



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, April 25, 2022 Meeting Zoom Meeting

Members Present	Members Excused
Mike Davis, Chairman	Kelly Mittiga, Vice-Chair
Lewis Zulick, Treasurer	Deb Brown
Don Culeton	Andy Molodetz
Supervisor Dan Marshall (via Zoom)	
	Guests Present
	Fred Rainaldi Jr., High Point 300/RainBros.
	Don Payne, Country Max
Staff Present	
Suzanne Vary, Interim Executive Director	
Michael Wojcik, CFO	Contract Staff
Jessica Kazmark, Staff	Ed Russell, Underberg & Kessler
Brigitte Larson, Staff	Barry Carrigan, Nixon Peabody
Bob Mincer, Staff	Mike Manikowski

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:06 p.m. A quorum was present.

NEW BUSINESS:

Country Max:

Suzanne Vary reminded the Board of the \$7.7 million project for Country Max. The Company plans to construct a new building to act as a warehouse and online sales distributing facility. Sue also shared that there was a public hearing, with no comments.

Michael Wojcik presented the cost benefit analysis, indicating that the total grand ratio is 18:1; with a total benefit of \$24,825,180. Currently, the Company has 27 FTEs and plans to add 15 FTEs in the next two years.

Lew Zulick made a motion to authorize and induce the PILOT. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Don Payne exited the meeting at 5:11 p.m.

High Point 300:

Suzanne Vary introduced Fred Rainaldi, Jr. to the Board. Fred represents High Point properties in Victor and spoke to the Board about new tenants for High Point 300. HP300 currently houses First American Equipment Financial on the third floor, with vacant space available on the first and second floor of the building. Fred has come to the Board to request an extension on the local State and use tax exemption for High Point 300. This would include an additional \$450,000 in benefits.

Supervisor Dan Marshall made a motion to authorize a public hearing. Don Culeton seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

March 28, 2022 Minutes:

Mike Davis presented the March 28, 2022 Meeting Minutes for approval.

Lew Zulick made a motion to approve the March 28, 2022 minutes as presented. Don Culeton seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$63,527.87; Agency invoices totaling \$88,238.25 and total invoices in the amount of \$151,766.12. Bob Mincer clarified the airport related invoices.

Supervisor Daniel Marshall made a motion to approve the above referenced invoices for payment. Don Culeton seconded the motion. Unanimously approved. Motion carried

Hybrid Meetings:

Ed Russell informed the Board that the current hybrid meeting guidelines will be in effect until June 8th. This allows members to meet virtually or in person and still participate. Ed will form a resolution with guidelines for the IDA to follow after June 8th.

Questions on Reports (Airport Update and Cash Update):

Mike Davis presented the Airport Update report. There were no questions on the report.

Supervisor Dan Marshall made a motion to approve the Airport Update report. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Michael Wojcik presented the Cash Update to the Board, also noting interest rates.

Lew Zulick made a motion to accept and approve the Cash update as presented. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Update on Economic Developer search:

Supervisor Dan Marshall shared that the top candidate will do a presentation at a meeting on the 29th. He will let the Board know of any information.

ADJOURNMENT:

Lew Zulick made a motion to adjourn the IDA meeting at 5:38 p.m. Don Culeton seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson