

# FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY  
JUNE 28, 2016  
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

## AGENDA

PRESENT:

\_\_\_ TODD RULISON, CHAIRMAN  
\_\_\_ JOSEPH SEMIONE, VICE CHAIRMAN  
\_\_\_ WILLIAM SULLIVAN, TREASURER  
\_\_\_ JOE GILLIS, SECRETARY  
\_\_\_ DIANA PUTNAM, MEMBER  
\_\_\_ DAVE D'AMORE, MEMBER  
\_\_\_ TIM MUNN, MEMBER  
\_\_\_ KARA LAIS, IDA COUNSEL  
\_\_\_ JAMES MRAZ, IDA EXECUTIVE DIRECTOR  
\_\_\_ WILLIAM WALDRON, LIAISON  
\_\_\_ RON PETERS, FULTON COUNTY CENTER FOR REGIONAL GROWTH  
\_\_\_ MIKE ANICH, LEADER-HERALD

### I. MINUTES FROM JUNE 7, 2016 MEETING:

MOTION :  
MADE BY :  
SECONDED :  
VOTE :

### II. BUDGET REPORT:

MOTION :  
MADE BY :  
SECONDED :  
VOTE :

**III. COMMITTEE REPORTS:**

A. Nominating Committee:

a. No report.

B. Audit Committee:

b. No report.

C. Governance Committee:

c. No report.

D. Finance Committee:

d. No report.

**IV. OTHER REPORTS:**

A. Fulton County Center for Regional Growth: Ron Peters

B. Fulton County Board of Supervisors' Economic Development Committee: Bill Waldron

**V. OLD BUSINESS:**

**A. Tryon Technology Park Project:**

1. Building Demolition:

➤ Fulton County's Demolition Team commenced work on June 20, 2016 demolishing the cluster of six (6) buildings on the right side of the entrance to Tryon.

2. Tryon Sign:

➤ Tryon sign, landscaping and solar system is complete.

3. Tryon Banners:

➤ Fulton County has ordered 2' x 6' banners to hang on first six (6) light poles along CR117 entering Tryon and four (4) additional poles.

➤ Banners will be of sign and be hung vertically.

4. Marketing Shovel-Ready Sites and Building 3:

A. Request for Proposal:

- At June 7, 2016 meeting, IDA authorized distributing a Request for Proposals (RFP) to commercial real estate brokers.
- Review RFP.

IDA DISCUSSION

**B. 160 Enterprise Drive Property:**

1. Background:

- IDA currently owns the property at 160 Enterprise Drive in the Johnstown Industrial Park.
- IDA leases the property to the CIC. The CIC subleases it to Yusen.
- IDA's lease with the CIC expires on June 30, 2016.
- IDA's lease with the CIC has an early lease termination provision to allow the CIC to take title to the property.
- CIC has advised the IDA that it will not be pursuing an early lease termination.

2. Foreclosure Proceeding:

- NBT has commenced a Foreclosure Proceeding against the property due to the CIC being delinquent on payments due NBT from a mortgage the CIC has on the property.
- Court has appointed a receiver to oversee operation, management and control of all aspects of 160 Enterprise Drive property.
- Receiver is Bill Keniry, Esq. from the law firm of Tabner, Ryan & Keniry in Albany, NY.

3. Update:

- Still no word from Mr. Keniry.
- Kara Lais has been advised that NBT still intends to complete the foreclosure process

IDA DISCUSSION:

V. **NEW BUSINESS:**

A. **Johnstown Renewables:**

1. **Background:**

- The IDA Board previously approved selling Johnstown Renewable a 5.374+/- acre parcel of land in the Johnstown Industrial Park for their project.
- Johnstown Renewables desires to now close on the sale of this lot.

2. **Resolution:**

- Kara Lais has prepared a resolution that formally authorizes the sale of the 5.374+/- acre parcel to Johnstown Renewables.
- The resolution was emailed to IDA Board members on June 24, 2016.

IDA DISCUSSION:

IDA ACTION:

MOTION: To approve the Resolution approving a Deed of Conveyance from the Agency to Johnstown Renewables, LLC and authorizing execution and delivery of same.

MADE BY:

SECONDED:

VOTE:

3. **Lot Sale:**

- Total Lot Sale: \$107,500
- This amount will be paid at closing.
- Upon receipt of this payment, the IDA will distribute it per the IDA's Agreement with City of Johnstown as follows:

- IDA's 7% Marketing Fee	:	\$ 7,525.00
- 50% of balance to City of Johnstown	:	\$ 49,987.50
- <u>50% of balance to City of Johnstown Account</u>	:	<u>\$ 49,987.50</u>
- <b>Total</b>	:	<b>\$107,500.00</b>

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$49,987.50 be made to the City of Johnstown and to authorize depositing \$49,987.50 in the City of Johnstown account.

MADE BY:

SECONDED:

VOTE:

**VI. OTHER BUSINESS:**

**VII. NEXT MEETING:**

Tuesday  
July 12, 2016  
8:00 a.m.

**VIII. CLOSE MEETING:**

MOTION :  
MADE BY :  
SECONDED :  
VOTE :  
TIME :