

# FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY  
JUNE 13, 2017  
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

## MEETING NOTES

PRESENT:

JOSEPH SEMIONE, CHAIRMAN  
DAVE D'AMORE, VICE CHAIRMAN  
WILLIAM SULLIVAN, TREASURER  
JOE GILLIS, SECRETARY  
DIANA PUTNAM, MEMBER  
TIM MUNN, MEMBER  
JAMES MRAZ, EXECUTIVE DIRECTOR  
SCOTT HENZE, PLANNER

### **I. MINUTES FROM MAY 16, 2017 MEETING:**

MOTION : Accept as presented.  
MADE BY : Dave D'Amore  
SECONDED : Joseph Semione  
VOTE : Unanimous

### **II. BUDGET REPORT:**

MOTION : Accept as presented.  
MADE BY : Joseph Semione  
SECONDED : Timothy Munn  
VOTE : Unanimous

### **III. COMMITTEE REPORTS:**

#### A. Nominating Committee:

- No report.

#### B. Audit Committee:

- No report.

#### C. Governance Committee:

- No report.

#### D. Finance Committee:

- No report.

#### E. Other Reports:

- Economic Development Committee : Bill Waldron
- Fulton County Center for Regional Growth : Ron Peters

### **IV. OLD BUSINESS:**

#### A. Proposed Solar Array Project:

- Still waiting for Public Service Commission (PSC) to release solar credit rate/valve stack.

#### B. Perth Primary Care Clinic Project:

- Still waiting for closing to be scheduled.

#### C. CIREB Marketing Event:

##### 1. Commercial and Industrial Real Estate Brokers Symposium:

- Purposes : 1. To market the Tryon Technology Park  
2. To market the Hales Mills, Vail Mills and Tryon Development Areas
- Date : Wednesday  
June 21, 2017
- Sessions : 1. 10:00 a.m. – Noon : CIREB Members  
2. 3:00 p.m. – 5:00 p.m. : Fulton and Montgomery County Realtors/Brokers
- Location : Tryon Technology Park

##### 2. Handouts at Symposium:

- Tryon Technology Park Brochure
- Tryon Development Area Marketing Brochure
- 1-page slip sheets regarding Building 3 and Regional Business Training and Incubator Center

- 1-page slip sheets on two (2) targeted industry clusters
    - Biomedical Research and Development
    - Food and Industry
3. IDA Board Attendance:
- It would be desired to have two (2) IDA Board members attend this event.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He reviewed the handouts that will be distributed at the Symposium. He asked if any IDA members would be willing to attend the session to answer any questions that Real Estate Brokers may have. Joe Semione stated that he would attend. Jim Mraz asked if anyone else was available and interested to please send him an e-mail prior to the event.

**D. Fulton County's E-Newsletter Campaign:**

- Fulton County has retained Shannon Rose to prepare and manage an E-Newsletter Campaign.
- Will e-mail/mail six (6) E-newsletters to 400+ builders, developers and investors advising them of investment opportunities available now in Fulton County.
- Goal: Attract private investment into Fulton County.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated that the County hopes to have the initial newsletter sent out either the end of July or early August. He stated the hope is that, through this Campaign, one (1) or more buildings or developers will be coming interested in investing in Fulton County.

**V. NEW BUSINESS:**

**A. Power Outage at Tryon:**

**1. Background:**

- On Sunday, May 21, 2017, Jim Mraz received a call at 6:50 a.m. from Brett Romunda, County Facilities staff, that the Wastewater Pump Station went on alarm because power was out.
- Jim Mraz contacted National Grid to report a possible power outage.
- Jim Mraz then contacted Tom's Electric and asked that they go to Tryon and see what the problem was. Tom's Electric agreed to come to Tryon immediately.
- Jim Mraz then contacted Vireo Health to advise of power outage.
- Tom's Electric inspected the electrical switchgear and saw no visible signs of fuses being blown. Tom's Electric inspected the poles and saw no visible signs of blown fuses on the electrical circuits.
- Current Electric was called by Vireo Health. Current Electric is the firm the IDA hired to repair the damaged electrical switchgear in January, 2017.
- Current Electric and Tom's Electric reinspected the fuses in the two (2) operating switchgears. They pulled the fuses with no visible signs of being blown and tested them. Two (2) fuses were found to be blown. Those fuses were replaced with spare fuses onsite.
- Current Electric and Tom's Electric then tested fuses on the electric poles. One (1) blown fuse was identified and replaced.

- Power was restored around 11:00 a.m.

**2. Invoice from Tom’s Electric:**

- Total Invoice: \$400

**3. Fuse Rebuild Kits:**

- Three (3) rebuild kits were ordered to rebuild the blown fuses.
- Need to have spares onsite.
- Estimated cost is \$200-\$250/kit.
- Delivery time for kits: 2-3 months
- Tom’s Electric will order kits and rebuild fuses once kits are received.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He asked if there were any questions. Joe Semione asked what the estimated cost to purchase new fuses would be. Jim Mraz stated that he was told it would be approximately \$600 a piece. Jim Mraz asked if there were any further questions. There were none.

IDA ACTION:

MOTION: To authorize the payment of \$400 to Tom’s Electric for providing emergency repair services and to authorize a payment to Tom’s Electric for the cost of purchasing the three (3) fuse repair kits and repairing the three (3) blown fuses.

MADE BY: Joseph Semione  
 SECONDED: Joseph Gillis  
 VOTE: Unanimous

**B. IDA Website:**

**1. Background:**

- At the May 16, 2017 meeting, IDA members approved hiring Emery Design to prepare a new website for the IDA.

**2. Status Report:**

- Domain name has been purchased: [www.fcida.org](http://www.fcida.org)
- Reviewed series of sample formats for Landing Page.
- Color palette for website will be same as Fulton County Posi+ive logo.
- Goal is to present draft Landing Page/website at July IDA Board meeting.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated that Scott Henze and he are working with Emery Design on the layout for the new IDA website. He stated the hope is to have a presentation made at the July IDA Board meeting showing the draft IDA website.

**C. CFO Invoice:**

- CFO has submitted an invoice for work for ½ of 2017.
- Total Invoice: \$375

IDA ACTION:

MOTION: To authorize a payment in the amount of \$375 to the CFO.

MADE BY: Diana Putnam  
SECONDED: Timothy Munn  
VOTE: Unanimous

**VI. OTHER BUSINESS:**

**A. Executive Session:**

1. Upon a majority vote of its total membership, taken in an open meeting pursuant to a motion identifying the general area or areas of the subject or subjects to be considered, a public body may conduct an executive session for the below enumerated purposes only, provided, however, that no action by formal vote shall be taken to appropriate public moneys:
  - i. matters which will imperil the public safety if disclosed;
  - ii. any matter which may disclose the identity of a law enforcement agent or informer;
  - iii. information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed;
  - iv. discussions regarding proposed, pending or current litigation;
  - v. collective negotiations pursuant to article fourteen of the civil service law;
  - vi. 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;
  - vii. the preparation, grading or administration of examinations;
  - viii. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.**

MOTION: To go into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

MADE BY : Bill Sullivan  
SECOND : Joseph Gillis  
VOTE : Unanimous  
TIME : 8:20 a.m.

MOTION : To go out of Executive Session.

MADE BY : Joseph Gillis

SECOND : Timothy Munn

VOTE : Unanimous

TIME : 8:40 a.m.

**VII. NEXT MEETING:**

Tuesday

July 11, 2017

8:00 a.m.

**VIII. CLOSE MEETING:**

MOTION : To close the meeting.

MADE BY : Joseph Gillis

SECONDED : Timothy Munn

VOTE : Unanimous

TIME : 8:45 a.m.