



Salamanca Industrial Development Agency

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SUMMARY OF MINUTES MEETING FOR AGENCY BOARD November 14, 2017 4:30 P.M.

CALL TO ORDER

Board Member Tim Flanigan called the meeting to order at 4:30 P.M.

Board Members:, Tim Flanigan, Michael Zaprowski, David Skiba, and John Schey
Board Members absent: Sandra Hill,
Attorney: William Gabler
Employees: Ruthe Riehle
Guest: Doug Kirchner, Wayne Johnston – Monroe Table Company, Inc.
Press: None

APPROVAL OF MINUTES

Michael Zaprowski made a motion to approve the October 3, 2017 minutes, John Schey Seconded the motion.

Ayes: Tim Flanigan, John Schey, Michael Zaprowski, and David Skiba,
Nays: None. Motion Carried

APPROVAL OF REPORT, TRANSFERS AND PAY BILLS

Tim Flanigan made a motion to approve the October 2017 abstracts David Skiba seconded the motion.

Ayes: John Schey, Tim Flanigan, Michael Zaprowski, and David Skiba
Nays: None. Motion Carried

OLD BUSINESS

Doug Kirchner and Wayne Johnston discussed renting 270 Rochester Street to Monroe Table. The rent will be at \$1.00 per sq ft \$963.67 monthly for 5 years. With option for 5 additional years at the current market rent rate. Due to they will be making all the reconditioning of the interior of the building to fit their needs, they asked if the Board would give them 3 months' rent free in the building. Monroe table will still be responsible for all of the utilities and the maintenance of the yard and snow removal of their area. The Board will forgo the security deposit. Monroe table will take care of the electrical service upgraded to 800 AMP. A \$100.00 late fee will be added to the rent if later than 10 days of the first day of the month.

The Board has requested a financial reports from Monroe Table. No action was taken at this time.

A motion was made by Tim Flanigan to confirm a Rehab loan for Jeffery Dreaver for \$2,450 to repair a portion of a flat roof with a rubber roof for \$825.00 and a 12 foot section of basement wall for \$1,625.00. 50% paid at the start of the repair and 50% paid upon completion of the job.

The new loan will be rolled into his current loan to total 9,873.62 plus 3% interest to start November 1, 2017. Second by Mike Zaprowski

Ayes: John Schey, Tim Flanigan, Michael Zaprowski, and David Skiba

Nays: None. Motion Carried

NEW BUSINESS

The IDA Board is not interested in any of the City properties.

A motion was made by John Schey to continue with the current Lease dated April 30, 2012 with the Seneca Nation of Indians on a month to month bases. Per the Lease #3 **Rent Periodic payment** the current rent of \$5,267.20 will increase 5% to \$5,530.56. The IDA understands that the SNI hope to move into their own building by August 2018. If the SNI remains in 252 Rochester Street after August 1, 2018 the IDA would like to review the lease once again. Second by Mike Zaprowski

Ayes: John Schey, Tim Flanigan, Michael Zaprowski, and David Skiba

Nays: None. Motion Carried

The Agency budgets were reviewed. The Budgets will be approved at the December 12, 2017 meeting.

SECTION 8 PROGRAM

EXECUTIVE SESSION

A motion was made to enter into executive session at 6:50 pm

Ayes: John Schey, Tim Flanigan, Michael Zaprowski, and David Skiba

Nays: None. Motion Carried

A motion was made to come out of executive session at 7:40 pm

Ayes: John Schey, Tim Flanigan, Michael Zaprowski, and David Skiba

Nays: None. Motion Carried

No action taken

ADJOURNMENT

Tim Flanigan made a motion to adjourn at 7:45 p.m. John Schey seconded the motion.

Ayes: Tim Flanigan, John Schey, David Skiba and Michael Zaprowski,

Nays: None. Motion Carried

Respectfully submitted,

Ruthe Riehle, *SIDA Fiscal & Program Administrator*