

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
SEPTEMBER 11, 2018
4:00 P.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ JOSEPH SEMIONE, CHAIRMAN
___ DAVE D'AMORE, VICE CHAIRMAN
___ 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, PLANNING DIRECTOR
___ BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE
___ RON PETERS, FCCRG
___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM AUGUST 14, 2018 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.

IV. **OLD BUSINESS:**

A. **Proposed Pioneer Window Project:**

1. Status Report:

- Still waiting to close on project.

B. **Vireo Health's Greenhouse Project:**

1. Background:

- At its July, 2018 meeting, IDA Board approved a revised Site Plan for Vireo Health in the Tryon Technology Park.
- The revised plan changed the location of where Vireo would build its second greenhouse.

2. Underground Electrical Duct Bank:

- It has been determined that an underground electrical duct bank exists where the second greenhouse will be constructed.
- The underground electrical circuit serving the elevated tank and Building 3 goes through this duct bank.

3. Proposal:

- It is proposed to install a temporary bypass underground circuit to keep the existing circuit operational but allowing for a section of the existing duct bank to be demolished and removed.
- This temporary bypass would function until the new electrical service is installed by National Grid.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

C. Swany Project:

1. Background:

- In 1988, the IDA entered into a lease with the Crossroads Incubator Corporation (CIC) to construct a 57,000 sf building for Swany.
- In 1998, Swany exercised its right to purchase the building.
- In 1994, the IDA executed a lease with the CIC to construct an 80,000 sf building for the Spalding Golf Club facility.
- In 1999, Spalding closed its Golf Club facility.

2. Property Exchange:

- In 2003, Swany approached the CIC seeking additional space.
- A property exchange was executed whereby ownership of Swany and the former Golf Club facilities were exchanged for each other.
- As a result, the IDA began leasing the former Spalding Golf Club facility to Swany.

3. Request to Terminate Lease:

- On July 16, 2018, Peter Smith, Esq. filed a letter with the IDA stating:
“Pursuant to Section 11.1 of the lease agreement, Swany hereby gives notice of its intent to terminate the lease agreement, 90 days after the date of this letter, and purchase the premises upon the terms set forth in Section 11.1(a) of the lease.”

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

D. Debris Removal at Tryon Technology Park:

1. At August 14, 2018 meeting, IDA members discussed cleaning up debris remaining from the Building Demolition Project at Tryon.
2. Several companies were contacted to provide quotes to perform work.
3. Review quotes.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

E. Board Vacancy:

1. Background:

- On July 17, 2018, Bill Sullivan emailed the IDA Board announcing his resignation from the IDA Board.

2. Potential Candidates:

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

VI. NEW BUSINESS:

VII. 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 :

VIII. NEXT MEETING:

Tuesday
 October 9, 2018
 8:00 a.m.

IX. CLOSE MEETING:

MOTION :
 MADE BY :
 SECONDED :
 VOTE :
 TIME :