

**Watertown Industrial Center Local Development Corporation  
Board of Directors Meeting  
January 26, 2021  
Minutes**

The Watertown Industrial Center Local Development Corporation held its regular board meeting on Tuesday, January 26, 2021 via Zoom and in-person in the board conference room, 800 Starbuck Avenue, Watertown, NY 13601.

**Present:** Michelle Capone, J. Paul Morgan, Kent Burto, Mark Bellinger, Paul Warneck, Don Rutherford, J. Robert Cantwell, Jr.

**Staff:** Billy Soluri

**Others Present:** Keith Caughlin (Schwerzmann & Wise PC), Craig Fox (Watertown Daily Times)

- I. Call to Order:** The meeting was called to order at 8:32 AM.
- II. Meeting Minutes:** Motion by M. Bellinger and second by R. Cantwell to accept the minutes from the December 22, 2020 meeting. All in favor; motion carried.
- III. Financial Report:** B. Soluri presented financials for December 2020. B. Soluri noted an adjusted operating profit of \$19,402 in December. He also noted that the credit under Maintenance Expense occurred when he invoiced PickNGo for the wall repairs. The invoice offset the expenses that were charged to this expense account.

B. Soluri reported on the accounts receivable and noted that Acadia Energy is still past due. K. Caughlin reported that the hearing was held in the City of Watertown Court and the judge served the money judgment which was filed in the County Clerk's Office. This judgment will be against any property located in Jefferson County. K. Caughlin reported that Acadia showed no interest in paying the rent owed and expressed that they would not vacate the property. Due to the Governor's moratorium on evictions, the WIC LDC cannot evict them. Their lease expires at the end of February, however we still are not able to evict. There was discussion as to whether we should give them the option to pay in full and stay in the space. K. Caughlin recommended that we stay our course, since regardless if they pay or not, we cannot evict them. B. Soluri noted that an existing tenant would like to expand and would occupy the Acadia space if it were available. K. Coughlin reported that we have the affidavit for the judgment in hand for PickNGo. B. Soluri noted that PickNGo has made their first payment in their payment plan.

On a motion by K. Burto and second by P. Warneck the financial statements for December 2020 were accepted. All in favor; motion carried.

**IV. Correspondence:**

- i. None

**V. Committee Reports**

- i. B. Soluri reported that it has been a mild winter which is reflected in the lower expenses. He noted that we had a few storms around Christmas Eve and New Year's. He utilized the remote monitoring on his phone for the pumps and said that it worked extremely well. The quarterly inspection for the sprinklers is taking place today. He asked that the 5-year internal exam of the fire system be pushed back until spring because of the cold weather.
- ii. B. Soluri noted that Modern Moving signed a new 5-year lease to start 4/1.

**VI. Unfinished Business:**

- i. None

**VII. New Business:**

- i. None

**VIII. Adjournment:** On a motion by P. Warneck and second by D. Rutherford the meeting was adjourned at 8:48 AM.

The next regular meeting is scheduled for Tuesday, February 23, 2021.