



LIVINGSTON COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

LIVINGSTON COUNTY GOVERNMENT CENTER
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GENESEO, NEW YORK 14454-1043

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Approved by

A handwritten signature in black ink, appearing to be "P. Brooks", written over a horizontal line.

MINUTES
LIVINGSTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOVEMBER MEETING
Friday, November 2nd, 2012
Rainy Days Café, 4 O'Connell Avenue, Mt. Morris, NY

Members Attending: P. Brooks, E. Gott, S. Boscoe, R. Smith, P. Yendell

Staff Attending: P. Rountree, J. Marshall, J. Coniglio, L. Wadsworth, M. LaPoma

Chairman Brooks called the meeting to order at 9:08 a.m.

APPROVAL OF MINUTES

Mr. Gott moved, seconded by Mr. Yendell, the approval of the October 5th, 2012 Regular Meeting Minutes. Carried. Mr. Smith abstained as he was not present at the October meeting.

COMMUNICATIONS & CORRESPONDENCE

-Encompass Program

Mr. Rountree stated this was tabled from the last month's meeting. Mr. Gott suggested communicating back that the Agency is unable to support this request due to Public Authority Accountability Act restrictions.

TREASURER'S REPORT

-Financial Reports For Period Ending October 31st, 2012

Mr. Rountree reviewed these for the Agency. Expenses were mainly capital project expenditures. *Mr. Smith moved, seconded by Mr. Boscoe, the approval of the Treasurer's Report for the period ending October 31st, 2012. Carried.*

ACTION ITEMS

-Industrial Park Property Tax Estimates

At last month's meeting, Mr. Rountree asked whether the Agency should consider making in-lieu of tax payments for our three industrial parks because of our increased rental income from them. He provided estimates to show the potential amounts we would pay in normal property taxes. It reflects that we would

pay approximately \$40,000 in taxes versus our rental income of \$28,250. No action was taken. Mr. Gott feels renting out this property for agricultural purposes is the best use of the property at this time as it keeps it maintained.

-Interstate Drive Construction Project Update

An outline of invoices was detailed related to the Interstate Drive Extension. When Tec Drive was originally constructed, it generated a substantial spoils pile. Mr. Rountree handed out pictures of the pile which has trees starting to grow in it. Mr. Crye, Town Highway Superintendent, stated they could redistribute it. Mr. Rountree asked BME to notify us of the cubic yard amount. There is a narrow pit just north of the road being constructed that would benefit from the fill. The road is scheduled for paving on Monday. We've also recognized a nice pile of topsoil from this work that we will have to make a decision on. It is located no more than 100 feet from the property line. Mr. Rountree also handed out pictures of the inverts which are 14 feet deep. Mr. Crye suggests sealing off the inverts so there are no freeze/thaw issues. The finish work will be completed in the Spring. Mr. Gott suggests just having the Town clean it up by next Spring. Elam Sand & Gravel is supplying the black top rather than Hanson Aggregates.

OTHER PROJECT UPDATES

-Gray Metal Products

Gray Metal has not been in contact. Their project was originally slated to close in September.

Mr. Coniglio entered at 9:21 a.m. He has not heard anything related to the project or the delay.

-Once Again Nut Butter

They have put in a purchase offer to the Town for their building. There may be a need for a Phase 1 Environmental Audit if they request bank financing. It is the seller's responsibility to perform remediation if needed. Mr. Brooks stated that at one time there were two separate properties which were combined into one lot. Mr. Rountree has requested meetings with the company.

-Coast Professional

Mr. Rountree provided an update for the Agency. A meeting was held with Empire State Development and the Geneseo Town Supervisor. The company has grown to 107 employees and they are considering expanding here or elsewhere. The drainage is self-contained on the 4 acre parcel so there's no increase in runoff. They currently have 100 parking spots. They want to do an expansion between 3,000 - 5,000 sq. ft. The Town will take a look at the calculation of the maximum amount of sq. ft. they can locate on the parcel. The Town Engineer stated they are close to being maxed out right now. They are grandfathered in an Empire Zone and could add a second floor. We suggested they locate at the vacant Genesee Community College (GCC) building in Dansville but they don't want to consider that option. Mr. Wadsworth has offered to speak with the Aprile's.

-Mt. Morris Industrial Park

Mr. Smith asked about the status of the Village of Mt. Morris's request to acquire additional acreage in the Mt. Morris Industrial Park. No new information is available.

-Authorize Issuing an RFP for Audit Services

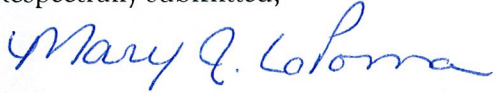
The Bonadio Corporation has been performing the audits for the IDA and CRC audits. Their term is now up and we need to issue a Request for Proposals (RFP). Freed Maxick has one more year under their contract with the LCDC. This RFP is for a three (3) year period with the option to renew for two additional

one (1) year periods. Mr. Yendell moved, seconded by Mr. Boscoe, authorization to issue an RFP for Audit Services for the IDA & CRC Audits. Carried.

ADJOURNMENT

Mr. Gott moved, seconded by Mr. Yendell, that the meeting adjourn. Carried at 9:33 a.m.

Respectfully submitted,



Mary J. LaPoma
Administrative Assistant