

**Watertown Industrial Center Local Development Corporation
Board of Directors' Meeting
April 9, 2008
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Wednesday, April 9, 2008 in the board room of the Jefferson County Job Development Corporation, 800 Starbuck Avenue, Watertown, New York.

Present: John Doldo Jr., Nickolas Darling, Carolyn Fitzpatrick, Robert Juravich

Others Present: Jim Fayle, Lyle Eaton, Joy Nuffer, Keith Caughlin, counsel, and Rachel Hanley of the Watertown Daily Times.

Excused: William Fulkerson, Donald Rutherford, Paul Morgan

- I. **Call to Order:** Mr. Doldo called the meeting to order at 8:22a.m. and lead the group in the Pledge of Allegiance.
- II. **Minutes:** The minutes of the meeting held February 19, 2008 were presented for approval. A motion was made by Mr. Juravich to approve the minutes as presented, seconded by Mr. Darling. All in favor. Carried.
- III. **Treasurer's Report:** Mr. Eaton reviewed the financial statements for the period ending February 29, 2008 and March 31, 2008. A motion was made by Mr. Juravich to approve the financial statements as presented, seconded by Mr. Darling. All in favor. Carried.

A Preliminary Budget was presented for discussion and future approval after more revisions to be made. No action taken.

IV. Correspondence:

At this time, Attorney Caughlin asked for a motion to convene into Executive session to discuss ongoing legal issues with Cellutech. A motion to convene into Executive Session at 8:40 a.m. was made by Mr. Doldo, seconded by Ms. Fitzpatrick. All in favor. Carried. Board Members, Staff, and Counsel were present.

At 8:50 a.m. a motion was made by Mr. Juravich to leave the Executive Session and reconvene the regular board meeting, seconded by Ms. Fitzpatrick. All in favor. Carried. No action taken.

Utica Mutual Executed Settlement – At this time Attorney Caughlin gave a brief update on the Cellutech lawsuit. He stated that an executed Settlement Agreement had been received and recommended ratifying the agreement. A motion was made by Mr. Juravich to ratify the *Cellutech, Inc., and Utica Mutual Insurance Company v. Watertown Industrial Center Local Development Corporation* and *Utica Mutual Insurance Company v. Watertown Industrial Center Local Development Corporation* Settlement Agreement, seconded by Ms. Fitzpatrick. All in favor. Carried.

V. Committee Reports:

- **Facility Update** . No report given

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VI. Unfinished Business: None

VII. New Business:

HVAC Contractor Approval for Converse Labs – After consulting with NYSERDA regarding equipment credits, a change was needed in the equipment in order to receive the credits. This resulted in a slightly higher bid amount of \$21,956 (previously \$20,000). A motion was made by Mr. Darling to accept the new bid as presented, seconded by Ms. Fitzpatrick. All in favor. Carried.

Indoor Vehicle Showroom Request – A request has been submitted by The Junction Boyz, who are currently tenants, to rent space A-14, which is currently rented to ConTech. Mr. Sampson is interested in the showroom space to display and sell his customized cars. Discussion ensued regarding the feasibility of having this type of business in the complex, covered topics were insurance needs and parking issues. After much discussion it was decided to allow Mr. Soluri to negotiate the details of the possible lease, and the movement of ConTech to A-18. A motion was made by Mr. Juravich to allow Mr. Soluri to work out the details of the above issues, possible lease and movement of ConTech, seconded by Ms. Fitzpatrick. Mr. Darling abstained from voting, all others in favor. Carried.

Financial Internal Control Systems – After reviewing the Financial Internal Control System document, a few minor changes were needed to change titles and wording. After discussion by the Board, a motion was made by Mr. Darling to approve the changes as presented, seconded by Mr. Juravich. All in favor. Carried

At this time, Mr. Fayle expressed his thanks to the Board. The members of the Board also wished him well in his new position.

VIII. Adjournment: With no further business before the Board, a motion was made to adjourn by Mr. Darling, seconded by Ms. Fitzpatrick. All in favor. The meeting adjourned at 9:25 a.m.