

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION  
MINUTES OF MEETING  
JANUARY 27, 2016**

**Present:** Sarah Bullock, Michelle Capone, Bruce Armstrong, Tom Piche', Derek Davis, Tod Nash, Bruce Ferguson

**Excused:** Robert Gormley, David Zembiec (proxy to Armstrong), Wayne McIlroy, Mark Keddy (proxy to Nash), Paul Smith, Bruce Ferguson

**Others Present:** Lori Borland (Admin. Asst.)

**Call to Order:** Vice-President Bruce Armstrong called the meeting to order at 4:02 p.m.

**Open Forum:** None

Minutes of the December 16, 2015 meeting were approved upon motion by Ms. Capone, seconded by Mr. Nash. Motion passed unanimously.

**Election of Officers:** It was noted that the board's officers' terms will be expiring, and a new Nominating Committee was appointed by the Vice President, which consists of: Tom Piche, Derek Davis and Sarah Bullock. The committee is to report back to the full board with their nominees at the next meeting.

**Reports:** 253-255 State Street Status: Mrs. Bullock reported that a Certificate of Substantial Completion by the engineers has been received, so the next phase of the project can commence. The bid opening for the two remaining apartments is scheduled for January 27th. The deadline for the CDBG housing rehabilitation program is April 9, 2016. The winning bid is expected to be above the \$50,000 cap for the two apartments, and it was reiterated that the CIDC will not fund anything in excess of the \$50,000.

Mrs. Bullock further noted that the Assessor, Bob Ball has agreed to do a re-assessment of the Hydro facility. Upon motion by Mr. Ferguson, seconded by Mr. Nash, it was voted unanimously to authorize the Vice President Bruce Armstrong to sign any papers relating to the re-assessment.

Julie Ablan-Woodrow, of Ablan's Business Center, is closing her business by the end of the month, which leaves another commercial space unoccupied at this time. Mrs. Bullock has reached out to the Chamber of Commerce to form a focus group to try to find a way to market the downtown Carthage Area.

It was noted that the 2014 and 2015 CDBG applications were not awarded to the Village or Town. Jefferson County was funded by the state through Neighbors of Watertown. All non-recipients of the Town and Village's program will be referred to Neighbors of Watertown.

**Treasurer's Report – Approval of the December Financial Report and the ratification of the payment of the bills** was moved by Mr. Piche', seconded by Mr. Nash. Motion passed unanimously.

Old/New Business:

It was noted that the Governance Committee and the Audit/Budget Committee members need to be updated. The Governance Committee was appointed by the Vice President, Bruce Armstrong, as follows: Bruce Armstrong, Sarah Bullock and Wayne McIlroy. The Audit/Budget Committee was appointed by Mr. Armstrong as follows: Bruce Armstrong, Sarah Bullock and Wayne McIlroy.

Motion was made to go into Executive Session to discuss lease negotiations by Mr. Piche, seconded by Mr. Nash. Executive Session began at 4:36 p.m. Motion made by Mr. Nash, seconded by Mrs. Bullock to come out of Executive Session, which was at 5:00 p.m.

Upon motion by Mr. Piche' and seconded by Mr. Armstrong, it was unanimously voted that Ms. Capone of the Development Authority of the North Country,(DANC), look at all possible options regarding the Hydro facility, including ownership by DANC, and further, that Mrs. Bullock reach out to Northbrook regarding the capital improvements. Motion passed unanimously. It was noted that the Hydro Committee will meet weekly to keep abreast of the entire matter.

Next meeting will be February 24, 2016 at 4:00 p.m.

There being no further business before the board, motion was made by Mr. Ferguson, seconded by Mr. Armstrong to adjourn. Meeting adjourned at 5:02 p.m.