

CARTHAGE INDUSTRIAL DEVELOPMENT CORP.
MINUTES
June 30, 2021 IN PERSON MEETING

Present: David Zembiec (Via phone), Bruce Armstrong, Paul Smith, Derek Davis, Bruce Ferguson, Scott Sullivan, Wayne McIlroy, Thomas Piche' (Via phone)

Excused: Michelle Capone

Others: Lori Borland, Sarah Bullock, Community Development Director

Call to Order: meeting called to order by President Paul Smith at 4:00 p.m.

Open Forum: Sarah Bullock, Community Development Director, gave a detailed report and update on projects she's been working on, i.e. as follows:

- 1.) Railroad Depot – There has been a feasibility study grant approved in the amount of \$15,000 that the CIDC applied for, with a match of \$1,000 by the owner. The RFP's have been developed and sent out. There are two bids required. Selection is hoped by the end of July. Sarah has an appointment with Aubertine & Currier to do a site visit. There needs to be a contract developed between the CIDC and the owner to get the \$1,000 match and get those funds in our operating account.
- 2.) Deferiet BOA – the former papermill site in Deferiet is a potential for a Brownfield Opportunity Area, and with that designation comes more funding opportunities. This application is due by the end of July. This would be a grant of \$300,000 with a 10% match. The Town of Wilna would be the lead agency in this grant project. It has been agreed that the Town of Wilna and the Village of Deferiet will share in the 10% match, which may also be in-kind services. NYSERDA is interested in the possibility of a solar site of 25MgW, and the Department of State is also interested on behalf of Deferiet. If the designation of the BOA is made, there are various stages to follow through over time.
- 3.) Herrings Disinfection Project – There is a grant available from the Water Quality Improvement Fund that Sarah is looking into on behalf of the Town of Wilna. This project is DEC mandated and the Town is looking for various funding opportunities to help in the cost.
- 4.) Main Street Program – There was an application submitted for 2020 funds, but the Town of Wilna was turned down, because there was no residential piece to the project. Consideration in another Main Street application would be the Shplunder buildings, Sligar buildings and the former Rite Aid store.
- 5.) Condino – there is a need for creative and interested people to brainstorm ideas for this site, which is in pristine condition.
- 6.) Crown Cleaners – Herrings Park – Sarah has applied to the Northern Regional Border Commission (NRBC) for a grant to help develop the Herrings park, and she should hear by the end of August.
- 7.) CDBG – There needs to be an income survey done in the town.

Minutes: Motion was made by Mr. Sullivan, seconded by Mr. Davis to approve the minutes from the March 24, 2021 meeting. All voted aye, carried.

Financials: A copy of the financial reports was previously distributed to the board for their review. Motion was made by Mr. Armstrong, seconded by Mr. Sullivan to approve the financial reports and ratify the payment of the bills. All voted aye, carried.

Old Business:

Mr. Zembiec noted that he had a site visit of the hydro with Central Rivers Power but has not heard anything since then. He noted that Ian Clark from Dichotomy is interested in the hydro plant. Dave also noted that he has talked with a couple of appraisers, one of which has a pending court case, so they don't want to take it on, and the other said that they did an "Opinion of Value" dated some time ago. Mr. Kleinschmidt recommended two other appraisers, and David will follow up with them. It was noted that the appraisal needs to be done before we can see if any offers are even feasible.

It was suggested that we approach Pettawatt to see if they want to buy power from us, and that we should advertise the hydro plant.

New Business:

It was noted that we should have Rich Duvall from CAH at our next meeting to give an update on the Hospital project. It was also noted that a feasibility study should be done on the CAH buildings and sites for future re-use. Ms. Borland will reach out to Mr. Duvall to invite him to the next meeting and have Sarah Bullock back at that time also.

Next meeting will be July 28, 2021 in person.

There being no further business to come before the board, a motion was made by Mr. McIlroy, seconded by Mr. Sullivan, to adjourn. Meeting adjourned at 5:25 p.m.

Respectfully submitted:

Lori Borland, Administrative Assistant