

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION
MINUTES OF MEETING JULY 24th, 2013**

Present: Dave Zembiec, Derek Davis, Bruce Armstrong, Wayne McIlroy, Tom Piche, Paul Smith, Terry Buckley, Mark Keddy, John McHugh, Robert Gormley

Proxy:

Absent:

Excused: Jim Wright, Terry Roche

Others Present:

Call to Order: President, Robert Gormley called the meeting to order at 4:13 p.m.

Minutes: Motion made by Mr. Armstrong, seconded by Mr. Zembiec, to accept the minutes of the May 15th, 2013 meeting. Motion carried unanimously.

Reports:

The board discussed the status of the CDBG Housing Program administered by the Village of Carthage and Chamber of Commerce. Mr. McHugh reported that over 65 homes will have been assisted with the completion of the 2011 program and institution of the 2012 program. He also reported that the Villages of West Carthage and Carthage and Town of Wilna have completed their public hearings regarding the 2013 Joint Application. Mr. Buckley reported that the Town of Champion has scheduled their public hearing for August 5th and was confident the Town would also endorse participation in the 2013 application. The board agreed that this is a great program and showed great cooperation and participation of the 4 communities.

Treasurer's Report:

a. b. Financial Reports and Bills

The board reviewed the financial reports prepared by Ms. Borland including Profit and Loss Statement, Balance Sheet through July 19th, and Check Detail (bills), and Deposit Details through July 23rd. After review and discussion, **motion** by Mr. Keddy, seconded by Mr. Buckley to approve the financial report and pay the bills as presented. All were in favor.

EXECUTIVE SESSION

None

OLD/NEW BUSINESS

a. Braman property redevelopment status/grant commitment

Mr. McHugh reported that the Village is going through the process of changing the zoning at the Braman site from Industrial to Residential and a public hearing has been scheduled by the Village on August 15th as required by law. Also, the board discussed the \$25,000 matching grant commitment that DANC has made toward helping to cover the costs of materials associated with infrastructure needs at the site. This could include road work, water and sewer services that the Village will need to upgrade to make the site developable for residential uses. The grant would need to be matched by the CIDC. It was also noted that DANC has committed construction financing to assist Habitat for Humanities with development of each housing unit. The board conveyed its appreciation for DANC's commitment and agreed that this was a great first step. Mr. McHugh reported that Habitat has requested a meeting with the Village and CIDC to further advance the project so that it would be ready for a spring initiation. Mr. Mchugh will be

contacting members of the Village and Braman Development Committee regarding the meeting. At this point Mr. Gormley introduced the following resolution:

RESOLUTION WITH REFERENCE TO COMMITTING FUNDS TO ASSIST WITH SITE IMPROVEMENTS AND INFRASTRUCTURE ASSOCIATED WITH REDEVELOPMENT OF THE BRAMAN PROPERTY VILLAGE OF CARTHAGE

WHEREAS, the CIDC is working with the Village of Carthage, Development Authority of the North Country and Thousand Island Area Habitat for Humanity to redevelop the Braman site with new housing; and

WHEREAS, the redevelopment of the property will require site improvements and infrastructure; and

WHEREAS, The Development Authority of the North Country has committed up to \$25,000 in matching grant funds toward the material costs associated with these site improvements as well as interim construction financing for the individual homes.

BE IT RESOLVED as follows:

Section 1. The CIDC hereby commits up to \$25,000 to match the Development Authority's commitment toward the material costs associated with site improvements and infrastructure.

Section 2. That the President, or in his absence, the Vice-President, or Treasurer is hereby authorized to execute any and all documents, contracts, fund disbursements, and agreements necessary to effectuate this initiative.

Section 3. That the within resolution shall take effect immediately.

The resolution was moved by Mr. Piche, seconded by Mr. Davis, and adopted.

b. Hydro Facility Update

The board discussed the minimum annual payment obligation of \$370,000 and noted that the facility had an excellent 2nd quarter. The board discussed the fact that the second quarter payment is usually received by the end of the 1st week of August. Mr. Gormley directed the Hydro Committee to work with Northbrook on addressing a number of lease issues that have been noted by the committee and through Todd Nash's research. Mr. Gormley asked for final recommendations of the committee in time for the August board meeting.

c. Main Street Grant Construction Financing

Mr. McHugh reported that the Village of Carthage is submitting a Main Street Grant Application through the CFA process and is looking for financial support from the CIDC. He noted that last years application included a matching grant commitment from the CIDC of \$15,000 in support of a Street-scape component in the grant of \$15,000 to be used to install the ornamental street lights across the Black River Bridge. He is asking for the CIDC to make the same commitment this year. He also noted that the CIDC has provided no cost construction financing in the past to property owners along Main Street which was reimbursed through the Main Street Grant. Mr. Zembiec expressed his opinion that this is one of the reasons for the success of the Village Main Street restoration program. Since the grant program is a reimbursement program property owners must secure construction financing through a bank which can make the projects unworkable. The CIDC construction financing makes the projects move along more smoothly. The board agreed that this is a great program that deserves the boards support. Mr. Gormley then introduced the following resolution for consideration:

RESOLUTION WITH REFERENCE TO PROVIDING MATCH COMMITMENTS IN CONJUNCTION WITH VILLAGE OF CARTHAGE 2013 MAIN STREET GRANT PROGRAM APPLICATION TO ASSIST IN CONTINUED RESTORATION OF DOWNTOWN CARTHAGE

WHEREAS, the Village of Carthage downtown is beginning to recover from the numerous catastrophic events that occurred over the past 15 years; and

WHEREAS, the CIDC has supported and partnered in the clean-up and restoration of numerous buildings and sites downtown including the 256-262 State Street project, the YMCA project, the Buckley Building Restoration initiative, among other initiatives; and

WHEREAS, The continued and future success of the downtown renaissance is dependent in substantial part on the cooperation, assistance and participation of the CIDC, EDCC, RACOG, DANC, Tug Hill, and our surrounding communities ; and

WHEREAS, There are numerous downtown project applications remaining from the 2008 Main Street Grant Program; and

WHEREAS, the Office of Homes & Community Renewal has announced a 2013 Main Street Grant Program Funding Round for grants up to \$200,000, due August 12th, 2013 for which the Village will be submitting an application.

BE IT RESOLVED as follows:

Section 1. The CIDC hereby commits up to \$15,000 to match the Streetscape grant component of \$15,000 to place ornamental street light poles on the Bridge over the Black River.

Section 2. The CIDC authorizes up to \$100,000 to be used in a revolving construction financing loan fund to make unsecured, no interest construction loan financing to property owners awarded Main Street grant funds under the 2013 program.

Section 3. That the President, or in his absence, the Vice-President, or Treasurer is hereby authorized to execute any and all documents, contracts, fund disbursements, and agreements necessary to effectuate this assistance.

Section 4. That the within resolution shall take effect immediately.

The resolution was moved by Mr. Buckley, seconded by Mr. Armstrong, and adopted.

d. LDC research

Mr. Gormley reported that Steve Gebo has been hired to review the recommendations of the Syracuse Law Center regarding LDC status and options regarding shedding of LDC powers by the CIDC. He reported that all the information requested by Mr. Gebo has been forwarded to him and we are awaiting his input.

e. Moore Trucking Property Status

Mr. Gormley reported that he had a conference call with Mr. Moore's daughter indicating the CIDC's willingness to complete an appraisal of the prospective property with the understanding that the CIDC would require a Phase 1 and Phase 2 Environmental Study of the Property, and that the Moore's would need to give their word that they would negotiate in good faith as a result of the appraisal. The Moore's indicated that they were willing to go along with the process as long as the appraisal was reasonable, and they acknowledged that the Environmental Study would be required. Mr. Gormley reported that North Country Appraisal has been selected to do the appraisal. Scott Gелlette of North Country Appraisal has indicated that the appraisal should be done within a couple weeks.

NEXT MEETING:

The next meeting of the Board is scheduled for August 28th at 4:00 pm in the Village of Carthage Meeting Room.

There being no further business Mr. Gormley adjourned the meeting at 4:45 p.m.