

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
SEPTEMBER 12, 2017
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ JOSEPH SEMIONE, CHAIRMAN
___ DAVE D'AMORE, VICE CHAIRMAN
___ WILLIAM SULLIVAN, TREASURER
___ JOE GILLIS, SECRETARY
___ DIANA PUTNAM, MEMBER
___ TODD RULISON, MEMBER
___ TIM MUNN, MEMBER
___ JAMES MRAZ, EXECUTIVE DIRECTOR
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, PLANNER
___ BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE
___ RON PETERS, FCCRG
___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM AUGUST 8, 2017 MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :

II. BUDGET REPORT:

MOTION :
MADE BY :
SECONDED :
VOTE :

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. Site Selector's Symposium:

- Held on Friday, September 8, 2017 at the Holiday Inn
- 3 Corporate Site Selectors from the Site Selector's Guild gave presentations:
 - A. Dennis Donovan
 - B. Jay Garner
 - C. Jim Renzas
- Approximately 50 attended this event.

IDA DISCUSSION:

B. IDA Website:

1. Status Report:

- Domain name: www.fcida.org
- Emory Design has made a number of final changes to the Website
- Received input from Site Selectors on what economic development websites should include. Websites should include data recommended by International Economic Development Council (IEDC).

- The IEDC has defined what they consider to be the data standards in site selection:
 - Demographics
 - Labor Force
 - Leading Employers
 - New/Expanding Companies
 - R&D Centers
 - Education
 - Workers Comp. and Unemployment
 - Management Relations
 - Transportation
 - Taxation
 - Environmental
 - Government
 - Quality of Life

- Based on that input, additional information will be added to website.

C. Fulton County’s 2017 E-Newsletter Campaign:

- Shannon Rose is administering and managing this E-Newsletter Campaign for Fulton County.
- Will e-mail/mail six (6) E-newsletters to 425+/- builders, developers and investors advising them of investment opportunities available now in Fulton County.
- Goal: Attract private investment into Fulton County.
- 1st Newsletter sent out in July.
- 2nd Newsletter being sent out this week.
- Distribute copies of Newsletters 1 and 2.

IDA DISCUSSION:

D. Fulton County’s Proposed 2018 Marketing Campaign:

- At the August 8, 2017 meeting, the IDA Board agreed to sponsor an application to National Grid on behalf of Fulton County to obtain a grant to match the \$100,000 Fulton County was budgeting for this Campaign.
- This Application has been filed.

E. Roof Repair to Control Building at Tryon Wastewater Pump Station:

- The existing shingled roof on the building housing the controls for the wastewater pump station is worn and should be replaced.
- At the August 8, 2017 IDA meeting, the Board authorized hiring the firm that submitted the lowest quote.
- Four (4) contractors were contacted and asked to provide a quote to replace the roof
- Three (3) quotes were received:

<u>Contractor</u>	<u>Quote</u>	<u>Scope of Work</u>
Claus Roofing	\$ 580	Remove existing roof, ice/water shield, new shingles.
Correll Roofing	\$ 995	Remove existing roof, ice/water shield, new shingles.
Titan Roofing	\$2,500	Remove existing roof, ice/water shield, new shingles.

- Based upon quotes received, Claus Roofing was retained to make roof repairs.

F. Roof Repair to Electrical Building at Tryon:

- The roof on the building housing the electrical switchgear needs repair work done on it to ensure it is water tight.
- This is the roof that leaked last winter causing damage to the electrical switchgear
- At the August 8, 2017 IDA meeting, the Board authorized hiring the firm that submitted the lowest quote.
- Three (3) quotes were received:

<u>Contractor</u>	<u>Quote</u>	<u>Scope of Work</u>
Correll Roofing	\$ 3,755	Flash seams with liquid roof tape, 2 coats GACO roof coating.
Claus Roofing	\$ 2,500	EDPM cover strips over all points. Seal with lap cement.
Titan Roofing	\$ 3,500	Prime deck, 2 coats Elastomeric coating.

- Each contractor proposed a different method for repairing the roof.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

G. F-Wing of Building 3:

- CT Male’s design plans for project are 90% complete.
- Meeting held with County officials to review plans.
- It was decided to wait until National Grid’s charge is known for installing a new electric service to the Tryon Technology Park.

H. Buildings 3 and 60:

1. Background

- Building 3 was the former Administrative/Education Center for Tryon. The Building has:
 - 60,000 sq. ft.
 - Office, classrooms, pool, gym and auditorium
 - At present, no power to the building
 - Appraisal completed
- Building 60 was the former Maintenance Building. The Building has:
 - 14,000 sq. ft.
 - Office, storage, warehouse, manufacturing space
 - 3 –bay garage
 - 2 loading docks
 - At present, no power to the building
 - No appraisal

2. Building 60 Appraisal

- At the August 8, 2017 IDA meeting, IDA members expressed an interest in selling/leasing Building 60.
- IDA members asked to obtain a quote to prepare an appraisal.
- Sterling Appraisal has submitted a quote to prepare this appraisal.
- Quote: \$1,500

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

3. Building 3

- At the August 8, 2017 meeting, IDA members expressed an interest in selling this building.
- The IDA Board discussed retaining a realtor/broker to market this building.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

V. 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 :
 SECOND :
 VOTE :
 TIME :

MOTION : To go out of Executive Session.

MADE BY :
 SECOND :
 VOTE :
 TIME :

VI. NEXT MEETING:

Tuesday
 October 10, 2017
 8:00 a.m.

VII. CLOSE MEETING:

MOTION :
 MADE BY :
 SECONDED :
 VOTE :
 TIME :