

**Watertown Industrial Center Local Development Corporation  
Board of Directors' Meeting  
October 19, 2010  
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Tuesday, October 19, 2010 in the boardroom of the WCBI, 800 Starbuck Avenue, Watertown, New York.

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

**Others Present:** Billy Soluri, Lyle Eaton, David Zembiec, Peggy Sampson, Patrick Currier of Aubertine & Currier, and Nancy Madsen of the Watertown Daily Times.

**Excused:** Kevin Jordan

**Absent:** None

**I. Call to Order:** Mr. Rutherford called the meeting to order at 8:37 a.m.

**II. Pledge of Allegiance**

**III. Minutes:** The minutes of the meeting held September 22, 2010 were presented for approval. A motion was made by Mr. Fulkerson to approve the minutes as presented, seconded by Mr. Doldo. All in favor. Carried.

**IV. Unfinished Business:**

**Building A Roof Update** – Patrick Currier of Aubertine & Currier Architects updated the board on the building A roof project. He indicated that they are currently sucking up the stones. They have broken down the 80,000 square feet into six sections for approximately 13,000 per section, which could be completed in six days weather permitting. The current schedule is for the crew to remove stone from 5 a.m. to 7 a.m., then will check everything to see if repairs need to be made, and if not they will start re-roofing that section and work until 3:30 p.m. At this time, the siding and windows will be prepped. Mr. Currier reported that the warranty allows up to 100 miles per hour for wind.

Mr. Soluri indicated that he met with the tenants yesterday to discuss the project. He told them for safety reasons certain areas will be shut down temporarily due to the uncertainty of the roof deck.

**V. Treasurer's Report:** Mr. Eaton reviewed the financial statements for the period ending September 30, 2010. A motion was made by Mr. Darling to approve the financial statements as presented, seconded by Ms. Fitzpatrick. All in favor. Carried.

**VI. Correspondence:** None

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**VII. Committee Reports:**

**Facility Update** – Mr. Soluri updated the board on the following items:

- Building A HVAC project - He indicated that 70% of the equipment has been delivered and that staff has evacuated the systems from the roof in preparation for the roof replacement project.
- National grid lighting upgrade is progressing.
- Winterizing equipment.

**Leases/Prospects** – The leases were reviewed with discussion pertaining to leases that are near expiration. Mr. Soluri will update the board via e-mail of the status for those leases that are due to expire before the next meeting in December. No prospects were listed at this time.

**VIII. New Business:** None

**IX. 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 9:03 a.m.