

**SENECA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
MEETING MINUTES**

Regular Meeting  
Thursday, February 13, 2020  
12:00 Noon  
Heroes Conference Room  
Seneca County Office Bldg.  
Waterloo, New York

**Attendance:**

Board Members Present: Steven Brusso, Chair; Valerie Bassett; Menzo Case; Jeff Shipley; Erica Paolicelli; Stephen Wadhams and Thomas Kime (*arrived at 12:09pm*)  
Board Members Absent: Don Trout  
Staff Attending: Patricia Jones, Deputy Director; Kelly Kline, Office Manager  
Others Attending: Rob Halpin, The Halpin Law Firm; Marie Smithgall, Carpenters Union 277 and Mitch Rowe, County Manager

**Call to Order:**

Chairman Brusso called the meeting to order at 12:00 p.m. A quorum of the Agency's members was present.

**Approval of IDA Meeting Minutes of January 9, 2020:**

The minutes of the Agency's meeting of January 9, 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. Case. Motion carried.

**Review of Un-Audited IDA Financial Statements thru December 2019:**

The December 2019 financial statements had been mailed to board members prior to the meeting. Ms. Paolicelli provided a summary of the financials. It was noted that these financials are un-audited and approval is not needed as the annual audit of the IDA is in process.

**Committee Appointments for 2020:**

**IDA Governance**

Steve Brusso, Chair  
Thomas Kime  
Valerie Bassett

**IDA Audit**

Erica Paolicelli, Chair  
Thomas Kime  
Menzo Case

**IDA Finance**

Erica Paolicelli, Chair  
Thomas Kime  
Menzo Case

**Approval of IDA Resolution No. 2020-09 / Finger Lakes Agronomics Project / Final Resolution:**

A copy of the resolution was provided to Board members prior to the meeting. Owner, Jim Saik purchased 3 lots of property at the IDA owned Deer Run Industrial Park for the construction of a dry and liquid

fertilizer building, seed distributing facility, equipment storage building and office building with a scale house. The Resolution authorizes the IDA To undertake the project, execute the lease, leaseback and PILOT agreement. A public hearing was held on January 30, 2020 and no comments were received. Mr. Saik is asking for a mortgage recording tax exemption and a PILOT agreement. It was noted that there were no changes since Mr. Saik presented to the board last month and he hopes to break ground in May 2020. Ms. Jones then presented Resolution No. 2020-09 as follows:

**RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (FOR THE BENEFIT OF FINGERLAKES AGRONOMICS, INC. (THE "COMPANY")), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, AGENT AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (a) A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT, AND (b) A MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND(iv) EXECUTE A MORTGAGE AND RELATED DOCUMENTS**

A motion was made by Mr. Wadhams approving IDA Resolution No. 2020-09. Seconded by Mr. Case. Members, Brusso, Paolicelli, Bassett, Wadhams, Case and Shipley voted "yea". Mr. Trout and Mr. Kime were absent. Motion carried.

**Other Business:**

None

**Executive Session:**

Mr. Brusso noted that Fisher Associates has completed their draft evaluation of the Hillside property therefore; requested a motion to enter into executive session for discussion of the proposed sale or lease of real property, which is the Hillside Campus in the town of Varick where publicity could substantially affect the value thereof. A motion was made by Ms. Bassett at 12:07pm to enter into executive session. Seconded by Mr. Wadhams. Motion carried. A motion to come out of executive session at 12:39 pm was made by Mr. Case. Seconded by Ms. Bassett. Motion carried.

**Adjournment:**

A motion to adjourn the meeting was made by Mr. Case. Seconded by Ms. Bassett. Motion carried. The meeting adjourned at 12:39 p.m.

The next regular scheduled meeting will be held on **March 26, 2020 at 12:00 Noon in The Heroes Conference Room, Seneca County Office Bldg., Waterloo NY**

Respectfully submitted,



Stephen Wadhams  
Secretary

pc: Margaret Li, Clerk to the Board of Supervisors