

SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES

Regular Meeting
Thursday, July 2, 2020
12:00 Noon
Via Recorded Conference Call open to the public

Attendance:

Board Members Present: Steven Brusso, Chair; Valerie Bassett; Thomas Kime; Menzo Case; Don Trout. Stephen Wadhams, Jeff Shipley and Erica Paolicelli entered the meeting at 12:22 pm

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

Others Attending: Robert Kernan, CFO, Mitch Rowe, County Manager and Kyle Krenzer, FLTV

Call to Order:

Chairman Brusso called the meeting to order at 12:10 p.m. A quorum of the Agency's members were present.

Approval of IDA Meeting Minutes of June 4, 2020:

The minutes of the Agency's meeting of June 4, 2020 had been sent to Board members prior to the meeting. A motion was made by Mr. Case to approve the minutes. Seconded by Ms. Bassett. Members Brusso, Kime, Paolicelli, Bassett and Case voted "yea". Mrs. Paolicelli, Mr. Wadhams, and Mr. Shipley were absent. Motion carried.

Approval of May 2020 Financial Statements:

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

Approval of IDA Resolution No. 2020-12 / Home Leasing Inc. / Final:

The proposed resolution was provided to board members prior to the meeting. Home Leasing is building a 53-unit affordable housing complex in the old Huntington building in Seneca Falls; which is a change

from the proposed 55 units at the last meeting. They're seeking approval of a 15-year PILOT agreement, starting at \$400 per unit and increasing by 3% each year. A public hearing regarding the proposed agreement was held on June 22nd via conference call. Two comments were received voicing concern over the amount of apartment units and potential traffic congestion the project will create. The proposed resolution reads as follows:

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF HOME LEASING, LLC (THE "COMPANY"), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, (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 Mr. Case to approve Resolution No. 2020-12 the minutes. Seconded by Mr. Trout. Members Bassett, Brusso, Case, Kime and Trout, voted "yea". Mrs. Paolicelli, Mr. Wadhams, and Mr. Shipley were absent. Motion carried.

Mrs. Paolicelli, Mr. Wadhams and Mr. Shipley joined the meeting

Approval of IDA Resolution No. 2020-13 / Disaster Emergency Loan Program:

The resolution was provided to board members prior to the meeting. Ms. Davis advised board members that Governor Cuomo recently signed into law, Chapter 109 of the Laws of 2020, which allows IDAs to establish state emergency disaster loan programs for small businesses up to \$25,000 or grants to small businesses for the purchase of personal protective equipment. The proposed resolution would allow the IDA to set aside \$250,000 to establish an emergency loan program to small businesses in Seneca County that have been adversely affected by the COVID-19 pandemic.

Discussion: Some issues board members expressed were: duplication with other loan programs, potential negative impact this could have on the agency operating funds, does the IDA have the money to put in the program and the additional administrative burden on staff. Board members requested staff reach out to the Economic Development Administration who oversee the IDA's Revolving loan fund program and get guidance to see if the existing RLF funds could be used to support this new emergency loan program. A motion to table resolution 2020-13 was made by Mr. Kime. Seconded by Ms. Bassett. Members, Bassett, Brusso, Case, Wadhams, Kime, Shipley, Trout and Shipley voted "yea". Motion carried.

Approval of IDA Resolution No 2020-14 / Danaren Dental Laboratory Project / Initial Resolution:

The resolution was provided to board members prior to the meeting. Danaren Dental Laboratories submitted an application for financial assistance for their proposed project within the existing BonaDent Dental Laboratory in Seneca Falls. Danaren is seeking a PILOT, mortgage recording tax exemption, and sales tax exemption for a proposed 13,650 square foot addition to their manufacturing facility within BonaDent. In total, the estimated property tax exemption would be about \$187,350 and when combined with the sales and mortgage recording tax exemptions, would bring Danaren's total savings to about \$501,800 over 10 years. The company expects to hire 35 more people over the next 5 years. The resolution accepts the application, authorizes a public hearing to be held with respect to the project and authorizes the commencement of negotiations to develop a proposed lease agreement, leaseback agreement, PILOT agreement and related documents. The proposed Resolution No. 2020-14 is as follows:

RESOLUTION OF THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING THE APPLICATION OF DANAREN, LLC ("DANAREN") AND BRUCE HENRY PROPERTIES, LLC D/B/A BONADENT ("BONADENT") WITH RESPECT TO A CERTAIN PROJECT , (ii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED WITH RESPECT TO THE PROJECT, (iii) AUTHORIZING THE NEGOTIATION OF AN AGENT AGREEMENT, PROVIDED THAT THE FINANCIAL ASSISTANCE PROVIDED TO THE COMPANY UNDER THE AGENT AGREEMENT NOT EXCEED \$100,000 UNTIL SUCH TIME AS THE AGENCY HAS HELD A HEARING AND ADOPTED A SUBSEQUENT RESOLUTION, (iv) AUTHORIZING THE NEGOTIATION OF A LEASE AGREEMENT AND LEASEBACK AGREEMENT, AND/OR MODIFICATION OF THE EXISTING LEASE AGREEMENT AND LEASEBACK AGREEMENT BETWEEN THE AGENCY AND BONADENT, AND RELATED DOCUMENTS, (v) AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO THE EXISTING PAYMENT IN LIEU OF TAX AGREEMENT BETWEEN THE AGENCY AND BONADENT, AND (vi) DECLARING THE AGENCY TO BE THE LEAD AGENCY FOR PURPOSES OF REVIEW OF THE PROJECT PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT.

A motion was made by Mr. Kime approving IDA Resolution No 2020-14. Seconded by Mr. Case. Members, Bassett, Brusso, Case, Wadhams, Kime, Shipley, Trout and Shipley voted "yea". Motion carried.

Other Business:

Hillside Update:

Ms. Jones provided an update to the board on the status of the IDA-owned Hillside property which was recently vacated by Hillside Children's Center. A windshield tour of the property was held by staff on June 25th. Only one individual attended the tour. The responses to the RFP are due on July 17th by 3pm and those will be reviewed by the Governance committee before the next board meeting. The Governance committee will bring their recommendation to the board on the disposition of the property at the August 6, 2020 Board meeting.

Mrs. Paolicelli left the meeting.

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

Mr. Shipley gave the following update to the board: The Chamber has been involved in the Covid-19 response and for the last nine-weeks they have held weekly meetings with the county, public health, school districts etc., to form collaboration within the county regarding a response plan for Covid-19. The Chamber is currently working on a marketing plan to let visitors and the public know that the Finger Lakes is open for business.

Standing Item – Update / Seneca County Board of Supervisors – Don Trout:

Mr. Trout gave the following update to the board. The Board of Supervisors recently denied a permit to the Farm Days Event due to no action plan or safety restrictions in place regarding Covid-19. The County is erring on the side of caution, and they are following all protocols in regard to Covid-19.

Executive Session:

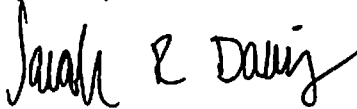
Chairman Brusso requested a motion to enter into Executive Session under Public Officers Law, Article 7, Section 105, to discuss the financial, credit or employment history of a particular corporation, or matters leading to the approval of a contract for a particular corporation. A motion was made by Mr. Wadhams at 12:49 pm to enter into Executive Session. Seconded by Mr. Kime. Members Brusso, Kime, Paolicelli, Shipley, Bassett, Trout, Case and Wadhams voted "yea". Mrs. Paolicelli was absent. Motion carried. A motion was made by Ms. Bassett at 1:05 p.m. to come out of Executive Session. Seconded by Mr. Case. Members Brusso, Kime, Shipley, Bassett, Case, Trout and Wadhams voted "yea". Mrs. Paolicelli was absent. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Mr. Case. Seconded by Mr. Wadhams. Motion carried. The meeting adjourned at 1:05 p.m.

The next regular scheduled meeting will be held on **August 6, 2020, 12:00 Noon**, Via conference call and Livestreamed due to Covid-19.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sarah R. Davis". The signature is fluid and cursive, with the first name "Sarah" being the most prominent.

Sarah R. Davis
Executive Director

pc: Margret Li, Clerk to the Board of Supervisors