

**SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES**

Regular Meeting
Thursday, May 7, 2020
12:00 Noon
Via Recorded Conference Call open to the public

Attendance:

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

Board Members Absent: None

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

Others Attending: Robert Kernan, CFO; Rob Halpin, The Halpin Law Firm; and Kyle Krenzer, FLTV

Call to Order:

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

Approval of IDA Meeting Minutes of March 26, 2020:

The minutes of the Agency's meeting of March 26, 2020 had been sent to Board members prior to the meeting. A motion was made by Mr. Case to approve the minutes. Seconded by Mr. Wadhams. Members Brusso, Trout, Kime, Paolicelli, Shipley, Bassett, Case and Wadhams voted "yea". Motion carried.

Approval of Appraisal Services for Hillside Campus:

Ms. Jones advised the board that prior to the sale of any IDA property, the State must be notified of the potential sale and a statement must be included concerning the appraisal of the property. Staff completed an RFP for Appraisal Services and received three (3) responses. The first bid is from Midland Appraisal Associates from Rochester – their proposal is \$5,500. The second bid is from KLV Appraisal from Buffalo and their bid is \$9,500. The third bid is from GAR Associates from Williamsville and their bid is \$12,000. Staff is recommending Midland Appraisal Associates be awarded the bid at a cost not to exceed \$5,500. A motion was made by Ms. Bassett approving a contract with Midland Appraisal Associates from Rochester – for a fee of \$5,500. Seconded by Mr. Wadhams. Members, Brusso, Trout, Kime, Wadhams, Paolicelli, Shipley, Bassett, Case voted "yea". Motion carried.

Approval of Extension of Lease with Excellus:

A request was received by Excellus Health Plan Inc., to exercise their option to extend the lease on their Training Center, located at 2546 Route 414, Waterloo NY for an additional five (5) years. The option period is September 14, 2020 to September 14, 2025. This will be their fourth extension and the lease agreement

allows up to nine (9) consecutive five-year extensions. After discussion, a motion was made by Mr. Case to approve the Extension of Lease with Excellus for an additional five (5) years. Seconded by Mr. Trout. Members Brusso, Trout, Kime, Paolicelli, Shipley, Bassett, Case and Wadhams voted "yea". Motion carried.

Other Business:

Execution of Deed of Depot Airfield Access Road (Sutton Rd) from US Army to Seneca County Industrial Development Agency: Ms. Jones advised the Board that the US Army Deed for the former Airfield Access Road (Sutton Road) has been received and reviewed by Legal Counsel. She stated that in the original Airfield Deed from the Army, only the southern half of the road was transferred, and the IDA only became aware of this when the IDA started the transfer of the road to Seneca County. Ms. Jones advised that this new deed is for the northern portion of Sutton Road and comprises only 0.515 acres and once this new deed is signed by the US Army and recorded, the IDA can then transfer the road to Seneca County. After discussion, a motion was made by Mr. Wadhams accepting the US Army Deed for the northern portion of Sutton Road and authorizing the Chairman to sign the Deed. Seconded by Mr. Shipley. Members Brusso, Trout, Kime, Paolicelli, Shipley, Bassett, Case and Wadhams voted "yea". Motion carried.

Sampson Veterans Memorial Cemetery: Ms. Jones alerted the Board that due to COVID 19; the Sampson Veterans Memorial Cemetery will not be conducting their annual Memorial Day Service. Rather, Mr. Bill Yale will be placing flags on each gravesite on Saturday, May 23rd at 10:30 a.m. Ms. Jones then advised that if a family member would like to decorate a veteran's gravesite with a flag, Mr. Yale will meet the family member at the Cemetery and provide the flag. Social distancing to include wearing a face mask will be required.

Executive Session:

Chairman Brusso requested a motion to enter into Executive Session 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 12:20pm to enter into Executive Session. Seconded by Ms. Bassett. Motion carried. A motion was made by Ms. Bassett at 12:55 p.m. to come out of Executive Session. Seconded by Mr. Case. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Mr. Case. Seconded by Mr. Shipley. Motion carried. The meeting adjourned at 12:55 p.m.

The next regular scheduled meeting will be held on **June 4, 2020, 12:00 Noon**, Via conference call and Livestreamed due to Covid-19.

Respectfully submitted,



Stephen Wadhams
Secretary

pc: Margret Li, Clerk to the Board of Supervisors