
- b.) **Committee Appointments** – Current members of the Governance and Audit committee consist of Bruce Armstrong, Wayne McIlroy and Terry Roche. Motion was made by Mr. McHugh, seconded by Mr. Piche' to keep the Governance and Audit Committee as it is consisting of those members. Motion passed unanimously.
- c.) **ABO Report – Follow up:** A report was received from the Authority Budget Office (ABO) in December, and it was subsequently distributed to this Board. The Board discussed what steps, if any should be taken regarding the report. Mr. Wright indicated that this is a question of opinions. We believe we conform to the CIDC mission, and the ABO cautions that the CIDC may not fully conform. It is an opinion and it does not provide for any corrective action. Mr. Wright went on to say that perhaps we should review the situation to see if there is anything we want to change in the event of this coming up again in the future. He further suggested that our counsel be involved in the review process, and to take whatever subsequent action, if any, is needed. Forming a special ABO Committee was discussed, to include the Governance and Audit Committee members (Bruce Armstrong, Wayne McIlroy and Terry Roche), along with David Zembiec and James Wright. The committee was formed by Mr. Buckley and was directed to carry out the review of the report and to discuss the matter with counsel. It was suggested that maybe Mr. Steve Gebo might be interested in providing legal counsel regarding the review.

d.) **Braman Site Update** – Aubertine and Currier has completed a sketch subdivision plan that was presented to Village Representative on Monday. Based on that meeting, the engineers will be doing some minor revisions to the plan prior to submittal to the Village Planning Board for review the first week of February. It was noted that there is an area variance required on one lot because of the minimum width. A variance application will also be submitted to the ZBA in February. Our goal is to have the subdivision approved by early April so that infrastructure work can be started in the Spring.

Next meeting: The next meeting will be on **FEBRUARY 26, 2014 at 4:00 p.m.**

There being no further business before the Board, a motion was made by Mr.Piche', seconded by Mr. McIlroy to adjourn. Meeting adjourned at 4:50 p.m.