

CARTHAGE INDUSTRIAL DEVELOPMENT CORP.  
MINUTES OF REGULAR MEETING  
December 19, 2018

Present: David Zembiec, Michelle Capone, Bruce Armstrong, Wayne McLroy, Paul Smith, Tom Piche', Derek Davis, Bruce Ferguson, Scott Sullivan  
Excused: Robert Gormley; Tod Nash  
Others Present: Lori Borland

President Armstrong called the meeting to order at 4:25 p.m.

Open Forum: None

Minutes: Motion was made by Mr. Davis, seconded by Mr. Piche to approve the minutes of the November 28, 2018 meeting. Motion passed unanimously.

Financial Reports: Copies of the financial reports were previously distributed. Motion was made by Mr. McLroy, seconded by Mr. Piche' to approve the November financial reports and ratify payment of the bills. Motion passed unanimously.

Old Business: Mr. Smith noted that he is meeting with Sarah Bullock tomorrow regarding the Community Development Director position along with Rachael Schneider and Pat Britton, Board member. He noted that there is \$15,000 allocated from Carthage Area Hospital. He noted that there needs to be something drawn up regarding the job duties. He feels the focus should be for CDG building grants, applications for funding for grants, etc. He would like to see the position start at the beginning of the year if possible. Regarding the funds from Carthage Area Hospital, Mr. Piche' is to meet with Rich Duvall to discuss the logistics of that funding coming in.

Regarding the loan guaranty of Carthage Specialty Paper, it was noted that this is a liability on the Balance Sheet. Motion was made by Mr. Smith, seconded by Mr. Sullivan, to pay the \$50,000 due to the Village of Carthage from the Money Market Account.

New Business: It was noted that the Governance Committee needs to meet to do the annual review of the CIDC policies to conform with the requirements of the PARIS report. This can be done any time prior to the March 31, 2019 deadline.

Stefano Magro has approached the Board regarding re-negotiating his lease. September, 2020 is when his current lease expires. Ad Hoc committee was formed consisting of Tom Piche', Michelle Capone and Bruce Ferguson, to discuss the issue.

Term Expiration of certain officers: Bruce Armstrong announced that he will be stepping down as President and will not be serving another term. He is willing to stay on the Board. Nominations were made, and motion was made by Mr. Zembiec, seconded by Mr. Ferguson, to have the following slate of officers serve one year terms: Paul Smith, President; Derek Davis, Secretary; Tom Piche', Vice President; and Wayne McLroy, Treasurer. Motion passed unanimously.

There was some general discussion regarding the buildings being left by Carthage Area Hospital after their move to the Town of Champion.

Regarding the Engagement Letter from Bowers and Company for the 2018 Audit, their price has increased, and they are going to charge an additional \$1,000 because of the various changes in regulations for NFP corporations. It was suggested that we get three quotes regarding the same. Ms. Borland will send out RFP for quotes.

Regarding the PILOT for 0 Dock Street, Mr. Zembiec noted that it has been passed by the Village of Carthage and the School District. The Town of Wilna will vote on 12/31/18, and the County still needs to vote on the same.

The next regular meeting of the CIDC will be January 23, 2019.

There being no further business to come before the board, a motion was made by Mr. McIlroy, seconded by Mr. Ferguson to adjourn. Meeting was adjourned at 5:15 p.m.