



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, April 23, 2018 Meeting
 Economic Development Conference Room
 20 Ontario St
 Canandaigua, NY 14424

Members Present	Members Excused
Mike Davis, Chairman	Kelly Mittiga
Dave Reh	Andy Molodetz, Vice Chairman
Laura Pedersen, Secretary	Guests Present
Lewis Zulick, Treasurer	Don Lasher, Capstone
Supervisor Jeff Gallahan	David Walksman
Staff Present	
Mike Manikowski, Exec. Dir.	Contract Staff
Michael Wojcik, CFO	Jim Coniglio, Underberg & Kessler
Suzanne Vary, Staff	Bill Weir, Nixon Peabody
Jessica Kazmark, Staff	Jim Dolan, McFarland Johnson

CALL TO ORDER: Chairman Mike Davis called the meeting to order at 5:03pm. A quorum was present.

NEW BUSINESS:

Factory 243 (Lisk Rehabilitation): Don Lasher was introduced to discuss his presentation on the Factory 243 (Lisk Rehabilitation) which is a 12 acre blighted property in the Town of Canandaigua which they would like to convert to a general use complex. Don showed in detail their idea for a multi-building project. This project will consist of apartments and commercial use buildings with a court yard. Laura asked if there was a market impact study done and Don explained they did one on their own but have not yet hired anyone to conduct one for them. The impact study has been requested by the OCIDA before a public hearing is approved. This will be a 12 month construction project for phase one. Mr. Lasher currently has financing with CNB who is in support of this project. Mr. Lasher will be required to submit the market impact study and application before moving forward.

David Reh motioned to approve the request to hold a public hearing, subject to an application and impact study. Lew Zulick seconded the motion. Unanimously carried.

TekniPlex Assignment & Assumption Agreement: Mike began by explaining that TekniPlex has submitted an application to have an assignment and assumption of Commodore Plastics PILOT in Honeoye. TekniPlex will purchase Commodore Plastics which has facilities in Honeoye and Bloomfield. The financials of Tekni-Plex were reviewed prior to the meeting and have been determined to be in good standing.

Lew Zulick motioned to approved Tekni-Plex an assignment and assumption of Commodore Plastics PILOT. Laura Pedersen seconded the motion. Unanimously Approved

OLD BUSINESS:

AIRPORT UPDATE: Jim Dolan began by discussing the Aviation Capital Grant that was awarded to the Canandaigua Airport. The plan is to build a six to seven thousand square foot hanger. The final location will be determined in the coming weeks.

MasterPlan Update: The airport layout plan should be complete by Spring of 2018.

Snow Removal Equipment Building: On Tuesday May 8 the bids for the General Construction, Electrical Construction, and Mechanical/Plumbing Construction will be opened. Once bids are opened award letters will be sent from McFarland Johnson to the OCIDA and will also be forwarded to the FAA and NYSDOT.

Fuel Sales: Jet-A fuel sales 1,124, Gallons and AvGas 1,237 Gallons with fuel flowage payments in the amount of \$229.24.

Jim Dolan concluded with informing the IDA Board that he has accepted a position with another company and his last day with McFarland Johnson will be May 11. He thanked the board for supporting him during his time with McFarland Johnson.

AIRPORT MANAGER UPDATE: Mike Manikowski explained Mr. John Hicks will be helping out in the interim period of Jim leaving and McFarland Johnson filling the empty position being left by Jim. Mike has asked McFarland Johnson for a written plan for the Canandaigua Airport. Mike then began a discussion on the Manager Asset Manager open position, the candidates that were qualified took other positions. There was discussion on removing foreign trade zone and railroad and just making the position an Airport Manager position. Zac Staff at McFarland Johnson felt the title was a bit misleading and may not have stood out to airport personal. This will continue to be a top priority for the IDA.

Mr. John Hicks reported that he and Eric Blaksley took a visit to Morristown Airport to look at a snowblower for the airport. The cost of this snowblower which was found to be in great shape is \$1,780.00. John asked for the Board's approval to purchase the snowblower for the airport.

Jeff Gallahan made a motion to purchase the snowblower from Morristown Airport in the amount of \$1780.00. David Reh seconded the motion. Unanimously approved.

Jim Dolan exited the meeting at approximately 6:17 pm.

205 LAKESHORE: Mike Manikowski informed the board that the 205 Lakeshore Drive Hotel plans have been induced but we are waiting on financing.

Economic Impact Study: Mike Manikowski discussed the idea of having an economic impact study comparable to one Nassau County had done by Camoin Associates. Discussion began with Mike Davis speaking to the fact that having something in writing would be great for the IDA. Mike attends many meetings and feels this would benefit the IDA by getting the true numbers to the public. Laura expressed concern with the cost and if this will give the true detail to the target audience. Lew asked where we would present this type of document and Mike explained that this would be shared at meetings, local media, and anywhere we could get this document out to the public. The general consensus was the IDA has concerns with the amount of money that was quoted for Camoin Associates to put this type of report together for us but does feel there is a need to educate the public as to what exactly the IDA does.

ADMINISTRATION:

March 26, 2018 Minutes: Mike Davis presented the March 26, 2018 Meeting Minutes for approval.

Jeff Gallahan made a motion to approve the March 26, 2018 minutes. David Reh seconded the motion. Motion unanimously carried.

Invoices for payment: Michael Wojcik presented for approval, airport invoices for payment totaling \$13,752.99; Agency invoices totaling \$23,722.18 and total invoices in the amount of \$37,475.17

Lew Zulick made the motion to approve the payments of the above referenced invoices. David Reh seconded the motion. Motion unanimously carried.

ADJOURNMENT:

Lew Zulick made a motion to adjourn the IDA meeting at 6:36pm. David Reh seconded the motion. Motion unanimously approved.

Respectfully submitted,

Jessica Kazmark