

Onondaga County Industrial Development Agency
Regular Meeting Minutes
December 10, 2009

The regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, December 10, 2009 at the Eastside Business Center, 1201 East Fayette Street, Syracuse, New York.

Chairperson Robert Baldwin called the meeting to order at 8:05 a.m. with the following:

PRESENT:

Robert Baldwin
Russell Andrews
William Towsley
David Knapp

ABSENT:

Karen Kitney
Donna DeSiato
Dale Sweetland

ALSO PRESENT:

Mark Arbon, Agency Counsel, Gilberti Law Firm
Mary Beth Primo, Executive Director, Agency
Gregory Hitchin, Business Development Manager, Office of Economic Development
Carolyn May, Sr. Economic Development Specialist, Office of Economic Development
Deanna Hornyak, Administrative Intern, Office of Economic Development
Karen Doster, Recording Secretary, Agency
Chris Belna, Earth Road Inc.
Chris Fowler, Syracuse First

APPROVAL OF REGULAR MEETING MINUTES – NOVEMBER 12, 2009

Upon a motion by William Towsley, seconded by Russell Andrews, the OCIDA Board approved the minutes of November 12, 2009 regular meeting. Motion was carried.

TREASURER'S REPORT

Greg Hitchin gave a brief review of the OCIDA investments and accounts for the month of November 2009.

Upon a motion by William Towsley, seconded by Russell Andrews the OCIDA Board approved the Treasurer's Report for the month of November 2009. Motion was carried.

PAYMENT OF BILLS – SCHEDULE # 327

Greg Hitchin gave a brief review of the Payment of Bills, Schedule #327.

Upon a motion by David Knapp, seconded by William Towsley, the OCIDA Board approved the Payment of Bills Schedule #327 with General Expenses being \$49,453.48, Marketing Expenses being \$4,167.26 and PILOT payments to the Town of Lysander for \$15,366.65, Baldwinsville School District for \$84,566.62 and Onondaga County for \$5,703.73. Motion was carried.

EARTH ROAD, INC. – PROJECT REVIEW

The Company was represented by Chris Belna, Consultant for Earth Road, Inc. Earth Road is a start-up manufacturer of asphalt for private and public customers. The company is purchasing a 42,000 square foot pre-manufactured plant and related manufacturing equipment from Meeker Equipment, Indiana. Meeker will deliver and assemble the plant on a 42-acre site located at 6900 Van Buren Road, Town of Van Buren.

The Board then discussed with the Company the Agency's requirement that Earth Road use local labor. The Company stated it is aware of this requirement. However, the Board and Company agree that because the plant is pre-manufactured by Meeker Equipment of Indiana, that Meeker will assemble the building.

David Knapp asked if they will be taking grindings from other projects, rejuvenate them and put back out. Chris Belna stated that they will do that as much as possible. She stated that the Spano's have been collecting pavement for some time. She stated that asphalt can be processed without using reclaimed pavement but the Spano's own a crusher and can take reclaimed asphalt and crush it then goes through the plant process. She stated that it cuts down on the use of liquid asphalt which is extremely expensive resulting in a higher profit and is much better for the environment. The Company was also asked to name its local competitors. Chris Belna stated that Barrett in Jamesville, Hanson and Callahan in Skaneateles and small plant down the street from them named Atlas Bituminous and Suit-Kote.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved a resolution describing the proposed Earth Road, LLC project and the financial assistance the Agency may provide for the project. Motion was carried.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA board approved a resolution waiving the Local Access Policy for the purchase and installation of the pre-manufactured plant. Motion was carried.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved a resolution ratifying the Earth Road, LLC public hearing notice to be held on December 21, 2009 at the Van Buren Town Hall. Motion was carried.

ANNUAL PROJECT APPROVAL REVIEW

Mary Beth Primo recommended that all the projects listed should be extended for one year except for Serious Materials, Armstrong Mold and Matlow Co.

Robert Baldwin asked if there are any projects listed that we have not heard from in awhile and if they may need a wake up call. Mary Beth Primo stated that there are no projects that need to be contacted and some will close soon.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved to extend for one year the applications for Action Developers, Allred & Associates, Inc. Anheuser Busch Companies, Bitzer Scroll, Inc., Container Intermodal Distribution, DestiNY USA R & D Park, GE Inspection Technologies, LP, Hinsdale Road Group, LLC, Inc., Onondaga Hotel Ventures, Onondaga Renewables, LLC, SYSCO Food Services – Syracuse, Tessy Medical Products, LLC, Tessy Plastics 08/08 and 10/09 and Warner Energy, LLC. Motion was carried.

THE EASTERN COMPANY – RECONVEYANCE RESOLUTION

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved a resolution authorizing the reconveyance of the Eastern Company project facility, located in the Village of Solvay, Town of Geddes, undertaken as an Agency project in 1999, and authorizing an officer of the Agency to sign the necessary documents. Motion was carried.

SHINING STARS DAYCARE - RECONVEYANCE

Mark Arbon stated that all benefits were provided. He stated that there was a request for a PILOT but the project did not qualify.

Robert Baldwin asked how Shining Stars Daycare is doing. Carolyn May stated that they are doing great.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved a resolution authorizing as of December 31, 2009, the reconveyance of the Shining Stars Daycare project facility located on Metropolitan Park Drive, Town of Salina, undertaken as an Agency project in 2008, and authorizing an officer of the Agency to sign the necessary documents. Motion was carried.

COR COLLAMER ROAD - RECONVEYANCE

Mark Arbon stated that COR Collamer Road initially filed a 412A to make it exempt but they did not request a PILOT but the 412A put the project as exempt. He stated that they are requesting that the Agency stay in the project because they do not want to undo their financing but they are requesting that the Town put it back on the tax rolls.

Upon a motion by William Towsley, seconded David Knapp, the OCIDA Board approved a resolution authorizing the reconveyance of the COR Collamer Road project facility, located at the southeast corner of the intersection of NYS Rt. 481 and Collamer Road in the Town of

DeWitt, undertaken as an Agency project in 2004, and authorizing an officer of the Agency to sign the necessary documents. Motion was carried.

APPOINTMENT OF AN AGENCY TREASURER, BEGINNING JANUARY 1, 2010

Mary Beth Primo recommended Kim Hall be appointed as Treasurer.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board approved a resolution appointing Kim Hall as Agency Treasurer beginning January 1, 2010. Motion was carried.

Mary Beth Primo stated that Greg Hitchin will be leaving us at the end of the year because his position has been abolished. She stated that Greg Hitchin has been a huge help to her this year. She stated that he is going to be missed and has done a great job as Treasurer for OCIDA. She thanked Greg Hitchin.

Robert Baldwin stated that when the office did not have a director, Greg Hitchin provided service above and beyond the call of duty. He did a fantastic job. He stated that his presence and his input are going to be sorely missed.

NOMINATING COMMITTEE

Robert Baldwin appointed David Knapp as Chairperson to the Nominating Committee and Donna DeSiato and Russ Andrews as members of the committee.

DISCUSSION ITEMS. SYRACUSE FIRST

Chris Fowler, Director of Syracuse First, gave a summary of Syracuse First, a nonprofit organization to increase awareness about the importance of purchasing goods and doing business with local merchants. Syracuse First is dedicated to teaching the public about the necessity of supporting independent businesses.

Robert Baldwin asked Chris Fowler if he is aware of the Agency's local access policy. Chris Fowler stated that he is aware of it.

Robert Baldwin asked if the members are going to use the Syracuse First logo on their advertising. Chris Fowler stated that they will be using the Syracuse First logo and a lot already have. He stated that they have linked their website to the Syracuse First website.

ATTRACTION PROJECT – REQUEST FOR TECHNICAL ASSISTANCE FUNDING

Mary Beth Primo stated that staff is involved with an out of state attraction prospect and it is still in the confidential stage so she can not share publically who the company is, what they are looking at or what they do. She stated that the prospect is looking at a couple locations including one in Onondaga County. She stated that she is requesting that the Board approve, encumber and authorize up to \$20,000 to be used in the marketing effort needed to provide the company with technical assistance. She stated that the funds will be used for feasibility studies and that she has been talking with an economic development partner about co-funding this effort.

Robert Baldwin stated that through the history of the Agency, from time to time something will come in that is very sensitive and confidential so this is not unusual and recommends the Board approve this.

David Knapp asked if the work being done can be used for other projects if this project doesn't occur. Mary Beth Primo stated that the information being sought to provide to this one company is information that can be transferable to other projects interested in this particular site.

Upon a motion by David Knapp, seconded by Russell Andrews, the OCIDA Board approved a resolution encumbering and authorizing up to \$20,000 for technical assistance to use in marketing efforts to provide an out of state prospect with feasibility studies. Motion was carried.

Upon a motion by William Towsley, seconded by David Knapp, the OCIDA Board adjourned the regular Agency meeting at 8:45 am. Motion was carried.

Mary Beth Primo, Executive Director