

**Watertown Industrial Center Local Development Corporation  
Board of Directors' Meeting  
Minutes  
February 20, 2007**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Tuesday, February 20, 2007 in the board room of the Jefferson County Job Development Corporation office, 800 Starbuck Avenue, Watertown, New York.

**Present:** John Doldo Jr., Carolyn Fitzpatrick, Donald Rutherford, Robert Juravich, Paul Morgan

**Others Present:** Lyle Eaton, Billy Soluri, Peggy Sampson, Keith Caughlin, 7 News

**Excused:** William Fulkerson, Nickolas Darling

- I. **Call to Order:** Mr. Rutherford called the meeting to order at 10:09 a.m.
- II. **Minutes:** The minutes of the meeting held December 19, 2006 were presented for approval. A motion was made by Mr. Juravich to approve the minutes as presented, seconded by Mr. Morgan. All in favor. Carried.
- III. **Treasurer's Report:** Mr. Eaton reviewed the financial statements for the periods ending December 31, 2006 and January 31, 2007. A motion was made by Mr. Doldo to approve the financial statements as presented, seconded by Mr. Morgan. All in favor. Carried.

IV. **Correspondence:**

**Cellutech Lawsuit Update** – Mr. Soluri indicated that he spoke to Frank Montemalo this morning and has learned that Cellutech has perfected their appeal. Therefore, the WIC and IDA have until March 2 to perfect their appeals. The case will be heard by the Appellate Court sometime during the summer.

**Meola Enterprises, LLC** – Gave their 30 day written notice to leave the facility. The letter indicated that they are having difficult time securing workers for their business due to the Fort Drum expansion and all of the new businesses and restaurants in town. A request for early termination of their lease which expires August 31, 2007.

A motion was made by Mr. Doldo to approve the request for early termination for the lease, seconded by Ms. Fitzpatrick. All in favor. Carried.

V. **Committee Reports:**

Mr. Soluri gave a **Facility Update** including the following items:

- Battling the snow, ice, and leaks around facility
- There is \$160 savings per month due to the Building A Light Project

Mr. Soluri updated the Board with the **Leases/Prospects** as follows:

- Temporary lease with T-Machanical for 850 square feet for storage
- Twelve month lease with CTEC
- Two prospects - one for a long term lease with 4,000-8,000 square feet and the other for 2-5 years for 1,500-2,500 square feet

VI. **Unfinished Business:**

**Update on Legal Issues** – Attorney Caughlin updated the board on Z-Star and 315 Customs.

Z-Star - He indicated that he will issue a 10 day notice to Z-Star to let them know that a private sale will be held for the equipment that is being stored in Building B. The proceeds from the sale will be applied to the outstanding rental debt.

315 Customs - Mr. Caughlin stated that the space has been abandoned with equipment and several third party vehicles. He advised that two steps could be taken: 1) Contact the renter and indicate that the WIC is willing to forgive the debt if the space is vacated in 10 days or 2) Mr. Caughlin will create an abandonment notice and will try to contact all third party owners to claim their vehicles. Mr. Soluri indicated that the insurance has been cancelled. It was suggested that WIC contact their insurance agency to notify them of the situation.

A motion was made by Mr. Doldo to forgive the debt if the space is vacated in 10 days after giving notice, seconded by Ms. Fitzpatrick. All in favor. Carried.

VII. **New Business:**

**GYMO Request** – A request for an easement for GYMO to tie into the WICLDC water line for the Perkins Scrap Yard being built in Building E out back of the facility. The board suggested further information. They want to ensure that there will not be constraints on WIC. Mr. Soluri will follow up.

**Land Development** – Mr. Rutherford indicated that the Local Development Corporation is looking for possible land within the city limits that they can promote and develop for the City of Watertown. He has asked the board consider the Trust use the 9 acres next to Building D for a possible SPEC building.

The board will need to determine if it will promote the land itself or let the Trust use it. The board suggested that a Critical Needs Assessment be done to determine the future of the facility.

It was determined that a meeting consisting of the WICLDC, JCIDA, Trust, City Planning Department, and DANC be held for further discussion.

**NBIA** – Mr. Soluri indicated that the WICLDC is now a member of the National Business Incubation Association. Messrs. Soluri, Fayle, and Alexander can participate in the conferences and training.

VIII. **Adjournment:** With no further business before the Board, a motion was made to adjourn by Mr. Doldo, seconded by Ms. Fitzpatrick. All in favor. The meeting adjourned at 10:56 a.m.