

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
OCTOBER 15, 2019
8:00 A.M.**

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

- ___ DAVE D'AMORE, CHAIRMAN
- ___ TIM MUNN, VICE CHAIRMAN
- ___ JOSEPH SEMIONE, TREASURER
- ___ JOE GILLIS, SECRETARY
- ___ TODD RULISON, MEMBER
- ___ JANE KELLEY, MEMBER
- ___ JAMES MRAZ, EXECUTIVE DIRECTOR
- ___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
- ___ SCOTT HENZE, PLANNING DIRECTOR
- ___ MARIE BORN, LIAISON, ECONOMIC DEVELOPMENT AND ENVIRONMENT COMMITTEE
- ___ RON PETERS, FULTON COUNTY CENTER FOR REGIONAL GROWTH
- ___ KEN ADAMCZYK, ECONOMIC DEVELOPMENT SPECIALIST, FULTON COUNTY CENTER
FOR REGIONAL GROWTH
- ___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM SEPTEMBER 10, 2019 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:

- Monthly Bank Reconciliation Reports: Dave D'Amore

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. FULTON COUNTY/FULTON COUNTY CENTER FOR REGIONAL GROWTH (FCCRG) REPORTS:

1. Fulton County Report: Marie Born, Liaison
2. FCCRG Report: Ron Peters, CEO

V. OLD BUSINESS:

A. IDA Property at Tryon Technology Park on South Side of CR107:

1. Background:

- The IDA owns a 26+/- acre parcel of land on south side of CR107 across from the Tryon Technology Park.
- Board expressed an interest in listing the parcel with either Howard Hanna or Coldwell Banker Arlene M. Sitterly.

2. Presentations:

- a. Coldwell Banker Arlene M. Sitterly: Terri Easterly/Shelly Yerdon
- b. Howard Hanna: Christian Klueg

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize retaining _____ to list for sale this 26+/- acre parcel of land on the south side of CR107.

MADE BY:

SECONDED:

VOTE:

B. Status of Johnstown Renewables (JR) Project:

1. Background:

- Amendment to Lease Agreement was sent to JR.
- Amendment extends project completion date through December 31, 2019.

2. Status Report:

- On September 28, 2019, the Leader Herald reported that the onsite components of the JR Project would be auctioned off. The Auction will be held on October 28, 2019 from 7 – 10 a.m. at the site.
- See attached news article.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

C. IDA Website:

1. Background:

- At September 10, 2019 meeting, Betsy Emery presented her findings from series of meetings she conducted with IDA Board and staff.

2. Proposal from Emery Designs:

- See attached.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

D. Amended Site Plan for Vireo Health of NY:

1. Original Site Plan:

- In 2015, the IDA served as the Lead Agency in the SEQR review of the original Vireo Health Project at the Tryon Technology Park.

- Back then, Vireo was known as Empire State Health Solutions (ESHS). ESHS’s EAF stated that their project included,

“a 3 phase plan to build a pharmaceutical grade medical marijuana manufacturing facility. Phase 1 was refurbishing the existing 20,000 SF building. Phase 2 was the construction of a 19,152 SF greenhouse. Phase 3 would be the construction of a 58,000 SF manufacturing facility and 110,000 SF of additional greenhouse space. The total size of all phases was 208,000 SF.”

- The IDA Board classified the proposed project as a Type 1 Action and conducted a Coordinated SEQR review.
- The Board issued a negative declaration.

2. Existing Conditions:

- As present, Vireo occupies the original 20,000+/- SF building on its site, as well as two (2) 20,000 SF greenhouses that they have constructed.

3. Amended Site Plan:

- Vireo has submitted both to the IDA and Town of Perth Planning Board an amended Site Plan to approve.
- The amended Site Plan proposes to add:
 - Eight (8) 20,000 SF greenhouses.
 - One (1) 30,000 SF processing center.
- The following compares original and amended site statistics:

	Original	Amended	Change
Lot Size	20.660+/-	20.660+/-	--
Building Area	202,208 SF	267,095 SF	+ 64,887 SF
Pavement Area	21,876 SF	52,749 SF	+ 30,873 SF
Gravel Access Roads Area	36,517 SF	82,775 SF	+ 46,258 SF
Green Space Area	776,670 SF	497,331 SF	-279,339 SF
Max Building Area (50%)	7.2%	29.7%	--
Parking	33+	64	+31

4. SEQR:

- Given the increase in the amount of new building space proposed to be constructed over and above what was identified in the original EAF submitted to the IDA, C.T. Male, on behalf of Vireo Health of NY, has submitted an amended Part I EAF to the IDA Board.
- It is recommended that the IDA Board reopen SEQR given this amended project information.
- See Resolution attached.

IDA DISCUSSION:

IDA ACTION:

MOTION: To adopt a Resolution to reopen SEQR on Vireo Health’s pharmaceutical project, to classify the proposed Vireo Health of New York’s Project as a Type 1 Action under State Environmental Quality Review (SEQR), to propose that the IDA serve as the Lead Agency, to conduct a Coordinated SEQR Review and to seek the consent of Involved Agencies to the IDA serving as Lead Agency.

MADE BY:
SECONDED:
VOTE:

VI. NEW BUSINESS:

A. 2020 IDA BUDGET:

1. Background:
 - IDA is required to have its 2020 Budget adopted by October 31, 2019.
2. Proposed 2020 IDA and Tryon Budgets:
 - See attached.

IDA DISCUSSION:

IDA ACTION:

MOTION: To adopt the 2020 IDA and Tryon Budgets.

MADE BY:
SECONDED:
VOTE:

B. Tryon Electric Project:

1. Background:
 - a. National Grid is preparing to start work on installing new electric service at the Tryon Technology Park.
 - b. National Grid’s work will include:
 - 1) Installing new overhead service from CR107 to CR117.
 - 2) Installing new underground electric service along CR107 to a point just past Vireo Health.
 - 3) Install new underground service laterals to wastewater pump station, water booster station and elevated tank.
 - 4) The service laterals will terminate at transformer pads.
 - c. Fulton County is paying National Grid to perform this work.

2. Additional Work:
 - a. A contractor needs to be hired to:
 - 1) Install new electric services from each of National Grid's transformer pad to and into the wastewater pump station, water booster station and elevated tank.
 - 2) Remove 14 transformers from electric poles. This is just the removal of the transformers.
 - 3) Disposal of the transformers will be an additional scope of work for another contractor.
3. Quotes:
 - a. Three (3) contractors were asked to provide quotes for performing this work.
 - b. Two (2) quotes were received.
 - c. Tom's Electric was the lowest quote at \$44,600.

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize hiring Tom's Electric at a cost of \$44,600 to install new electric service laterals from National Grid's transformers to the wastewater pump station, water booster station and elevated tank and to remove 14 transformers located on existing poles at the Tryon Technology Park.

MADE BY:

SECONDED:

VOTE:

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
 November 12, 2019
 8:00 a.m.

IX. CLOSE MEETING:

MOTION :
 MADE BY :
 SECONDED :
 VOTE :
 TIME :