

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION
MINUTES OF MEETING MAY 23rd, 2012**

Present: Mary Anne Hanley, Derek Davis, Bruce Armstrong, Wayne McIlroy, Paul Smith, Mark Keddy, Tom Piche, Urban Hirschey, Terry Roche

Proxy: Urban Hirschey for Jim Wright.

Absent:

Excused: Bob Gormley, Terry Buckley

Others Present: John McHugh, Elaine Avallone, Watertown Times

Call to Order: Vice President, Urban Hirschey called the meeting to order at 4:26 p.m.

Minutes: Motion made by Mr. Armstrong, seconded by Mr. Keddy, to accept the minutes of the April 25th, 2012 meeting. Motion carried unanimously.

REPORTS:

Coordinators Report

a. Main Street Grant Status

Mr. McHugh reported that the final monitoring visit from the State is scheduled for June 18th at 1:00 pm. He will be organizing the various project records over the next few weeks in anticipation of the visit.

Mr. McHugh reported the recent announcement of the next round of Main Street Grant funding. He also discussed the possibility of applying for a Rural Area Revitalization Project Grant. The Main Street Grant Program allows for applications for up to \$250,000 and The RARP Grant Program allows for applications of up to \$200,000. Mr. McHugh requested resolutions authorizing applications under both programs. He noted that it is likely that the TLC and Kehoe building in the center of downtown would be targeted for substantial restoration. The property is targeted in an attempt to save this one remaining section of historical building in this block on the southwest side of State Street. He also noted that at least 6 projects remain from the CIDC's last Main Street Program and these property owners remain very interested in the program. He also noted that there is interest from the village to expand the lighting project across the bridge over the Black River. At this point Mr. Roche moved the attached resolution authorizing application for a Main Street Grant for up to \$250,000. The resolution was seconded by Ms. Hanley and unanimously approved.

Mr. McHugh discussed the successful history of the Carthage Main Street program and noted one of the factors contributing to the success of the program was the willingness of the CIDC to make available unsecured no interest construction financing to complete the projects. He pointed out that the Main Street Grant program is a reimbursement program. In many communities the main street program struggles because property owners have to secure construction financing from commercial banks which can be complicated and costly. Our program removes this impediment. Mr. McHugh noted that the programs likelihood of success will increase significantly if this unsecured no interest construction financing were made available by the CIDC. After brief discussion Mr. Piche moved to authorize unsecured no interest construction financing as per the last Main Street Program, subject to award of a new Main Street Grant. Mr. Smith seconded the motion which carried unanimously.

Mr. McHugh then discussed the possible scope of replacing the lights across the bridge. It is anticipated that 5 or 6 lights will be required and that significant site work will be required on the bridge to accomplish the task. Preliminary indications are that the

project will cost roughly \$30,000 with the ability to secure up to \$15,000 from a Main Street Grant if successful. This will leave a gap of roughly \$15,000. At this point Mr. Piche moved to authorize up to \$15,000 to match the streetscape grant component to place ornamental street light poles on the bridge over the Black River. The motion was seconded by Mr. Roche and approved unanimously.

Mr. Davis then moved to adopt the attached resolution authorizing application to the RARP Grant Program for up to \$200,000 to assist with renovation of buildings in downtown Carthage. Mr. Keddy seconded the motion which carried unanimously. Consistent with the Main Street Program, Mr. Piche moved to authorize unsecured no interest construction financing to complete the project under the RARP grant program. The motion was seconded by Mr. Roche and approved unanimously.

Mr. McHugh noted that some professional design assistance may be required to strengthen the applications and requested authorization to spend CIDC funds on professional services as part of the application process. Mr. Smith moved to authorize spending up to \$5,000 on professional services including but not limited to preliminary design work and cost estimates for renovations as necessary to prepare a competitive application. The motion was seconded by Mr. Davis and approved unanimously.

Treasurer's Report

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 Details through May 23rd. After review and discussion, motion by Mr. Armstrong, seconded by Ms. Hanley to approve the financial report and pay the bills as presented. All were in favor.

EXECUTIVE SESSION

Ms. Hanley moved to go into executive session to discuss property owner contract negotiations and a possible loan. The motion was seconded by Mr. Roche and approved unanimously. The board went into executive session at 4:50 pm. At 5:02 pm the board returned to the open session on a motion by Paul Smith which was seconded by Mr. Keddy and approved.

OLD/NEW BUSINESS

a. Hydro Facility Status

Mr. McHugh noted that Northbrook Energy has reported that repairs to the gate will be initiated by Lee Mechanic beginning on or about the week of June 4th and should be complete within 3 weeks or so. It was also noted that flows on the river are down substantially and minimal lost power production should occur as a result of the repair.

NEXT MEETING:

The next meeting of the Board is scheduled for June 20th at 4:00 pm in the Village of Carthage Meeting Room.

There being no further business Mr. Hirschey adjourned the meeting at 5:05 p.m.

RESOLUTION WITH REFERENCE TO AUTHORIZATION OF 2012 MAIN STREET GRANT PROGRAM APPLICATION TO ASSIST IN CONTINUED RESTORATION OF DOWNTOWN CARTHAGE

Introduced by Mr. Roche.

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, The CIDC has numerous applications remaining from the 2008 Main Street Grant Program; and

WHEREAS, the Office of Community Renewal has announced a 2012 Main Street Grant Program Funding Round for grants up to \$250,000, due July 16th, 2012, which is available to Not For Profit Corporations and Local Governments to assist in the revitalization of downtown mixed use business centers,

BE IT RESOLVED as follows:

Section 1. The CIDC hereby authorizes the preparation and submission of a Main Street Grant Program Application for up to \$250,000.

Section 2. That the President, or in his absence, the Vice-President, 2nd 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.

Moved by Mr. Roche, seconded by

Ms. Hanley, and adopted.

**RESOLUTION WITH REFERENCE TO AUTHORIZATION OF 2012 RURAL AREA
REVITALIZATION PROJECT (RARP) APPLICATION TO ASSIST IN CONTINUED
RESTORATION OF DOWNTOWN CARTHAGE**

Introduced by Mr. Davis.

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, The CIDC has targeted specific critical buildings for restoration to continue the stabilization and sustainability of Downtown Carthage; and

WHEREAS, the Office of Community Renewal has announced a 2012 RARP Program Funding Round for grants up to \$200,000, due July 16th, 2012, which is available to Not for Profit Corporations and Local Governments to assist in the revitalization of downtown mixed use business centers,

BE IT RESOLVED as follows:

Section 1. The CIDC hereby authorizes the preparation and submission of a Main Street Grant Program Application for up to \$200,000.

Section 2. That the President, or in his absence, the Vice-President, 2nd 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.

Moved by Mr. Davis, seconded by

Mr. Keddy, and adopted.