



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, August 31, 2020 Meeting
 Zoom Meeting

Members Present	Members Excused
Mike Davis, Chairman	Supervisor Jeff Gallahan
Lewis Zulick, Treasurer	Kelly Mittiga, Vice-Chair
Don Culeton	
Andy Molodetz	Guests Present
Deb Brown	Brian Young, Interim County Administrator
	Derek Edinger, Ardenne's Brewing
	Stacey Edinger, Ardenne's Brewing
Staff Present	
Mike Manikowski, Executive Director	
Suzanne Vary, Staff	
Michael Wojcik, CFO	Contract Staff
Jessica Kazmark, Staff	Jim Coniglio, Underberg & Kessler
Brigitte Larson, Staff	Barry Carrigan, Nixon Peabody
Bob Mincer, Staff	

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:01 p.m. and performed a roll call. A quorum was present.

NEW BUSINESS:

Ardenne's Brewing:

Suzanne Vary began by stating that a public hearing was held for the project with mostly positive feedback. There was one letter received in opposition, stating that assistance should not be given to any project during a pandemic. The total cost of the brewery project will be \$2,270,000. The Company plans to have two employees this year and six FTEs with two seasonal employees by the end of year three. Sue also stated that the project follows General Municipal Law, the IDA's UTEP, as well as the Strategic Plan.

Michael Wojcik presented the cost-benefit analysis for the project. He stated it is a strong project and has a grand ratio of 16:1 with a total benefit of \$3.9 million.

Andy Molodetz made a motion to approve the resolution to authorize the Ardenne's Brewing project. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Solar Village:

Suzanne Vary stated that a public hearing was held for the project with mostly positive feedback. A letter of opposition was received stating that assistance should not be given to any project during a pandemic. Mike Manikowski had also spoken to the school Superintendent and she was enthusiastic about this project. Solar Village will have 72 units of workforce housing for families or retirees who earn \$59-64k a year. There will also be a community garden, solar vehicles, etc. The project costs will total \$11 million and will result in 40 FTEs at Solar Home Factory, with 5 permanent FTEs at the Solar Village. Suzanne stated that the project follows General Municipal Law, the IDA's UTEP and also falls in with the Strategic Plan.

Barry Carrigan explained that the project qualifies as a commercial development under the IDA's UTEP and General Municipal Law. It provides economic development including increasing employment and solar benefits for the community. Barry also clarified that the single family homes component of this project is ineligible for IDA benefits.

Michael Wojcik presented the cost-benefit analysis stating it is a strong project with a regional cost-benefit ratio of 8:1 and a total ratio of 7:1.

Don Culeton made a motion to approve the resolution to authorize the Solar Village project. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Savarino – 10 Chapin Street:

Michael Wojcik explained that he requested information from Savarino and have yet to receive it. If any information is received the Board will be informed and Michael will do the analysis. It was discussed that some issues have not been resolved with the County.

CMAC Bonds:

Barry Carrigan explained to the Board that he received contact from counsel representing CMAC that they may be interested in redeeming the bonds. As part of the process they would enter into a new bank loan to pay off those bonds. There is no approval required.

Mike Manikowski explained that this dates back to 2005.

OLD BUSINESS:

Airport Update:

Mike Davis asked if there were any questions regarding Bob's monthly report. There were no questions.

Bob stated that traffic has increased significantly and briefly went over current projects at the airport. The final design of the terminal building is on pace for approval and ready to bid by the end of the year. The second NYS project is the conventional hangar.

FBO Agreement Amendment:

Bob explained that currently the FBO agreement is with Mercy Flight Central and it states that MFC can choose to exit the agreement with a notice of 4 months. The Airport Committee met last month and spoke about amending the agreement to state that MFC can exit the agreement with a notice of 90 days instead of 4 months. The Airport Committee recommends approval from the Board. It was discussed that if MFC decides to exercise the option, the Company that

currently handles maintenance at the airport could potentially take over the FBO. Bob stated that the employees do cross train.

Don Culeton made a motion to amend the FBO Agreement exit time of notice of four months to ninety (90) days. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

MJ Design Conventional Hangar (Task Order #12):

Bob presented Task Order #12 to the Board. This is for the design of the conventional hangar by McFarland Johnson.

Andy Molodetz made a motion to approve execution of Task Order #12. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Attend NYAMA Conference:

Bob explained that the NYAMA Fall conference will be held in Binghamton in the middle of September. This will be a hybrid conference and will include one night hotel stay for Bob.

Deb Brown made a motion to approve Bob's attendance to the NYAMA Conference. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

June 22, 2020 Minutes:

Mike Davis presented the June 22, 2020 Meeting Minutes for approval.

Andy Molodetz made a motion to approve the June 22, 2020 minutes as presented. Don Culeton seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices from July for payment totaling \$36,565.03; Agency invoices totaling \$8,763.75 and total invoices in the amount of \$45,328.78. Bob Mincer clarified the airport related invoices.

Michael Wojcik presented for approval, airport invoices from August for payment totaling \$18,640.86; Agency invoices totaling \$8,763.75 and total invoices in the amount of \$27,404.61. Bob Mincer clarified the airport related invoices.

Don Culeton made a motion to approve the above referenced invoices for payment. Deb Brown seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Andy Molodetz made a motion to adjourn the IDA meeting at 5:36 p.m. Lew Zulick seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson