



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, February 27, 2023 Meeting

Members Present	Members Excused
Mike Davis, Chairman	
Andy Molodetz	
Amanda McDonald	
Deb Brown	Guests Present
Brian Kolb	Dan Huntington, BW Solar
Lew Zulick, Treasurer	
Supervisor Dan Marshall	
Staff Present	
Ryan Davis, Executive Director	Contract Staff
Michael Wojcik, CFO	Barry Carrigan, Nixon Peabody
Suzanne Vary, Staff	
Brigitte Larson, Secretary	
Bob Mincer, Staff	
Jessica Kazmark, Staff	

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:00 p.m. A quorum was present.

OLD BUSINESS:

KIUA FBO:

Ryan Davis explained that since the last IDA meeting Staff has entered contract negotiations with Vector Air Services. The services that will be offered by VAS acting as the FBO were summarized and Bob stated that this is the best step to work forward for the airport.

Lew Zulick made a motion to authorize the OCIDA to enter the proposed contract for FBO services with Vector Air Services. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

BW Solar 2 & 4:

Barry Carrigan explained that the original developer of BW Solar 2 and 4 would like to sell to Catalyze. If the sale is approved, Catalyze would be responsible for operations moving forward, including the PILOT agreement as well as the decommissioning plan that is in place.

Dan Huntington is the Senior Developer of BW Solar in New York. Dan was present to answer any questions the Board may have. He explained that Catalyze made an offer on six solar projects located in New York. Benefit offerings to Ontario County may come in the form of fliers to nearby residents.

Andy Molodetz made a motion to authorize the PILOT transfer. Lew Zulick seconded the motion. Brian Kolb opposed. Motion carried.

Sulphur Creek Solar:

Barry Carrigan informed the Board that Sulphur Creek Solar would like to amend the footprint on their project. The lease area that needs to be increased by .047 acre to accommodate the need for storage. This request involves an amendment to the Lease/Leaseback agreement between Sulphur Creek Solar and the OCIDA.

Lew Zulick made a motion to authorize the amendment. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

February 6, 2023 Minutes:

Mike Davis presented the February 6, 2023 Meeting Minutes for approval.

Andy Molodetz made a motion to approve the February 6, 2023 minutes as presented. Amanda McDonald seconded the motion. Motion unanimously carried.

OCIDA Vice-Chair:

Andy Molodetz has agreed to serve as Vice-Chair of the OCIDA Board now that it is vacant with the departure of Kelly Mittiga at the end of 2022.

Amanda McDonald made a motion to appoint Andy Molodetz as Vice-Chair of the OCIDA Board. Brian Kolb seconded the motion. Unanimously approved. Motion carried.

Department Update:

Ryan Davis began by sharing that the department hosted an “Infrastructure Roundtable Discussion” at FLCC two weeks ago. The purpose of the meeting was to discuss the water capacity limits and determine a plan on how to fill the gap of draw versus practical capacity.

Ryan also informed the Board that the CFA application portal is set up for Fast NY. He will continue having stakeholder meetings with Akoustis, Empire State Development and other town and county partners.

It was stated that the Economic Impact Study for the Airport will be presented next month. Staff is working with the firm on some final edits and review.

The housing study closes tomorrow and in May/June there will be representatives on site to discuss the findings. Ryan and Alissa shared that there have been over 1000 responses to the survey. It was briefly discussed that many municipalities may have different needs.

Ryan also shared that the Agriculture Appreciation Banquet will be held in Geneva on March 17th. They are looking for a sponsorship from the OCIDA in the amount of \$150. This will include one table of eight chairs.

Andy Molodetz made a motion to approve the sponsorship for \$150. Amanda McDonald seconded the motion. Unanimously approved. Motion carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$26,341.04; Agency invoices totaling \$15,132.50 and total invoices for \$41,473.54. Bob Mincer clarified the airport related invoices.

Andy Molodetz made a motion to approve the above referenced invoices for payment. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Questions on Reports:

Airport Update:

There were no questions on Bob's Airport Update Report.

Deb Brown made a motion to approve and accept the Airport Update as presented. Amanda McDonald seconded the motion. Unanimously approved. Motion carried.

Restructure Financing:

Bob Mincer presented a resolution to accept the grant offers from the New York State Department of Transportation (NYSDOT) for two of the AIP projects at the airport. This will include the pavement rehabilitation and the new emergency generator.

Andy Molodetz made a motion to approve and authorize the resolution. Brian Kolb seconded the motion. Unanimously approved. Motion carried.

Financials:

Michael Wojcik presented the preliminary financials and explained that the next meeting will be the Annual meeting to approve and accept all audited materials.

IDA Board Survey:

Suzanne Vary thanks the Board for their participation and reminded anyone who hasn't completed the survey to please do so. Results will be presented at the next meeting.

ADJOURNMENT:

Lew Zulick made a motion to adjourn the IDA meeting at 5:35 p.m. Andy Molodetz seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson