

**Watertown Industrial Center Local Development Corporation
Board of Directors' Meeting
April 20, 2010
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Tuesday, April 20, 2010 in the board room of the WCBI, 800 Starbuck Avenue, Watertown, New York.

Present: Kevin Jordan, John Doldo Jr., Donald Rutherford, Carolyn Fitzpatrick

Others Present: Billy Soluri, Donald Alexander, David Zembiec, Lyle Eaton, Peggy Sampson, Mary Anne Hanley, Jerry Haenlin and Susan Crossett from National Grid, John Moore from Channel 7, and Nancy Madsen of the Watertown Daily Times.

Excused: Paul Morgan, Nickolas Darling, William Fulkerson

Absent: None

- I. Call to Order:** Mr. Rutherford called the meeting to order at 10:07 a.m.
- II. Pledge of Allegiance**
- III. Check Presentation:** A check presentation from Susan Crossett from National Grid for \$10,000 for their participation of the roof replacement project on building A.
- IV. Minutes:** The minutes of the meeting held March 24, 2010 and the special meeting minutes of March 30, 2010 were presented for approval. A motion was made by Mr. Doldo to approve the minutes as presented, seconded by Ms. Fitzpatrick. All in favor. Carried.
- V. Treasurer's Report:** Mr. Eaton reviewed the financial statements for the period ending March 31, 2010. A motion was made by Mr. Jordan to approve the financial statements as presented, seconded by Mr. Doldo. All in favor. Carried.
- VI. Unfinished Business:** None
- VII. Correspondence:**

Soil Vapor Intrusion Work Plan – Mr. Soluri distributed an e-mail he received from Tom Fucillo regarding comments received by DEC and DOH on the soil vapor intrusion work plan.
- VIII. Committee Reports:**

Facility Update – Mr. Soluri update the Board on the following:

 - ABJ performed the annual sprinkler inspection – no problems were encountered;

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- Negotiating with Ferguson's legal department on the request for additional 7,250 square feet of yard space;
- Continue to talk with Brookfield about their lease and facility issues – will have a complete list soon; goal to have letter of intent before next board meeting;
- Roof RFP being advertised today for three days and will also be posted on our web site – facility committee meeting to be scheduled to review the bids;
- Roof repair projects over Junction and Brookfield have cost approximately \$1,600 at this time and additional repair projects will follow; and
- Met with Fourth Coast Inc. to discuss alternative energy opportunities for the facility; they have asked for national grid utility account numbers so they can verify usage and/or demand to determine if WICLDC will qualify for any programs

Leases/Prospects – Mr. Soluri indicated that Upstate Testing executed a new lease and that Escovee will not renew when their current lease expires May 31. Mr. Soluri said that the space will be extended to Colonial Insurance because they have right of first refusal; otherwise, Black Horse may use the space.

Mr. Soluri updated the board about the Junction Boyz paint booth. He said that Junction had a permit to install a paint booth in his space, but ended up buying a different booth that needed a new permit. The Watertown City Code Office indicated that the new booth is required to have sprinklers installed. Mr. Soluri and Aubertine & Currier contacted the State to get their interpretation of the new code and were told that the Watertown City Code was correct and to follow what they said. Ed Sampson contacted Congressman Owens' office to get his own opinion. A representative from the Congressman's office called Jeff Graham, Mayor City of Watertown, who in turn called Don Rutherford, WICLDC Board President, who in turn called Mr. Soluri to see what was going on. Mr. Soluri indicated that Aubertine & Currier is working up the numbers to see what the cost will be. Mr. Soluri and/or his maintenance men can install the pipes for the sprinkler; however, they will need to have ABJ Fire Protection approve the work after, which will save Junction some money on that part of the project.

IX. New Business:

Nominating Committee – A request for a nominating committee to be formed to select and propose the officers of the Corporation for the next fiscal year. The following members were selected – Kevin Jordan as Chair, Carolyn Fitzpatrick, and Paul Morgan. A motion was made by Mr. Rutherford to form a nominating committee, seconded by Mr. Doldo. All in favor. Carried.

- X. 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 11:04 a.m.