

**Watertown Industrial Center Local Development Corporation
Board of Directors' Meeting
February 17, 2009
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Tuesday, February 17, 2009 in the board room of the Jefferson County Job Development Corporation, 800 Starbuck Avenue, Watertown, New York.

Present: Donald Rutherford, John Doldo Jr., Robert Juravich, and Paul Morgan

Others Present: Donald Alexander, Billy Soluri, Lyle Eaton, Lorraine Wilson, Patrick Kelly, Pat Currier from Aubertine & Currier, and Nancy Madsen of the Watertown Daily Times

Excused: Carolyn Fitzpatrick, William Fulkerson and Nickolas Darling

Absent: None

- I. **Call to Order:** Mr. Rutherford called the meeting to order at 10:12 a.m.
- II. **Pledge of Allegiance**
- III. **Minutes:** The minutes of the meeting held December 16, 2008 were presented for approval. A motion was made by Mr. Morgan to approve the minutes as presented, seconded by Mr. Juravich. All in favor. Carried.
- IV. **Treasurer's Report:** Mr. Eaton reviewed the financial statements for the periods ending December 31, 2008 and January 31, 2009. A motion was made by Mr. Doldo to approve the financial statements as presented, seconded by Mr. Juravich. All in favor. Carried.
- V. **Correspondence:** None
- VI. **Committee Report:**
 - **Facility Update** – Mr. Soluri's requested that it be included in New Business.
 - **Leases and Prospects** – List included in packets for review.
- VII. **Unfinished Business:**
 - **Roof** – Mr. Soluri presented to the board pictures of the roof on Building A and talked about the problems and concerns that he has with the proposed roof repairs and the impact he feels it will have on the building integrity as well as the lease renewals if the roof continues to leak. Mr. Soluri requests that the board allow him to hire Aubertine and Currier to design a new roof and information pack that can be used for the bid process. The board requested that Mr. Eaton put together a financing package for the board to review and also requested that Mr. Soluri work with Mr. Alexander on a white paper analysis and to look into what grants might be available to help fund a new roof. A motion was made by Mr. Juravich to allow Aubertine and Currier to do the roof design and bid information, seconded by Mr. Doldo. All in favor. Carried.

- **SPX Environmental Investigations** – The board reviewed the minutes of the meeting with SPX. Mr. Soluri explained that SPX would continue the TCE investigation on Feb 10-12, using the DOH/DEC approved work plan. Mr. Soluri sent memo's to the tenants explaining the process and that they might be asking questions about their leased space. While doing a bid walk through of Building C there was a pit discovered. SPX inspected the site and preformed tests on the content of the pit. The results found there was no contamination. SPX agreed to pump out the water, remove the tank and clean any residue in the pit. The work was completed and they advised that it could be filled with stone and concrete.

VIII. New Business:

- **ServPro** - January 12, 2009 an e-mail was sent to the Board of Directors requesting reimbursement of \$1,097.27 to ServPro of Jefferson County for water damage they sustained due to a frozen sprinkler head on January 3. The request was approved by all board members by e-mail except Mr. Doldo who approved it verbally. Mr. Morgan made the motion to ratify the reimbursement, seconded by Mr. Juravich. All in favor. Carried.
- **Junction Boyz** – In the same e-mail lease rates were proposed for Junction Boyz Inc to take on additional space at a discounted lease rate during the first 4 years of the lease with Ed Sampson as guarantor. The board approved the request in the same manner as above with the exception of Mr. Darling who abstained. Mr. Morgan made the motion to ratify the lease, seconded by Mr. Juravich. All in favor. Carried.
- **Ferguson Leasehold Improvement** – Staff recommended that Ferguson be approved for the Leasehold Improvement Loan in the amount of \$26,500.00 to cover the construction cost and engineering cost pertaining to the showroom build out. The staff recommends that WICLDC enter a contract with P&M Construction for the construction phase of the project in the amount of \$13,607.00 and S&S Foaming LLC to insulate the underside of the roof deck in the amount of \$7,254.00. Mr. Juravich made a motion to approve the Loan, and to accept the bids of P&M Contracting and S&S Foaming LLC to do the work, seconded by Mr. Morgan. All in favor. Carried.
- **Building C Floor Tile Abatement** – Mr. Soluri has been working with SMG Technologies over the past two months on leasing space C-4 for their startup company. They manufacture circuit boards and would need to have the existing asbestos floor tiles removed as to allow for the installation of an electro static floor to control static discharge. Mr. Soluri, having checked into the cost of doing the work in-house versus putting it out to bid resulted with the recommendation that we accept the bid of \$9,460 submitted by Environmental Contracting & Construction Services, LLC as the abatement contractor and accept the bid of \$3,208.45 submitted by Churchill Environmental as the project/air monitoring contractor as detailed on the bid sheet. With the cost being estimated at \$15,668.45 the staff feels that WICLDC should cover the cost of the floor. Mr. Soluri feels the cost of the floor replacement

**WICLDC
Directors' Meeting Minutes
February 17, 2009
Page 3**

would be cost prohibitive to the new company combined with the loss of the 6 – 10 full time jobs that could be created if WICLDC doesn't absorb the cost.

The board requested that Mr. Soluri attempt to negotiate a lease rate high enough to recover \$5,000.00 of the abatement expenditure over the course of a five year lease. The board also asked if it would be possible to find out what the salaries of the proposed jobs will be. The abatement was tabled pending the outcome of the lease negotiations.

- IX. Adjournment:** With no further business before the Board, a motion was made to adjourn by Mr. Juravich, seconded by Mr. Morgan. All in favor. The meeting adjourned at 11:28 a.m.