

SENECA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
MEETING MINUTES

Regular Meeting  
Thursday, December 3, 2020  
12:00 Noon  
Via Livestream and Recorded

**Attendance:**

IDA Board Members Present: Steve Brusso, Chair, Don Trout, Valerie Bassett, Erica Paolicelli, Menzo Case, Thomas Kime, Jeff Shipley, *arrived at 12:10pm* and Steve Wadhams, *arrived at 12:40pm*

Board Members Absent: None

Staff Attending: Sarah Davis, Executive Director; Patricia Jones, Deputy Director and Kelly Kline, Office Manager

Others Attending: Rob Halpin, The Halpin Law Firm; Robert Kernan, CFO; Mitch Rowe, County Manager; Robert Hayssen, Supervisor Town of Varick and Kyle Krenzer, FL TV

**Call to Order:**

Chairman Brusso called the meeting to order at 12:02 p.m. A quorum of the Agency's members was present.

**Approval of IDA Minutes / Meeting of November 5, 2020:**

The minutes of the Agency's regular meeting of November 2020 had been sent to Board members prior to the meeting. A motion was made by Ms. Bassett to approve the meeting minutes. Seconded by Mr. Kime. Members Case, Bassett, Trout, Paolicelli, Brusso, Kime voted "yea". Mr. Wadhams and Mr. Shipley were absent. Motion carried.

**Approval of IDA Financials thru October 2020:**

The IDA Financial statements thru October 2020 had been mailed to board members prior to the meeting. Mrs. Paolicelli summarized the financial statements for the board. A motion was made by Mr. Case to accept the October 2020 financial statements. Seconded by Mr. Trout. Members Case, Bassett, Trout, Paolicelli, Brusso, Kime voted "yea". Mr. Wadhams and Mr. Shipley were absent. Motion carried.

**Discussion | Approvals on Items re: Deer Haven Park 2020 Project – Hillside Property:**

**a) SEQRA Review | Determination RE: Deer Haven Park 2020 Project | Hillside Property:**

Parts 1, 2 and 3 of the Full Environmental Assessment Form had been provided to Board members prior to the meeting for their review. This review and proposed approval is for the Sale of the Hillside property to Mr. Earl Martin. Ms. Jones led the discussion on the review of 18 questions of Part 2 as follows:

**Question 1:** Impact of Land: Board members answered "NO" that the proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.

**Question 2:** Impact on Geological Features: Board members answered "NO" that the proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves).

**Question 3:** Impact on Surface Water: Board members answered "NO" that the proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

**Question 4:** Impact on Groundwater: Board members answered "NO" that the proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

**Question 5:** Impact on Flooding: Board members answered "NO" that the proposed action may result in development on lands subject to flooding.

**Question 6:** Impact on Air: Board members answered "NO" that the proposed action may include a state regulated air emission source.

**Question 7:** Impact on Plants and Animals: Board members answered "NO" that the proposed action may result in a loss of flora or fauna.

**Question 8:** Impact on Agricultural Resources: Board members answered "NO" that the proposed action may impact agricultural resources.

**Question 9:** Impact on Aesthetic Resources: Board members answered "NO" that the land use of the proposed action is obviously different from, or is in sharp contrast to, current land patterns between the proposed project and a scenic or aesthetic resource.

**Question 10:** Impact on Historic and Archeological Resources: Board members answered "NO" that the proposed action may occur in or adjacent to a historic or archaeological resource.

**Question 11:** Impact on Open Space and Recreation: Board members answered "NO" that the proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

**Question 12:** Impact on Critical Environmental Areas: Board members answered "NO" that the proposed action may be located within or adjacent to a critical environmental area (CEA).

**Question 13:** Impact on Transportation: Board members answered "NO" that the proposed action may result in a change to existing transportation systems.

**Question 14:** Impact on Energy: Board members answered "NO" that the proposed action may cause an increase in the use of any form of energy.

**Question 15:** Impact on Noise, Odor and Light: Board members answered "NO" that the proposed action may result in an increase in noise, odor, or outdoor lighting.

**Question 16:** Impact on Human Health: Board members answered "NO" that the proposed action may have an impact on human health from exposure to new or existing sources of contaminants. In further discussion of this question, Board members answered as follows:

**Question 17:** Consistency with Community Plans: Board members answered "NO" that the proposed action is not consistent with adopted land use plans.

**Question 18:** Consistency with Community Character: Board members answered "NO" that the proposed project is inconsistent with the existing community character.

In regards to Part 3- "Evaluation of the Magnitude and Importance of Project Impacts and Deamination of Significance;" Staff is recommending the following: Upon review of the information recorded in the EAF and considering both the magnitude and importance of each identified potential impact it is the conclusion of the Seneca County IDA as lead agency that this project will result in no significant adverse impacts on the environment, and, therefore an environmental impact statement need not be prepared and a negative declaration to be issued.

A motion was made by Ms. Bassett that based on information and analysis of the project included in Parts 1, 2 and 3 of the Full Environmental Assessment Form, the proposed action will not result in any significant adverse environmental impacts. Seconded by Mr. Case. Members Case, Bassett, Trout, Paolicelli, Brusso, Kime and Shipley voted "yea". Mr. Wadhams was absent. Motion carried

- b) **Discussion | Approval IDA Resolution No. 2020-20 | PAAA Compliance | Deer Haven Park 2020 Project:**  
A copy of the proposed resolution was provided to board members prior to the meeting. Mrs. Davis advised board members that this is a final procedural item that is required by the Public Authorities



Accountability Act (PAAA) for disposal the Hillside property to Earl Martin. It is for disclosure purposes only. The resolution was presented as follows:

**RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") MAKING FINDINGS PURSUANT TO PUBLIC AUTHORITIES LAW SECTION 2897(7)**

A motion was made by Mr. Trout approving IDA Resolution No 202-20. Seconded by Mrs. Paolicelli. Members Case, Bassett, Trout, Paolicelli, Brusso, Kime and Shipley voted "yea". Mr. Wadhams was absent. Motion carried.

- c) **Discussion | Approval IDA Resolution No 2020-21 | Deer Haven Park 2020 Project | Final Resolution:** A copy of the proposed resolution was provided to board members prior to the meeting. Ms. Davis advised board members that this is the final resolution to approve the one-year PILOT for Deer Haven Park related to the sale of Hillside. Staff conducted a public hearing on November 19<sup>th</sup> and there were 10 attendees and 5 comments. Mrs. Davis provided a summary of the comments received as follows: The Seneca County Board of Supervisors submitted written comments in opposition to the PILOT and the sale of the property to Mr. Martin. South Seneca School Board President, Peter Jennings, Mayor Richardson of Interlaken and Patty Nogle Town of Fayette resident also made comments opposing the PILOT. Their comments are included in the Public Hearing Meeting Minutes which are a part of the proposed Resolution. The proposed PILOT is for one year with an option to extend with board approval. The PILOT payment would be approximately \$10,000, bringing the net property tax exemption to \$97,000; which is based on the currently assessed value of \$3.8 Million. The PILOT payment of \$10,000 is based on the appraised value of the property of \$350K. It was noted that there have no property taxes paid on the property in 70 years. The Resolution was presented as follows

**RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (AS DEFINED BELOW) FOR THE BENEFIT OF DEER HAVEN PARK LLC (THE "COMPANY"), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, AND (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT,**

A motion was made by Ms. Bassett approving IDA Resolution No 2020-21. Seconded by Mr. Trout. Members Case, Bassett, Trout, Paolicelli, Brusso, Kime and Shipley voted "yea". Mr. Wadhams was absent. Motion carried.

**Approval of Items to be Disposed per Supplies and Equipment Policy:**

In accordance with the IDA's Supplies and Equipment Policy, a list of obsolete office items is to be presented to the board for disposal. There are no disposable items for 2020.

**Board Meeting Schedule 2021:**

A proposed meeting schedule for the monthly 2021 IDA Board Meetings had been mailed to Board Members prior to the meeting. The updated schedule can be found on the IDA Website.

**Standing Item – Update / Seneca County Chamber of Commerce – Jeff Shipley:**

Mr. Shipley gave the following update to the board. The One Seneca effort is also continuing and meeting once a week for discussions regarding the state of the county as it comes to its response to the COVID-19 pandemic. They are currently looking to communicate a broader message to the community to be responsible when it comes to helping slow or stop the spread. Expanding their current marketing campaign to reach out the community and businesses. The IDA, Chamber and the County have done a tremendous job in moving this initiative forward.



**Standing Item – Update / Seneca County Board of Supervisors (BOS) – Don Trout:**

Mr. Trout advised board members that at the last Seneca County Board of Supervisors meeting there was discussion regarding a verbal agreement between the County and Mr. Earl Martin. Mr. Martin had agreed to replace a storage building located at the fire training center on the Former Seneca Army Depot. Mr. Trout also provided an update on the county's response to the COVID pandemic.

**Update | Sampson Veterans Memorial Cemetery:**

Cemetery Director, William Yale provide an update to the board on the Cemetery. The Cemetery has been open during the pandemic. As of today, there are 765 burials at the cemetery. For 2020 there have been 89 burials to-date. Wreaths Across America will be held on December 19<sup>th</sup>. A maintenance building has been completed with the help of a grant. Also, the cemetery applied for and was chosen for the "Heroes Project" which was sponsored by Lowes. They have come to the cemetery and have done a complete interior remodel of the maintenance building supplying toolboxes, tools, work benches etc. They have taken an empty building and turned it into a shop. Another group called the Stafford Institute made a donation of \$5,000 for the purchase of a utility vehicle to help with maintenance projects at the cemetery. The ten-year contract with the EDC to handle operations of the cemetery will expire June 30, 2021 and the County has added it to their budget and is ready to take it over.

**Annual Report from IDA Executive Director:**

A copy of the end-of-year progress report was provided to the board prior to the meeting outlining some of the accomplishments made during 2020. According to the metrics and despite the pandemic, the agency has outperformed this year compared to last year. Business retention visits this year were up 40%; with 35 visits in 2020 compared to 25 visits in 2019. Our projects approved were up 25% this year with the outside investment brought in by projects was approximately \$33 million compared to \$24 million last year; which is an improvement of 36.5%. As far as exemptions granted in 2020, there is a decrease on exemptions granted per project of 18.4%, meaning there was more outside investment and less public subsidy. In regard to the list of priorities prepared this summer, staff has completed or has made substantial progress towards 12 of the 15 items. Ms. Bassett noted that the list of priorities is a great tool and should be reviewed with the board on a quarterly basis to keep the board informed.

**Other Business:****Recognition of Board Member Erica Paolicelli:**

Mrs. Paolicelli has submitted her resignation and her last day of service will be December 31, 2020. On behalf of the board and staff, Chairman Brusso thanked Mrs. Paolicelli for her five years of service and the tremendous contribution she has made as a board member and officer.

**Update on Sewer Treatment Plant at Hillside:**

Mrs. Davis advised the board that a public hearing is being held on December 8<sup>th</sup> by the Seneca County Board of Supervisors regarding the proposed segmentation of County sewer District 2; which is the sewer district that services the Hillside campus and First Light. They are proposing to segment those two properties from the rest of the district who are south of that point so that they can adjust the volume charge per EDU to cover the direct and indirect costs of operating the Hillside wastewater treatment plant to Hillside and First Light. The public hearing provides us with an opportunity to submit a comment. They are proposing to increase the rate from \$30 per EDU per quarter to \$454 per EDU per quarter; which is a 1413% increase in the rate which amounts to a charge of approximately \$99,540 a year for the IDA-owned Hillside property. Board members requested staff to draft a comment letter for the record of the public hearing opposing the segmentation of the Sewer Treatment plan.

**Executive Session:**

Chairman Brusso requested a motion to enter into Executive Session for the discussion of the medical, financial, credit or employment history of particular persons, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of particular persons and to discuss the financial, credit or employment history of a particular corporation, or matters leading to the approval of a contract for a particular corporation. A motion was made by Mr. Wadhams at 1:20 p.m. to enter into Executive Session. Seconded by Mr. Trout. Motion carried. A motion was made by Mr. Case at 2:16 p.m. to come out of Executive Session. Seconded by Mr. Trout. Motion carried.

A motion to adjourn the meeting was made by Mr. Case. Seconded by Mr. Trout. Motion carried. The meeting adjourned at 2:17 p.m. The next regular scheduled meeting will be held on January 7, 2021 at 12:00 pm via Livestream.

Respectfully submitted,

Stephen Wadhams  
Secretary

pc: Margaret Li, Clerk, Board of Supervisors