

CARTHAGE INDUSTRIAL DEVELOPMENT CORP.  
MINUTES OF REGULAR MEETING  
February 22, 2023

Present: Bruce Armstrong, David Zembiec, Michelle Capone, Michael Astafan, Derek Davis, Paul Smith, , Brian Peck, Scott Sullivan and Dale Klock

Others Present: Lori Borland, Admin. Asst., Rich Duval, CAH

President Paul Smith called the meeting to order at 4:00 p.m.

Open Forum: Rich Duvall, from Carthage Area Hospital, gave an overview of the status of the hospital's capital project. He noted that COVID has hit heavy and they are still reeling from the effects. There were regional cash flow struggles in 2022, and are slowly recovering. He noted that recruiting is difficult all over. There needs to be major changes to services overall in order to break even. Transportation has also been a huge problem. The land for the project has presented a problem of wetlands, however, Caskinette Ford has offered any parcel of land to compensate and necessary in order to move ahead. As to the buildings, the West Carthage Village Board has expressed interest in the former VA building on Bridge Street; there are several groups interested in the current CAH complex, and the Mechanic Street property is still unsure at this point. He further noted that the project is delayed, but MUST move ahead.

Minutes: Motion was made by Mr. Armstrong, seconded by Mr. Peck to approve the minutes of the October 26, 2022 meeting. Motion passed unanimously.

Financial Reports: Copies of the financial reports were previously distributed. Motion was made by Mr. Davis, seconded by Mr. Astafan to approve the financial reports and ratify payment of the bills. Motion passed unanimously. It was agreed that the Dichotomy capital payment would be made in full with a reimbursement check sent out to cover the cost of the compressor, in order to have a clean paper trail.

Old Business: The following Officers were elected for a one year term effective January 1, 2023: Paul H. Smith, President; Dale Klock, Vice President; Bruce Armstrong, Secretary/Treasurer. Motion was made by Mr. Sullivan, seconded by Mr. Astafan. All other directors are on a three year term.

New Business:

The 2022 Annual Audit was provided to the Board previously for review. Motion was made by Mr. Sullivan, seconded by Mr. Peck, to approve the 2022 Audit as presented by the auditors. The CHAR500 NYS tax return must be filed, with a filing fee of \$250. It was noted that there can be an ACH withdrawal for that filing fee. Ms. Borland will see to the filing.

It was brought up about the CIDC's ownership of the IMEC parking lot and whether it is beneficial for us to own that. It was suggested that the Board set a value, and possibly approach Amy McEathron to see if she is interested in purchasing this lot. However, it was also noted that it may be necessary for CIDC ownership in the future in the event that walking paths are established along the River. No action was taken.

There being no further business to come before the board, a motion was made by Mr. Peck, seconded by Mr. Sullivan to adjourn. Meeting was adjourned at 5:11 p.m.

Respectfully submitted:

---

Lori Borland, Admin. Asst.