

**Watertown Industrial Center Local Development Corporation
Board of Directors' Annual Meeting
November 24, 2015
Minutes**

The Watertown Industrial Center Local Development Corporation held its monthly board meeting on Tuesday, November 24, 2015 in the Watertown Industrial Center board room, 800 Starbuck Avenue, Watertown, New York.

Present: Don Rutherford, J. Paul Morgan, Carolyn Fitzpatrick, Michelle Capone, Nic Darling,

Excused: Mark Bellinger, Kent Burto,

Staff: Billy Soluri

Others Present: Keith Caughlin, Esq. (Schwerzmann & Wise, P.C.), Craig Fox (Watertown Daily Times)

- I. Call to Order:** The meeting was called to order at 8:35 AM.
- II. Meeting Minutes:** On a motion by N. Darling and second by P. Morgan to approve the meeting minutes from the October 20, and October 27 board meetings. All in favor; motion carried.
- III. Financial Report:** B. Soluri presented the financials for September and October 2015. He noted an operating loss of \$1,517.58 for the month of September and an operating loss of \$21,955.54 for the month of October before depreciation. B. Soluri noted that the main difference between the two months had to do with the PILOT payment paid in October. On a motion by P. Morgan and second by N. Darling the financial statements for September and October 2015 were accepted. All in favor; motion carried.
- IV. Correspondence:** B. Soluri presented a letter received from Mr. Nic Darling in regards to Mr. Darling's departure from the WICLDC Board effective at the end of the current year. N. Darling stated that he would discuss a possible candidate to replace him with the City Manager. B. Soluri said he would reach out to the City Manager at the first of the year regarding the vacant position. On a motion by C. Fitzpatrick and second by D. Rutherford the resignation of Mr. Nic Darling was accepted. All in favor; motion carried.

B. Soluri presented a letter received from Mr. Kent Burto regarding his resignation from the JCIDA Board of Directors effective immediately. B. Soluri stated that he doesn't know who the IDA is intending to fill the vacancy with.

 - i. Committee Reports** B. Soluri reviewed the tenant leases/prospects list. B. Soluri stated that he has leased space A-10 to a fairly young company, one that he would classify as a startup known as Pick and Go Waste. B. Soluri stated that Aubertine and Currier would be sending out the RFP for the window replacement project, and he anticipates having the numbers back in the middle of December.

V. Unfinished Business:

VI. New Business: K. Caughlin stated that many of the concerns he had heard regarding the proposed PILOT had to do with reusing the original formula and because of this Mr. Brian Phelps met with B. Soluri, looked at the financials of the WIC and the property in its entirety and came up with a new assessment, and an updated leasable square footage numbers. K. Caughlin stated that was a fair and accurate assessment of the WICLDC and that the WICLDC could move forward with the PILOT request although the tax payment would decrease or withdraw it and move forward with purchasing the property.

D. Rutherford stated that if the WIC was to purchase the property we would be opening ourselves up to increased taxes, and increased assessments and the loss of a large tenant would jeopardize our future. D. Rutherford stated that although the tax payment is going down it is an accurate assessment of the property value.

P. Morgan stated the question becomes how likely is it the PILOT will be accepted. D. Rutherford said he is only relying on what the IDA and their counsel has stated previously, that there should be no issues with moving the PILOT forward. M. Capone stated that there has been some reluctance on the side of the City to approve the PILOT, and if we are going to present them with a PILOT that lowers the tax payment then most likely it would not be approved. K. Caughlin stated there may also be a general reluctance of the current City Council to act on it with a new Council taking office in January.

K. Caughlin stated that if we move forward with the new PILOT and it is not approved then we would have to come up with a solution that could include extending the lease with the IDA or purchasing the property. P. Morgan stated that the other argument would be that we had a PILOT that locked in the rates and because of this we were over assessed and overpaying.

K. Caughlin says the question for the board is to pursue the PILOT with the new numbers, or look at the option of purchasing the property. D. Rutherford said the board doesn't need to vote on anything as the board already resolved to pursue the PILOT. P. Morgan said if for some reason the PILOT is not approved or there is not enough time then the WIC would have to move forward with a lease extension.

B. Soluri stated that although Mr. Kent Burto has resigned from the JCIDA Board of Directors he has stated he is willing to remain on the WICLDC Board as an independent member. K. Caughlin stated that if the Board wished to they could accept Mr. Burto to the Board and make it an eight (8) person board and that it would only take the majority of the current quorum to approve. On a motion by N. Darling and second by P. Morgan the request to accept Mr. Kent Burto as an independent member to the WICLDC Board of Directors was accepted. All in favor; motion carried.

VII. Adjournment: On a motion by N. Darling and second by C. Fitzpatrick the meeting was adjourned at 9:10 AM.

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The next regular meeting will be Tuesday, December 29, 2015 at 8:30 AM at the Watertown Industrial Center board room, 800 Starbuck Ave., Watertown, New York.