

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
JUNE 7, 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 MAY 10, 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. Wastewater Collection System and Pump Station:

a. Background:

➤ At the April 12 and May 10, 2016 meetings, IDA members discussed several issues with Tryon's wastewater collection system:

1) Partially Blocked Sewer Main:

➤ A section of gravity sewer main from the last sewer manhole to the pump station is partially blocked.

2) Infiltration into Gravity Sewer Main:

➤ A significant amount of groundwater is infiltrating into sewer main.

➤ C.T. Male had recommended plugging four (4) sewer lines no longer in use to reduce water infiltrating into those sewer mains and into the pump station.

3) Turbulence in Sewer Pump Station's Wet Well:

- When pumps are started, turbulence develops in wet well.

- IDA Board authorized having Adirondack Septic try to address these issues.

b. Status Report:

1. Since the May 10th meeting, Amsterdam Septic has completed the following work:

- Disassembled and repaired two (2) check valves. Valves are functioning but leak.
- Disassembled and inspected two (2) gate valves. Valves are functioning but seals are worn.
- Reset both pumps.
- Cleaned out plugged section of sewer main.
- Cleaned out sewer manhole.

2. Based upon this work completed by Adirondack Septic, the sewer system is functioning properly again.

c. Recommendation:

1. Adirondack Septic advised that the two (2) check valves and two (2) gate valves should be replaced in the future.

- Estimated cost to replace two (2) check valves : \$5,000
- Estimated cost to replace two (2) gate valves : \$4,000

d. Invoice:

- Total invoice for performing this work: \$6,200

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$6,200 to Adirondack Septic for performing work on the Tryon sewer system.

MADE BY:

SECONDED:

VOTE:

2. New Electrical System at Tryon:

a. Design for New Electrical System:

- On May 6, 2016, the IDA sent its \$10,000 design fee to National Grid.
- On May 19, 2016, National Grid emailed saying they needed the following items before they could start the design:
 1. Updated electrical loads.
 2. Survey and stake the corners of all lots.
- National Grid has advised that they require fixed lot lines and not floating lines. Jim Mraz sent letter to National Grid stating requiring fixed lot lines is poor economic development policy because it restricts the IDA's ability to be flexible with lot sizes to meet the specific needs of a potential company.
- C.T. Male prepared updated electrical loads. They were sent to National Grid on May 31, 2016.
- Ferguson & Foss will perform survey work required by National Grid.
- Total Estimated Fee: \$900+/-

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize Ferguson & Foss to survey and stake the corners of all lots at Tryon at a cost of approximately \$900.

MADE BY:

SECONDED:

VOTE:

3. Building Demolition:

- Fulton County's Demolition Team commenced work on demolishing the cluster of six (6) buildings on the right side of the entrance to Tryon.
- Demolition work began on March 21, 2016. This work involved stripping the buildings of recyclable materials.
- NYSDOL variances have been obtained to allow work to start.
- Building demolition is scheduled to commence either on June 13 or June 20, 2016.

4. Tryon Sign:

- Tryon sign was installed on June 2, 2016.
- IDA agreed to pay for 50% of the cost of the sign with Fulton County paying the other 50%.
- Total Sign Cost : \$30,000
- IDA's Share : \$15,000

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$15,000 be made to the Fulton County Treasurer as the IDA's share of the new sign.

MADE BY:

SECONDED:

VOTE:

B. IDA Reform Legislation:

1. IDA Project Application:
 - Revised Project Application e-mailed to IDA Board members on June 3, 2016.
 - Review proposed new Project Application.
2. Clawback Policy:
 - Revised policy has been drafted.
 - Revised policy was e-mailed to IDA Board members on June 3, 2016.
3. Project Evaluation Criteria:
 - Input from Kara Lais.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

V. NEW BUSINESS:

A. 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:
 - Presentation by Kara Lais.

IDA DISCUSSION:

B. Tryon Technology Park:

1. Building 3:
 - a. Background:
 - At May 10, 2016 meeting, IDA Board members discussed the engineering report of Building 3 that recommended replacing and not restarting the Building's heating system.
 - IDA Board members unanimously agreed to contact the Northern Borders Regional Commission to ask that they approve repurposing their \$184,153 grant into developing standalone HVAC, plumbing, electrical, water and sewer systems for the Midas Building.
 - b. Input from Northern Borders Regional Commission:
 - On May 26, 2016, a meeting was held with Christine Frost, Program Director from the Northern Borders Regional Commission.
 - Explained the IDA's request. Christine Frost stated she would process the paperwork needed to approve the IDA's request to repurpose the funds.

IDA DISCUSSION:

2. Lands on South Side of County Road 107:
 - a. Background:
 - IDA owns 26.88 acres of land on south side of CR107 at Tryon.
 - Seven (7) buildings exist on the property.
 - Water and sewer services are available but are not turned on.
 - Electric and gas services exist but are turned off.

b. Town of Perth Zoning:

- These 26.88 acres are zoned BTZ: Business and Technology Zone
- The following uses are allowed:
 - 1) High tech information, communication, commercial computer services and related businesses.
 - 2) Research and development of materials, methods or products, including engineering and laboratory uses, renewable energy businesses, nano sciences and commercial and physical research, and related uses.
 - 3) Business and professional offices including single or multi-unit office buildings.
 - 4) Manufacturing, processing, assembly, fabrication and related facilities.
 - 5) Warehouse and distribution facilities as a component of a manufacturing, processing, assembly, fabrication and related facilities.
 - 6) Fitness and Recreational Sports businesses.
 - 7) Educational facilities.
 - 8) Retail, commercial and service businesses such as:
 - Banks/credit unions
 - Restaurants and sandwich shops
 - Daycare facilities
 - 9) Hotel/Conference Center/Motel
 - 10) Housing
 - 11) Medical Offices and health Care Facilities

c. Fulton County Development Strategy:

- As part of the preparation of the Development Strategy, River Street will assess this 26.88 acres of land and offer input.

d. Long-term Vision:

- What is the IDA Board's long-term vision for this property?

IDA DISCUSSION:

3. Marketing Lands in Tryon Technology Park:

- Shovel-ready sites at the Tryon Technology Park are currently being marketed by:
 - Tryon Website
 - FCCRG Website
 - Tryon Brochure
- An option for the IDA Board would be to also market these sites through a commercial real estate broker.
- IDA has received a letter from a commercial real estate broker interested in listing these sites and Building 3 at Tryon.
- IDA can:
 - Continue to market sites/Building 3 through existing channels.
 - Seek proposals from commercial realtors to market sites and Building 3.

IDA DISCUSSION:

IDA ACTION:

MOTION:

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 :