

**SENECA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**MEETING MINUTES**

Regular Meeting  
Thursday, August 2, 2007  
12:00 Noon.  
Abigail's Restaurant  
Waterloo, New York

**Attendance:**

Board Members Present: Robert Rosenkrans, Chairman; Kenneth Lee Patchen, Jr.; Thomas Kime and David M. Kaiser

Board Members Absent: Robert Kernan and Bruce Bonafiglia

Staff Attending: Patricia Jones, Interim Executive Director; Bill Bordeau, Acting Director of Economic Development and Planning; Monica Novack, IDA Administrative Assistant; Greg Keefe, IDA Treasurer; and Justin Miller, Legal Counsel, Harris Beach

Others Attending: Denise Champagne, Finger Lakes Times; Sharon Secor, Seneca County Manager; Peter Same, Supervisor, Town of Seneca Falls; Joan Teichner, Supervisor, Town of Varick; Kevin Swartley, Empire Green Biofuels; Tom Battaglia, Craig Sessler and Jane Schaeffer, representing Sessler Wrecking; and John Patti

**Call to Order:**

Chairman Rosenkrans called the meeting to order at 12:05 P.M. A quorum of the Agency's members was present.

**Approval of IDA Minutes / Regular Meeting of July 12, 2007:**

The minutes of the Agency's regular meeting of July 12, 2007 had been sent to Board members prior to the meeting. After discussion, a motion was made by David Kaiser to accept the minutes of July 12, 2007. Seconded by Thomas Kime. Motion carried.

**Approval of June 2007 Financial Statements:**

The June 2007 financial statements had been mailed to Board members prior to the meeting. Greg Keefe summarized the financial statements. Bill Bordeau summarized the PETRO Payback Analysis. After discussion, a motion was made Lee Patchen to approve the June 2007 financial statements. Seconded by David Kaiser. Motion carried.

**Approval of IDA Resolution No. 2007-16 / Certification of Revolving Loan Fund I & II:**

Pat Jones advised the Board that the IDA must review the performance of the Revolving Loan Fund I & II each year during the month of August for the preceding twelve months and certify that the portfolio meets and exceeds the standards contained in the Revolving Loan Fund Plan. After discussion, Lee Patchen made a motion to approve IDA Resolution No. 2007-16/Certification of Revolving Loan Fund I & II. Seconded by Thomas Kime. Motion carried.

**Approval to Submit EDA Grant Application for Regional Water Improvement Plan / Lead Agency for the Purposes of SEQR:**

Pat Jones advised the Board that the IDA has received verbal preliminary approval of a \$1.5 million grant from the Economic Development Administration (EDA) for a Regional Water Improvement Plan with the former Seneca Army Depot being the main beneficiary. Pat stated that the Seneca Water District No. 1 will be a co-applicant with the IDA and will accept the improvements once completed. Pat then stated that this grant, to support the Empire Green BioFuels project, will be updating water infrastructure at the Depot, which includes potable water main plumbing modification to allow raw water use of the wet well; updating of raw water intakes and pumping facility; installation of a new 16" water main to the Depot site for additional raw water capacity (the existing main is used for potable water); and the installation of a one million gallon capacity water tower. Pat also stated that other repairs and upgrades include the current water system in the old Q-Area at the Depot to support the Finger Lakes Technologies project. Pat advised the Board that in addition, the IDA needs to express its intent to be named Lead Agency for the purposes of SEQR to include conducting a coordinated review. After discussion, a motion was made by Thomas Kime for the approval to submit the grant application and the IDA to be named SEQR Lead agency. Seconded by Lee Patchen. Motion carried.

**Approval to Proceed with Renovation Plans / Estimate for Relocation of IDA Office in Seneca County Office Building:**

Pat Jones advised the Board that with the County decision to go with two (2) Directors, there will not be adequate office space for the IDA staff in its current location, therefore, the IDA must consider moving to a different location. After discussion, David Kaiser made a motion to approve proceeding with renovation estimates with no agreement yet as

to re-location of the IDA office within the Seneca County Office Building. Seconded by Lee Patchen. Motion carried.

**Approval to Pay A-Verdi Septic Service \$2,592 for Services in Support of PETRO Start-up:**

Bill Bordeau advised the Board that during the final construction of the sewer line to the PETRO project and prior to the hook-up of the sewer to the Seneca Falls Sewer District, it was necessary to call A-Verdi Septic Service to service the septic system at PETRO so that the facility could open. Bill then explained that this bill had just been received, and it was the responsibility of the IDA to pay since the IDA had requested the services. After discussion, a motion was made by Lee Patchen approving payment of \$2,592 to A-Verdi Septic Service. Seconded by David Kaiser. Motion carried.

**Appointment of Vice-Chairman of the Seneca County IDA:**

Pat Jones advised the Board that this item was placed on the agenda prior to knowing that two Board members would be absent. Pat then stated that the Appointment of a Vice-Chairman will be placed on the September agenda when it is anticipated that the full Board will be present.

**Discussion on the Replacement of the Seventh IDA Board Member:**

Pat Jones advised the Board that in March 2005 when Tom Kime was appointed by the BOS to replace Bill Cram on the IDA, there were eleven individuals considered. Pat stated that the BOS Committee consisted of the Chairman of the Planning, Development, Agriculture and Tourism Committee, and four other BOS plus two IDA Board members and Glenn Cooke, representing the IDA. Pat then stated that the vacancy was not formally advertised; rather, there was an article in the Finger Lakes Times stating "Member Sought for IDA Board", and this article and "word of mouth" resulted in eleven resumes being received. Pat stated that all applicants were then interviewed by the Committee, and a recommendation was then made to the full BOS, and an appointment was made. Sharon Secor stated that she would put an article on the County website and also take the issue to the Planning and Development Committee meeting on August 14, 2007. Chairman Rosenkrans requested Denise Champagne assist, if possible, with advertising with an article in the Finger Lakes Times.

**Other Business:**

Peter Same advised the Board of Milt VonHahmann's, the Airport Manager, Finger Lakes Regional Airport, continued interest in mowing Deer Run Industrial Park for another four year contract in exchange for the purchase of a \$9,800 piece of equipment. Mr. Same further stated that he had received several telephone calls from residents who were concerned with the high grass at Deer Run. Pat Jones then stated that she had received a memorandum from Milt and had furnished the memo to IDA Board Members. Pat then advised that this subject was addressed at the July IDA meeting and the Board

had disapproved the Airport's request and had asked staff to go out to bid for mowing services at Deer Run. Pat then stated that proposals had been sought and the results would be reviewed at the September IDA meeting and that the Airport's proposal would also again be reconsidered.

Joan Teichner questioned Pat Jones on the ownership of a certain piece of the Depot where there are "For Sale" signs posted. Pat stated that the Army still owns the PID/Warehouse Area and is leasing the property to the IDA, who is sub-leasing it to Seneca Depot LLC and that Seneca Depot LLC was given permission by the Army to put the signs up. Mr. Kaiser further stated that many current offices in the Depot were being queried by motorists passing by the site as to whom to call for leasing information and that these signs would benefit those individuals.

**Consideration of Executive Session:**

Chairman Rosenkrans requested a motion to enter into Executive Session for the purpose of real estate matters. A motion was made by David Kaiser at 12:40 p.m. to enter into Executive Session. Seconded by Lee Patchen. Motion carried. A motion was made by Lee Patchen at 1:40 p.m. to come out of Executive Session. Seconded by Thomas Kime. Motion carried.

**Other Business**

A motion was made by Lee Patchen to refer the Sessler Companies Depot Development Plan to the Seneca County Economic Development Corporation for consideration. Seconded by David Kaiser. Motion carried.

**Adjournment:**

A motion to adjourn the meeting was made by Lee Patchen and seconded by Thomas Kime. Motion carried. The meeting adjourned at 1:41 p.m.

The next scheduled meeting will be held on **September 6, 2007 at 12:00 Noon** at Abigail's Restaurant, Route 5 & 20, Waterloo.

Respectfully submitted,

*Kenneth Lee Patchen Jr /px*

Kenneth Lee Patchen, Jr.  
Secretary

pc: Sharon Secor, Seneca County Manager  
Margaret Li, Clerk, Board of Supervisors  
Shawn Griffin, Esq, Harris Beach  
Russell Gaenzle, Esq, Harris Beach  
Justin Miller, Esq, Harris Beach