

**CARTHAGE INDUSTRIAL DEVELOPMENT CORPORATION
MINUTES OF MEETING SEPTEMBER 25, 2013**

Present: Robert Gormley, John McHugh, David Zembiec, James Wright, Bruce Armstrong, Wayne McIlroy, Mark Keddy, Paul Smith, Terry Buckley, Thomas Piche', Derek Davis, Terry Roche

Others Present: Lori Borland, Admin. Asst.

Proxy: Mark Keddy for Wayne McIlroy as of 5:00 pm

Call to Order: President, Robert Gormley called the meeting to order at 4:24 p.m.

Minutes of the August 28, 2013 meeting were previously distributed and read. Motion made by Mr. Armstrong, seconded by Mr. Keddy to approve the minutes as written. Motion passed unanimously.

Reports:

- a.) LDC Research Committee Report – A final report was received from Counsel Stephen Gebo, Esq. and was submitted to the LDC Committee for review. Mr. Wright reported on behalf of the committee that to pursue the course to change could call into question the history of the Hydro Facility and require further acquisition of property on a bid basis, and this is not what we want; Mr. Gebo's opinion is valued. The matter was properly deliberated and the decision properly done, and it is found that it is not in the best interest of the organization to pursue a change, and the committee recommends that we will stay as we are. Motion made by Mr. Roche, seconded by Mr. Armstrong to accept the recommendation of the LDC Committee to do nothing and keep the organization as it is. Motion passed unanimously.
- b.) Braman Property – Mr. McHugh and the committee have a meeting with Habitat tomorrow. He spoke with the engineers Aubertine and Currier about preparing the necessary subdivision and infrastructure development documents and they have initially estimated approximately \$7,500 for a full subdivision process assuming the Village handles the local subdivision approval process. The infrastructure needed is a service road to two lots, and the material costs are approximately \$30,000. A two week time frame is expected if put in by the Village. It is a basic road about 20' wide by 100' long with a 70' fire turnaround. The Village would also do the sewer and water work. There are easements needed for the right of way as part of the subdivision.

Treasurer's Report:

The July/August financial reports were distributed and discussed. It was noted that the lease payment for January to June was \$260,000 making the full year July to June payments over \$389,000. It was also noted that a minimum required payment for the year is \$370,000. Mr. Piche reminded the board that As of 2016 the power purchase agreement will no longer be in effect, and revenues could drop at that time. Motion was made by Mr. Buckley, and seconded by Terry Roche to accept the financial reports as submitted, and for the payment of the bills as distributed and discussed. Motion passed unanimously.

Executive Session – Motion was made by Mr. Zembiec and seconded by Mr. Armstrong to go into Executive Session for the purpose of discussion on possible acquisition of the Moore property. Motion was made by Mr. Roche, seconded by Mr. Armstrong to come out of Executive Session at 5:02 p.m.

At approximately 5:00 p.m. Mr. McIlroy had to leave, and he designated Mark Keddy as his proxy.

Old/New Business:

- a.) CIDC Appointment to Board – As of 12/31/13, there are four board terms that expire. Letters were written to the Village of Carthage (Wayne McIlroy term-Village appointment), the Village of West Carthage (Mark Keddy term-Village appointment) the Town of Wilna (Paul Smith term-Town appointment) and the CIDC (Robert Gormley term-CIDC at large appointment). Motion was made by Mr. Roche, seconded by Mr. Davis to re-appoint Mr. Gormley as Board Member for another term.
- b.) 4 River Valleys Historical Society – The Historical Society is a not for profit corporation, and was the recipient of an EPF Grant of \$135,000 for renovation of the Hiram Hubbard House as a museum. They need to replace the furnace and roof before winter, and need a bridge loan of \$30,000 to get the work done pending reimbursement by the State. Since this is within the service area of the CIDC, a motion was made by Mr. Buckley, seconded by Mr. Roche to adopt a resolution to make the loan as follows:

RESOLUTION WITH REFERENCE TO APPROVING LOAN TO 4 RIVER VALLEYS HISTORICAL SOCIETY IN THE AMOUNT OF \$30,000

WHEREAS, 4 River Valleys Historical Society (a not for profit organization) was awarded a \$135,000 EPF Grant from the NYS Office of Parks, Recreation and Historic Preservation in 2009 (EPF-E08093-11); and

WHEREAS, The purpose of the grant funds is to restore the Hiram Hubbard Homestead which will be used as a public community Historical Museum located on Route 126 in the Town of Champion approximately four miles from the Village of Carthage; and

WHEREAS, EPF Grant funds are typically disbursed on a reimbursement basis and 4 River Valleys Historical Society has completed work and submitted reimbursement requests to the State for approximately \$105,000 which they anticipate receiving sometime this fall or winter; and

WHEREAS, The Historical Society has exhausted their on hand resources but still need to complete Roof and Heating System work before winter which will require approximately \$30,000 to complete and is eligible for State reimbursement under the grant once completed; and

WHEREAS, The Historical Society is requesting a no interest loan of \$30,000 from the CIDC with a term of 6 months with the possibility of a 6 month extension which loan will be repaid in total upon payment and receipt of the EPF Grant Funds; and

WHEREAS, the location of the project is within the service area of the CIDC, and this assistance is consistent with the purposes of the CIDC including acting in the public interest and lessening the burden of government; and

WHEREAS, This is a Type II action under Part 617 of the New York State Environmental Quality Review Act (SEQRA) and is not subject to an environmental review.

BE IT RESOLVED as follows:

Section 1. The CIDC hereby approves a loan of \$30,000 to 4 River Valleys Historical Society at 0% interest for a term of six months with the possibility of a six month extension with justification.

Section 2. That such loan shall be repaid in total upon receipt of EPF grant disbursement by the State.

Section 3. That Corporate Attorney Mr. Farley shall be requested to prepare the necessary loan documents.

Section 2. That the President, or in his absence, the 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.

The resolution was adopted by unanimous vote of the Board.

- c.) RARP Grant Project Status – John McHugh, representing the Village and Mr. Zembiec, representing the CIDC, met with property owners of 253-255 State Street regarding the rehabilitation of those structures. This project would include roof replacement, rear wall repointing, window and door replacement, 2 second floor apartments being renovated on the 253 side and the 255 side. The commercial space at 253 would be made code compliant. The project would be 75% grant/25% owner funds. It would cost approximately \$44,500 each for the property owners (there are two). Motion was made by Mr. Roche, seconded by Mr. Wright to authorize preparation of a RARP environmental assessment at a cost of up to \$1,000. Motion passed unanimously. (It was noted that these costs are reimbursable under the RARP Program if the project is completed)
- d.) CDBG Program – The 2013 program will include all four municipalities, to include the Twin Villages and the Towns of Wilna and Champion. The Village is still waiting for a Notice of Funding Availability to be released by the State.
- e.) Moore Property – After coming out of Executive Session, a motion was made by Mr. Davis, seconded by Mr. Zembiec to authorize the President to negotiate a purchase option subject to final approval of the price for the land and cost of the option by the Board and subject to completion of a Phase 2 Environmental Assessment and determination of the Board that the site is acceptable from the environmental standpoint. Motion passed unanimously.

Next meeting: The next meeting will be on **October 23, 2013**.

There being no further business before the Board, a motion was made by Mr. Armstrong, seconded by Mr. Buckley to adjourn. Meeting adjourned at 5:22 p.m.