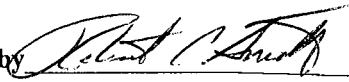


LIVINGSTON COUNTY DEVELOPMENT

ECONOMIC • INDUSTRIAL • COMMUNITY

Approved by



MINUTES LIVINGSTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY Friday, December 4, 2015

Livingston County Government Center, Room 205
Geneseo, NY

Members Attending: G. Moore, P. Brooks, E. Gott, P. Yendell, S. Boscoe

Staff Attending: E. Russell, Esq, L. Swedrock, J. Marshall, M. Wheeler and T. Connell

Guests Attending: Kristie Beach & Amanda DellaSala, EFP Rotenberg and Josh Williams, Genesee Sun

Chairman Brooks welcomed members and guests and called the meeting to order at 9 AM.

APPROVAL OF MINUTES

A motion was made by Mr. Yendell to approve the November 6, 2015 Meeting Minutes, seconded by Mr. Boscoe. All in favor. Carried.

TREASURER'S REPORT

Ms. Marshall reviewed the Treasurer's Report for the Agency.

A motion was made by Mr. Gott, to accept the Treasurer's Report for the period ending November 30, 2015 seconded by Mr. Moore. All in favor. Carried.

Audit Scope of Work

Ms. Beach and Ms. DellaSala reviewed the scope of work to be provided by EFP Rotenberg for the Livingston County Industrial Development Agency 2015 audit. Staff from EFP Rotenberg will be on site the last week of January 2016 to conduct the audit which will be completed concurrently with the Livingston County Development Corporation and the Livingston County Capital Resource Corporation audits. The scope of work will include preparation of IDA financial statements, review of internal controls, and preparation of Authority Budget Office report. On October 2nd, the Agency agreed to extend its contact for auditing services with EFP Rotenberg for 2 additional years.

Old Business

Industrial Park Updates

Ms. Marshall advised that the Agency will be closing on the sale of the 3 remaining parcels in Mt. Morris Park property by years end leaving 2 Industrial Parks in the Agency's name. The road in Crossroads Commerce Park



Livingston County Industrial Development Agency
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was completed on the Wednesday before thanksgiving. Woodstone Construction has started work on the infrastructure, and plans to be done by the end of January, topping the road in the spring as soon as weather permits. Mr. Swedrock reports that he is currently working with the Town of Avon to resolve any issues with expanding the pond. No new activity in Dansville to report.

Ms. Marshall reports that 2 new prospects have come to the Agency interested in purchasing property in Crossroads Commerce Park. This brought forth the suggestion for a brokerage fee policy.
A motion was made by Mr. Gott to pay a fee of up to 6% for brokerage services, seconded by Mr. Brooks. All in favor. Carried.

New Business

Adaptive Reuse Policy

Ms. Marshall reports that per suggestion of County Administrator Ian Coyle, the Agency should provide incentives to retail projects. There are currently a number of projects that could benefit from a policy of this nature. Mr. Russell reports that IDA's are prohibited from providing retail incentives; however there are exceptions to this regulation, such as a retail project that will be a large tourism draw. Ms. Marshall suggests that this policy not include downtown areas. Mr. Gott proposes that with a strong enough adaptive reuse policy, downtown areas can be included. Ms. Marshall reported that an adaptive reuse policy will be drafted specific to the County and brought to consideration at a later meeting.

Ratify ST-60 Extension – Fox & West

Ms. Marshall reports that Fox & West has asked for an extension on their sales tax exemption through the end of the year in order to complete their building construction.

A motion was made by Mr. Gott to extend the ST-60 for Fox & West, seconded by Mr. Yendell. All in Favor. Carried.

Mr. Swedrock departed at 9:50 am.

Authorization for Sublease – Dansville Properties

Mr. Russell reports that a sub-tenant is moving in and due to the nature of the project, it is suggested that they provide a report of any environmental issues.

A motion was made by Mr. Moore to authorize a sublease for Dansville Properties by Mr. Moore. Seconded by Mr. Yendell. All in favor. Carried.

Authorization to enter into Agreement with Livingston County Development Corporation

A motion was made by Mr. Yendell to enter into agreement with the Livingston County Development Corporation for Economic Development services, subject to review by counsel, seconded by Mr. Boscoe. All in favor. Carried.

OTHER BUSINESS

Ms. Marshall reported that the New York State Economic Development Conference will be held January 19-21, 2016 in Albany. Members interested in attending should notify her.

ADJOURNMENT

With no further business to discuss, a motion was made by Mr. Yendell, to adjourn the meeting at 9:52 AM,



seconded by Mr. Moore. Carried.

Respectfully submitted,



Tessa R. Connell
Sr. Account Clerk/Typist



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