

**SENECA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
MEETING MINUTES**

Regular Meeting  
Thursday, May 2, 2019  
12:00 Noon  
Heroes Conference Room  
Seneca County Office Bldg.  
Waterloo, New York

**Attendance:**

Board Members Present: Steven Brusso, Chair; Thomas Kime; Erica Paolicelli; Jeff Shipley; Valerie Bassett; Don Trout and Stephen Wadhams

Board Members Absent: Thomas Macinski and Menzo Case

Staff Attending: Robert Aronson, Executive Director; Patricia Jones, Deputy Director; Kelly Kline, Office Manager

Others Attending: Robert Kernan, CFO; Rob Halpin, The Halpin Law Firm; Kim Nason and Dave Cook, Phillips Lytle LLP; Frank Armento, Fisher Associates; Earl Martin, Seneca Dairy Systems; Mitch Rowe, County Manager; Mary Anne Kowalski; Dave Shaw, Finger Lakes Times

**Call to Order:**

Chairman Brusso called the meeting to order at 12:03 p.m. A quorum of the Agency's members was present.

**Presentation of Seneca Dairy Systems Project:**

Mr. Aronson advised board member that an application for IDA financial assistance has been submitted by Seneca Dairy Systems LLC. A copy of the application was provided to board members prior to the meeting. Mr. Martin is proposing to develop a manufacturing facility on a portion of a 75-acre parcel situated in Romulus. Representing Seneca Dairy Systems were Earl Martin and Kim Nason, who provided an overview of the project to the board. The proposed project is the construction and operation of an agricultural manufacturing facility. The facility will consist of a state-of-the-art galvanizing mill and office and warehouse space, which will allow Mr. Martin's existing company to expand its operations and meet growing demand across the USA and Internationally. The project will be constructed in three phases. The first phase -and primary feature of the plan is the construction of the galvanizing plant, which is approximately 48,600 sq. ft. The second and third phases include expansions of steel fabrication and warehousing space. The total square feet of the all three phases of the project will be about 220,000 sq. ft. and the total capital investment over the project's ten-year period is estimated at \$19,725,001. A total of 125 jobs are to be created, 60 of which will be in the first five years. Ms. Nason noted that due to the size of the project and the acreage of land disturbance the SEQR process will be a Type 1 action which will require a mandatory coordinated review. Therefore, until the SEQR review is completed the IDA cannot grant final approval of financial assistance. Ms. Nason suggested that because IDA funding is critical to the project, the IDA would be the best party to act as lead agency. With approval of today's proposed resolution on the project, a SEQR application package will be sent to all interested and involved agencies. Once the packages are mailed the parties have 30 days to submit comments and approve or object to the IDA serving as lead agency. Ms. Nason requested that the IDA move forward with financial assistance process and declare its intent to act as lead agency for a coordinated SEQR review.

#### **Approval of IDA Resolution No. 2019-15 / Seneca Dairy Systems LLC Initial Resolution:**

A copy of the proposed resolution was provided to board members prior to the meeting. Mr. Aronson stated the proposed resolution will formally accept the IDA application for financial assistance, authorizing a Public Hearing and declaring the IDA's intent to act as lead agency under article 8 on the NYS Environmental Conservation Law. Mr. Aronson then read the resolution as follows.

**RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY")  
ACCEPTING THE APPLICATION OF SENECA DAIRY SYSTEMS LLC (THE "COMPANY") DATED APRIL  
25, 2019 WITH RESPECT TO A CERTAIN PROJECT, AUTHORIZING A PUBLIC HEARING WITH  
RESPECT TO THE PROJECT, DECLARING ITS INTENT TO ACT AS LEAD AGENCY UNDER ARTICLE 8 OF  
THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE  
PROJECT, DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED WITH  
RESPECT TO THE PROJECT, AND AUTHORIZING THE NEGOTIATION OF A LEASE AGREEMENT,  
LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS**

A motion was made by Ms. Bassett approving IDA Resolution No 2019-15. Seconded by Mr. Wadhams. Members, Brusso, Trout, Kime, Paolicelli, Shipley, Bassett, and Wadhams voted "yea". Mr. Macinski and Mr. Case were absent. Motion carried

#### **Executive Session:**

Chairman Brusso requested a motion to enter into Executive Session to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. A motion was made by Mr. Trout at 12:28 pm to enter into Executive Session. Seconded by Ms. Bassett. Motion carried. A motion was made by Mr. Wadhams at 12:45 p.m. to come out of Executive Session. Seconded by Mr. Trout. Motion carried.

#### **Approval of IDA Meeting Minutes of April 9, 2019:**

The minutes of the Agency's meeting of April 9, 2019 had been sent to Board members prior to the meeting. A motion was made by Mr. Trout to approve the minutes. Seconded by Ms. Bassett. Motion carried.

#### **Approval of IDA Financial Statements thru March 2019:**

The March 2019 financial statements 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. Trout to accept the March 2019 financial statements. Seconded by Mr. Wadhams. Motion carried

#### **Approval of Fisher Associate Contract:**

The proposed contract was provided to board members prior to the meeting. Mr. Aronson advised board members that the contract is for support services regarding the SEQR process for the proposed Seneca Dairy Systems Agricultural Manufacturing Facility located on a portion of the former Seneca Army Depot. A motion was made by Mr. Kime approving the contract. Seconded by Mr. Wadhams. Motion carried.

#### **Approval of Extension of FL Agronomics Purchase Contract:**

Mr. Aronson advised board members that Jim Saik, owner of FL Agronomics, currently has a purchase contract with the IDA for lots 3,4 & 5 at the Deer Run Industrial Park. The project is making its way through the site plan approval process with the Seneca Falls Planning Board; however, the most recent extension of the purchase contract is expiring, and an extension of four months is being requested by Mr. Saik. A motion was made by Mr. Trout approving the four-month extension. Seconded by Mr. Wadhams. Motion carried.

**Hillside Closure – Discussion only:**

Mr. Aronson advised board members that IDA staff has been in discussions with Hillside regarding their recent announcement of the closure of their facility in the town of Varick and owned by the IDA. Hillside has advised that they will be honoring their IDA lease until it ends on March 20, 2020. Their current plan for evacuating the property is scheduled for December 31, 2019. Mr. Aronson noted that once the children have vacated the facility the IDA can then utilize the annual contract with Fisher Associates to assess the assets, which will facilitate the IDA's efforts to market the property and also draft a plan to "mothball" the property if necessary.

**Loan Status Report:**

The Loan Status Report had been provided to Board Members prior to the meeting. Mr. Aronson summarized the Loan Status Report noting that of all four loans are current and there is approximately \$515,000 on hand to lend.

**Other Business:**

None

**Adjournment:**

A motion to adjourn the meeting was made by Mr. Trout. Seconded by Ms. Bassett. Motion carried. The meeting adjourned at 12:56 p.m.

The next regular scheduled meeting will be held on **June 6, 2019, 12:00 Noon** Heroes Conference Room, Seneca County Office Bldg., Waterloo, NY.

Respectfully submitted,



Stephen Wadhams  
Secretary

pc: Margret Li, Clerk to the Board of Supervisors