

**Watertown Industrial Center Local Development Corporation  
Board of Directors' Meeting  
March 24, 2010  
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Wednesday, March 24, 2010 in the conference room of the JCJDC, 800 Starbuck Avenue, Watertown, New York.

**Present:** Kevin Jordan, Nickolas Darling, John Doldo Jr., Donald Rutherford, Paul Morgan, Carolyn Fitzpatrick

**Others Present:** Billy Soluri, Donald Alexander, David Zembiec, Lyle Eaton, Joy Nuffer, Todd Froedtert of Ferguson Waterworks, Patrick Currier and Annette Mason of Aubertine & Currier, and Nancy Madsen of the Watertown Daily Times.

**Excused:** William Fulkerson

**Absent:** None

- I. Call to Order:** Mr. Rutherford called the meeting to order at 8:40 a.m.
- II. Pledge of Allegiance**
- III. Minutes:** The minutes of the meeting held February 25, 2010 were presented for approval. A motion was made by Mr. Darling to approve the minutes as presented, seconded by Mr. Jordan. All in favor. Carried.
- IV. Treasurer's Report:** Mr. Eaton reviewed the financial statements for the period ending February 28, 2010. A motion was made by Mr. Doldo to approve the financial statements as presented, seconded by Mr. Darling. All in favor. Carried.  
  
**Proposed Budget for 2010-2011:** Mr. Soluri reviewed the proposed budget for the fiscal year 2010-2011. After much discussion, a motion was made by Mr. Jordan to approve the operating budget for 2010-2011 as presented, seconded by Mr. Morgan. All in favor. Carried.
- V. Unfinished Business:**  
  
**SPX SVIWP Update / Tom Fucillo (via phone)** – Mr. Fucillo was contacted via phone to give the Board a brief update on the Golder Associates Soil Vapor Intrusion Evaluation Work Plan. Mr. Alexander questioned whether the WICLDC Board had any immediate issues with the Soil Vapor Intrusion to address at this time. Mr. Fucillo stated that the issue is in the Department of Environmental Conservation's (DEC) hands, they have stated there is no health hazard, the TCE levels are well within the OSHA limits, but the levels do require a follow-up. Mr. Fucillo will continue to track the progress and notify staff of any changes.

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**Aubertine & Currier Presentation on WCBI Roofs** – Patrick Currier gave a presentation to the Board on the roof project on building A. Mr. Currier presented the Board with drawings of the proposed roof, which would include replacing some windows and siding on the second floor, and replacing mechanical equipment on the roof, moving the equipment to the ground under cover. The total project cost estimates are a total of \$1,339,470. The proposed project schedule; April 20-Review final documents with the Board, May 1-Advertise and put out to bid, June 1-7-Draw up contracts, July 1-Begin roof project, November/December completion. Mr. Alexander said that he has been contacted by a company that is interested in looking for grants to put photovoltaic's on the roof, and possibly making this a pilot project. Mr. Currier said this would be possible to do as long as the manufacturer was contacted with proper placement. It was discussed that there was a need for another Board meeting to discuss the roof project and make some concrete decisions, as time is critical. A special meeting was set for Tuesday, March 30, 2010 at 8:30 a.m.

#### **VI. Correspondence:**

**County of Jefferson Board of Legislators Letter** – The Chairman of the Board of Legislators, Mr. Kenneth Blankenbush, has reappointed Carolyn D. Fitzpatrick to serve on the WICLDC Board for the term of the current Board of Legislators.

#### **VII. Committee Reports:**

**Facility Update** – A facility update was given to the Board, however, no discussion occurred due to time constraints.

**Leases/Prospects** – Mr. Soluri discussed the leases in the budget section.

#### **VIII. New Business:**

**Ferguson Request** – Ferguson Waterworks has requested an additional 7,250 square feet of yard space to meet their growing inventory needs. They have estimated the project costs would be around \$9,000.00. It is the staff's recommendation to approve the request to allow Ferguson to expand their yard by 7,250 square feet without increasing their monthly rent for the remainder of their original lease term. Ferguson would begin paying for the increased yard space at the beginning of their first option and at the rate of \$0.40/square foot. Their lease has 30 months remaining before the first option begins. It was discussed to possibly get the lease extended for 6 years and they would not have the additional cost. It was decided to give Mr. Soluri final negotiation permission. A motion was made by Mr. Doldo to approve the request for additional yard space as noted above and/or to allow Mr. Soluri to negotiate a longer lease, seconded by Ms. Fitzpatrick. All in favor. Carried.

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**Con-Tech Early Lease Termination Request** – A request was made by Con-Tech to terminate their lease early as they no longer need the space. They will be staying until the end of April. A motion was made by Ms. Fitzpatrick to allow termination of the lease, seconded by Mr. Jordan. All in favor. Carried.

There will be a special Board meeting on Tuesday, March 30, 2010, and the next regular Board meeting is scheduled for Tuesday, April 20, 2010 at 8:30 a.m.

- IX. Adjournment:** With no further business before the Board, a motion was made to adjourn by Mr. Darling, seconded by Mr. Jordan. All in favor. The meeting adjourned at 11:12a.m.