

There will be a Joint Meeting

of the

Seneca County IDA

Seneca County EDC

Seneca County FC

as follows:

Thursday

March 21, 2024

@

12:00 P.M.

Heroes Conference Room

One DiPronio Drive

Waterloo NY 13165

The Meeting will also be livestreamed on IDA website at:

<https://www.senecacountyida.org/livestream>



LOCAL VALUES. FORWARD VISION.

**SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

Thursday March 21, 2024

12:00 P.M

Heroes Conference Room

One DiPronio Drive

Waterloo NY 13165

Agenda

1. Approval of IDA Meeting Minutes of February 1, 2024 V_____
2. Review | Approval of 2023 IDA Annual Audit, IDA Single Audit, Management Letter and Posting to PARIS R_____
3. Approval of ABO Measurement Report V_____
4. Standing Item – Update / Seneca County Chamber of Commerce– Jeff Shipley
5. Standing Item – Update / Seneca County Board of Supervisors – Ernie Brownell
6. Chairmans Remarks
7. Other Business
8. Consideration of Executive Session
9. Discussion | Proposed Approval of IDA Resolution No 2023-12 | Contract with Design Firm | Renovations at 2456 RT 414 Seneca Falls R_____

**SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES**

Regular Meeting
Thursday, February 1, 2024
12:00 Noon / Heroes Conference Room
Waterloo, NY 13165

Attendance:

Board Members Present: Bruce Murray, Chairman; Steven Brusso; Ernie Brownell; Ralph Lott; Ben Guthrie; Tom Kime and Jeff Shipley
Board Members Absent: Seth Kircher and Tom Murray
Staff Attending: Sarah Davis, Kelly Kline, David Hewitt
Others Attending: Robert Kernan, CFO; Rob Halpin, The Halpin Law Firm; Chris and Kim Stamberger, and Kyle Mosher, Groggerly Development LLC; and Marie Weiss, Carpenters Union 277

Call to Order:

Chairman Murray 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 4, 2024:

The minutes of the Agency's meeting of January 4, 2024 had been sent to Board members prior to the meeting. A motion was made by Mr. Shipley to approve the meeting minutes. Seconded by Mr. Guthrie. Motion carried.

Review of Un-Audited IDA Financial Statements thru December 2023:

The December 2023 financial statements had been mailed to board members prior to the meeting. Mr. Kernan 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 2023:

IDA Governance

Bruce Murray, Chair
Seth Kircher
Steve Brusso
Tom Murray

IDA Audit

Ben Guthrie, Chair
Steve Brusso
Bruce Murray

IDA Finance

Ben Guthrie, Chair
Steve Brusso
Bruce Murray

Presentation/Discussion /Approval of IDA Resolution No, 2024-08 / Groggerly Development LLC Project: The proposed resolution was provided to board members prior to the meeting. Ms. Davis advised board members that local business partners Chris Stamberger and Kyle Mosher have purchased the former Groggerly restaurant in the Hamlet of Fayette and are seeking a PILOT and sales tax exemption. Mr. Stamberger provided an overview of the project to the board. The project will create six residential units as well as a small retail space in the vacant building. The plan is to offer quality apartments at reasonable prices. Both gentlemen have experience in real estate development and have previously worked on remodeling residential properties in the area. The project represents a step towards addressing the housing crisis in Seneca County while also contributing to the economic and social development of the community. Ms. Davis noted approval of the inducement resolution will allow the IDA staff to conduct a cost-benefit analysis and schedule a public hearing for the project; this does not constitute as final approval of the project or incentives. The resolution was presented as follows:

RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY")

(i) ACCEPTING THE APPLICATION OF GROGGERLY DEVELOPMENT LLC (THE "COMPANY") DATED JANUARY 17, 2024 WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC

HEARING WITH RESPECT TO THE PROJECT, (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED WITH RESPECT TO THE PROJECT, AND (iv) AUTHORIZING THE NEGOTIATION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS

A motion was made by Mr. Guthrie approving Resolution No. 2024-08. Seconded by Mr. Lott. Members Brusso, Brownell, Guthrie, Lott, B. Murray, Kime and Shipley voted “yea”. Mr. Kircher and Mr. T. Murray were absent. Motion carried.

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

The Tourism Steering Committee is actively planning events and initiatives for 2024 to promote tourism in the area throughout the year. They aim to collaborate with local businesses to enhance the visitor experience, indicating a positive direction for tourism development within the Chamber of Commerce.

Legislative Updates: The Chamber is closely monitoring key policies in Albany, particularly regarding short-term rentals and extended producer responsibility, to ensure the interests of local businesses and the economy are considered in these discussions.

Annual Chamber Dinner: At the recent annual chamber dinner, the Northeast College of Health Sciences received the project/initiative of the year award. The college has introduced new degree and certification programs, including massage therapy, and expanded degree offerings, showcasing a significant investment in the community. Mr. Shipley noted that this shift is significant, and he encourages everyone to support Northeast College and Finger Lakes Community College in their initiatives and potential expansions.

Standing Item – Update / Seneca County Board of Supervisors – Ernie Brownell:

Supervisor Brownell noted that Chairman Enslow has made his committee appointments for 2024. He also mentioned that the Grow Seneca Grant program has received 26 applications and is going well. The maximum Grant award for any single applicant is \$10,000.

Other Business:

Change of IDA 2024 Board Meeting Schedule: It was proposed by board members to change the monthly board meetings to the second Tuesday of every month at 9:00 AM. Staff will send out a new meeting scheduled to reflect the new dates and times.

Approval of Amended UTEP (Uniform Tax Exemption Policy): A copy of the proposed UTEP was provided to board members prior to the meeting. Ms. Davis noted that the IDA’s Governance Committee reviewed the proposed changes to the UTEP in December 2023, and has recommended their approval by the board. The changes include the addition of language for consideration of housing projects and a formula for calculating a new standard 10-year PILOT exemption for approved projects. The UTEP with proposed changes was sent to all Seneca County school and municipal leaders for input; none was received. After discussion, a motion was made by Mr. Brusso approving the amended UTEP. Seconded by Mr. Guthrie. Members Brusso, Brownell, Guthrie, Lott, B. Murray, Kime and Shipley voted “yea”. Mr. Kircher and Mr. T. Murray were absent. Motion carried.

Approval of IDA Resolution No 2024-09 | Retention and Disposition Scheduled for NY Local Government Records (LGS-1) | Amended Records and Retention Policy (RRP): A copy of the proposed amended policy and Resolution was provided to board members prior to the meeting. Ms. Davis noted that the currently adopted RRP refers to schedule MI-1. According to the state’s website, schedule LGS-1 supersedes MI-1 and therefore, we need to adopt the use of LGS-1 by resolution. A motion was made by Mr. Lott approving Resolution no 2024-09. Seconded by Mr. Guthrie. Members Brusso, Brownell, Guthrie, Lott, B. Murray, Kime and Shipley voted “yea”. Mr. Kircher and Mr. T. Murray were absent. Motion carried.

Willard Update: The IDA has been helping the County promote the Request for Expressions of Interest (RFEI) for Willard to potential developers. The RFEI has been sent to over 70 developers with a mass e-mail to over 100 more. A tour for potential developers is planned for February 5th prior to the February 9th RFEI deadline. MRB Group has heard back from at least 5 developers indicating their intent to submit responses to the RFEI. MRB Group has indicated that the County could anticipate issuing a formal Request for Proposals (RFP) for the site as early as April or May of 2024. Staff proposed doing some paid advertising to promote Willard and the RFP later this year. After discussion, it was suggested that staff reach out to GRE and Centerstate to get some guidance on the best way to promote the Willard site.

Executive Session:

Chairman Murray requested a motion to enter into Executive Session for discussion on the proposed acquisition, sale or lease of real property, where publicity could substantially affect the value thereof. A motion was made by Mr. Guthrie at 1:31 pm to enter into executive session. Seconded by Mr. Brusso. Motion carried. A motion to come out of executive session at 1:53 pm was made by Mr. Guthrie. Seconded by Mr. Brusso. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Mr. Guthrie at 1:53 pm. Seconded by Mr. Brusso. Motion carried. The meeting adjourned at 1:53 pm.

The next regular scheduled meeting will be held on **March 21, 2024 at 12:00 Noon.**