

CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION
MINUTES OF MEETING AUGUST 25TH, 2010

Present: Terry Roche, Urban Hirschey, Wayne McIlroy, Derek Davis, Robert Gormley, Tom Piche, Mary Anne Hanley, Kevin Jordan

Proxy: Robert Gormley for Bruce Armstrong; Urban Hirschey for Tim Wright; Robert Gormley for Terry Buckley.

Absent: Paul Smith

Others Present: John McHugh, Don Alexander

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

Minutes: Motion made by Urban Hirschey, seconded by Derek Davis, to accept the minutes of the July 14th, 2010 meeting as presented. Motion carried unanimously.

EXECUTIVE SESSION

Mr. Hirschey made a **motion** at 4:16 to enter Executive Session to discuss acquiring property. Ms. Hanley seconded the motion. Executive Session was adjourned at 4:40 p.m. on a **motion** by Mr. Hirschey, seconded by Ms. Hanley, with all in favor. No further action was taken during the session.

Open Session resumed at 4:41.

REPORTS:

a. b. Main Street Grant Status

Mr. McHugh reported that the 246 State Street project had completed the bid process and was in the contractor contract execution phase. The 237 State Street project and Instant Imprints project were finalizing their bid specs and should be out to bid within a couple weeks. He also noted that they are still wrestling with a project scope for Hairy Business on Mechanic Street and have met with numerous contractors for ideas and cost estimates. We should know more soon. We are also continuing to meet with 249 and 251 State Street and we are at a point where we need to proceed to design before we know if the project is feasible from a cost standpoint. This is a project that requires engineered stabilization of the outside wall of 249 State Street before it can be resurfaced with (EIFS) or some other appropriate covering. Mr. McHugh estimated the soft costs at \$15,000 to \$20,000 including design, lead tests, asbestos, and radon tests. Once we have completed the testing, and design work we will be able to go out for bids and determine cost feasibility. If the project is feasible then all of the soft costs would be covered by the Main Street Grant and property owner contribution. The board noted that this is a very important building to the integrity of downtown. It was also noted that failure to proceed with engineering and testing would likely doom the building to continued deterioration. On a

motion by Mr. Piche and Seconded by Mr. Roche, and unanimously approved by the members, Mr. McHugh was directed to proceed with design and testing of the properties understanding that the CIDC would be reimbursed if the project was determined to be feasible and the property owners agreed to move forward with the project. Mr. McHugh and Mr. McIlroy also reported that they are making progress with National Grid on the installation of new street lights along the downtown corridor. We are hoping to meet with National Grid representatives within the next 30 days to finalize options for consideration by this board and the Village Board.

Lastly, Mr. McHugh reported that we have not heard if our 2010 grant application has been approved. He noted that if it is not approved, we would need to reapply in February since we have a number of property owners who are anxious to move forward on their building renovations.

Treasurer's Reports:

a. b. Financial Reports and Bills

Mr. McHugh gave his financial report, and distributed Profit and Loss Statement, Balance Sheet, Check Detail (bills), and Deposit Detail. After review and discussion, **motion** by Mr. Piche, seconded by Mr. Jordan to approve the financial report and pay the bills as presented. All were in favor.

OLD/NEW BUSINESS

a. Guyot's Island

Mr. Gormley asked Mr. McIlroy to give a report on the status of the Guyot's Island historic preservation project. Mr. McIlroy explained that the Village had received a \$294,000 matching grant from the State of NY to make the island presentable and accessible. The project included clearing brush, installing walkways and information points, installing benches, trees, lighting, fencing etc. For a variety of reasons the project has come in approximately \$80,000 over budget. Mr. McIlroy asked if the board would be willing to help out with covering the short fall. He is working hard to find other sources of funds to cover the short fall but is not sure he will be able to find enough or enough in a short time to cover the bills that will be due in September. The board noted that the project is in keeping with the boards goals and is important to improving the community's livability. The project also helps make Carthage a "community of choice" within the North Country. Mr. McIlroy thought that he might be able to raise 50% of the overrun in similar matching grants and was working hard on securing these funds. He noted that even if successful the money was not likely to be available right a way. As a result, Mr. McIlroy asked if the Board would consider a \$35,000-\$40,000

grant toward the project and also make available an interest free loan to cover the difference while he pursued other sources. After discussion, and noting the fact that the Guyot's Island project was in keeping with the mission of the CIDC Mr. Piche moved to make available a \$40,000 grant to help cover the cost of the project and to make available an additional no interest \$40,000 loan with a 1 year term to assist with cash flow on the project while awaiting additional funding. (Note: The motion is predicated on Mr. Farley, corporation attorney determining the acceptability of such grant/loan and preparing the necessary documents.) Mr. Roche seconded the motion which carried unanimously.

b. Hydro Plant Study Status

Mr. Gormley reported that he, Mr. McHugh, Mr. Armstrong, and Mr. Jordan had met with Jim Wright of the Development Authority regarding the status of the facility analysis that was being conducted by Kleinschmidt on our behalf. Although Kleinschmidt has done an excellent job on the engineering side of the analysis, we were hoping to have a better sense of the business side. Mr. Wright had indicated that he had worked with some energy experts while in the Senate and that he would make contact with them to see if they might be able to offer some assistance with analysis of business alternatives that might be available once our existing lease expires with IHD, Inc and West End Dam Associates. Mr. McHugh reported that he has made initial contact with the consultants and would be setting up a conference call sometime in the next couple of weeks.

Mr. Gormley also reported that he and Mr. McHugh had met with Mr. Ed Hudson (engineer with IHD, Inc.) and Mark Lisk who is the facility maintenance person for our Hydro Facility. Mr. Gormley noted that Mr. Hudson has agreed that it was not premature to begin the study of the facility, even though there are 6 years remaining on the agreement. Mr. Hudson had indicated that it could take a couple years to work out new contracts and power purchase agreements. Mr. Gormley indicated that we should have more information on the Hydro facility by the next meeting.

Next meeting: Mr. Gormley confirmed that the next meeting of the Board is scheduled for September 22th at 4:00 pm. but could be moved to the 29th.

There being no further business Mr. Gormley adjourned the meeting at 5:20 p.m.