



## INDUSTRIAL DEVELOPMENT AGENCY

### Meeting Minutes Wednesday, September 13, 2023 Meeting

<b>Members Present</b>	<b>Members Excused</b>
Mike Davis, Chairman	Deb Brown
Andy Molodetz	Brian Kolb
Amanda McDonald	Lew Zulick, Treasurer
Supervisor Dan Marshall	
	<b>Guests Present</b>
<b>Staff Present</b>	
Ryan Davis, Executive Director	
Suzanne Vary, Staff	
Brigitte Larson, Secretary	<b>Contract Staff</b>
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody
Jessica Kazmark, Staff	Ed Russell, III, Underberg & Kessler

**CALL TO ORDER:** Chair Mike Davis called the meeting to order at 5:03 p.m. A quorum was present.

**NEW BUSINESS:**

**Geneva CSG1 and Geneva CSG2:**

Suzanne Vary began by stating that Geneva CSG1 and CSG2 are separate projects but located next to each other on Pre-Emption Road. The land is an older orchard, no longer used by Red Jacket Orchards. Each project will convert 25 acres of vacant agricultural land into a 5-megawatt community solar garden. Each project cost estimate is \$8.4 million.

Mike N'Dolo from the MRB Group presented his findings and cost-benefit analysis for each project. It was also noted that each project is a deviation from the Agency's UTEP, due to a 15-year term. The Agency's UTEP also requires that 80% of materials be sourced from a 6-county region and that 80% of labor must be sourced from a 9-county region.

Discussion revolved around the fact of whether or not the thresholds would be met for locally sourced labor and materials. If the applicant cannot meet the requirements a waiver is required for each project, normally to be submitted with the application. A waiver would also specify

why the requirements would not be met as well as how close to the 80% requirement the project would plan to be.

Due to the lack of sufficient information at this time with respect to the local labor and materials, the Board would like to table the further discussion on the projects, as the intent is to hire and source locally.

*Supervisor Dan Marshall made a motion to table discussion on CSG1 and CSG2 until more information is submitted. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

Mike N'Dolo and Nick Walsh exited the meeting at 5:27 p.m.

### **ADMINISTRATION:**

#### **July 24, 2023 Minutes:**

Mike Davis presented the July 24, 2023 Meeting Minutes for approval.

*Andy Molodetz made a motion to approve the July 24, 2023 minutes as presented. Supervisor Dan Marshall seconded the motion. Motion unanimously carried.*

#### **Invoices for payment:**

Michael Wojcik presented for approval, airport invoices for payment totaling \$47,544.64; Agency invoices totaling \$11,686.83 and total invoices for \$59,231.47. Bob Mincer clarified the airport related invoices.

*Supervisor Dan Marshall made a motion to approve the above referenced invoices for payment. Amanda McDonald seconded the motion. Unanimously approved. Motion carried.*

#### **Questions on Reports:**

##### **Airport Update:**

There were no questions on Bob's Airport Update Report. There were also no questions on the Financial Statements or Investment Report.

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

##### **Task Order #7:**

Bob Mincer presented Task Order #7 from McFarland Johnson for the AWOS Design. Bob clarified that the cost is \$67,027 and is 95% reimbursable from the FAA.

*Supervisor Dan Marshall made a motion to approve Task Order #7 for the AWOS Design. Amanda McDonald seconded the motion. Unanimously approved. Motion carried.*

##### **Fiber:**

Bob shared that the airport is currently on DSL for internet capabilities and would like to look into fiber as it is 300x the speed and will also be beneficial for the AWOS system. Bob stated that installation for the service should be \$1,000 or less.

Bob would also like to install some relatively permanent signage to reidentify areas since the move from the trailer as well as update where parking is. The FBO will cover some of the costs.

*Supervisor Dan Marshall made a motion to approve the signage and fiber installation costs, not to exceed \$3,000. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

**Department Update:**

Ryan Davis shared that Lew Zulick has resigned from the IDA and LDC Boards. Mark Prunoske from Thompson Health will be filling the vacancy and representing the medical and healthcare sector.

Ryan also stated that there were four public sessions held regarding the housing study, all with considerable attendance. Urban Partners presented key takeaways from the study as well as recommendations. Ryan shared that the study and findings are available on the county website.

**ADJOURNMENT:**

*Andy Molodetz made a motion to adjourn the IDA meeting at 5:59 p.m. Amanda McDonald seconded the motion. Motion unanimously approved.*

Respectfully submitted,

*Brigitte Larson*