

CARTHAGE INDUSTRIAL DEVELOPMENT CORP.
MINUTES OF REGULAR MEETING
April 26, 2023

Present: David Zembiec, Michelle Capone, Bruce Armstrong, Michael Astafan, Paul Smith, Dale Klock, Brian Peck, Scott Sullivan

Excused: Derek Davis

Others Present: Lori Borland, Admin Asst.

President Paul Smith called the meeting to order at 4:05 p.m.

Open Forum: None

Minutes: Motion was made by Mr. Armstrong, seconded by Mr. Sullivan to approve the minutes of the March 22, 2023 meeting. Motion passed unanimously.

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

Old Business: IMEC Parking Lot Agreement was brought up, in that Ms. Borland has sent the new lease agreement to Amy McEathron, and has not had a response back. Ms. Borland also noted that she has found the original lease drawn up by Attorney Farley, and suggested that a simple "revision" of this lease agreement be drawn up to include the new items that were discussed previously by the Board. The board agreed and Ms. Borland will proceed.

Renewal of the contract for the Community Development Director with the Town and CIDC was brought up. Motion was made by Ms. Capone, seconded by Mr. Sullivan to renew the contract for a one-year term at the same rate of \$15,000, which is in the budget. This is normally paid in late summer/fall timeframe. Motion passed unanimously, carried.

New Business: A new Estoppel Agreement was drafted by attorneys for Dichotomy, and was approved by the Board via emails. Motion was made by Mr. Zembiec, seconded by Mr. Armstrong, to ratify the Estoppel Agreement as presented. Motion passed unanimously, carried.

Scott Burto, Mayor of the Village of West Carthage, has requested to attend our next meeting on May 24, 2023 in order to discuss the Rails to Trails project. Confirmation will be sent.

Next regular meeting will be May 24, 2023.

There being no further business to come before the board, a motion was made by Mr. Peck, seconded by Mr. Sullivan to adjourn. Meeting was adjourned at 4:30 p.m.

Respectfully submitted:

Lori Borland, Admin. Asst.