

CENTRAL NEW YORK REGIONAL MARKET AUTHORITY

REGULAR BOARD MEETING

Tuesday, November 1, 2022

6:00 PM

PRESENT: A. Emmi, R. Daratt, J.A. Delaney, M. Broccoli, J. Berenguer, J. Musumeci, M. Mahar, T. Kerr

ABSENT: D. Ross, Larkin P., C. Pratt, T. Bonnofski

OTHER IN PERSON: A. Vitale

OTHER IN VIRTUAL: H. Poole, G. Palmer

The meeting was called to order at: 6:06 PM by: Vice President, Anthony Emmi

APPROVAL OF AGENDA:

Resolved; a motion was made by J.A. Delaney and seconded by J. Musumeci to approve the agenda. All in favor; no one opposed; no abstentions.

APPROVAL OF PRIOR MINUTES 10/17/22:

Resolved; a motion was made by J. Musumeci and seconded by T. Kerr to approve the prior minutes. All in favor; no one opposed; no abstentions.

UPDATE ON CATCH BASIN REPAIR PROJECT

Am. Vitale presented an update regarding the public bid to repair hazardous conditions in the retail area of the market. The bids were publicly opened in the Market conference room at 1:00PM on October 20, 2022, by lead engineer, Mark Chambers. In the room were representatives from two(2) of the four(4) companies that bid on the project. The bids came in at \$390,495, \$301,000, \$297,410, and \$213,175. Following the meeting, our engineer reviewed all of the bids to make sure they were all

equivalent on included materials and included services, which they were. The recommendation was to accept the lowest bidder, as the bid was both low and qualified. A. Vitale shared the recommendation of our engineer with C.Pratt and A. Emmi, who also agreed to accept the bid with the understanding that work is to be completed this year. The bid was awarded to Paul F. Vitale, Inc. at \$213,175.00. Though this was a little bit higher than the original estimate, they all agreed that it is important to get this project completed this year in order to prevent further deterioration. The work is set to begin next week.

UPDATE ON ADMINISTRATION BUILDING REPAIR PROJECT

Am. Vitale presented that work has been underway for several weeks on the Administration Building. After completing external brick removal on the road side of the building, the deterioration underneath was revealed to be much more significant than originally expected. The internal structure of the building was originally solid masonry. However, due to the extensive deterioration of the underlying steel, the internal masonry needs to be removed. The recommendation of the structural engineer was to remove the internal brick and proceed with replacing the steel beams and replacing the interior masonry structure with a less expensive steel structure. While they wait on additional materials to come in, they have begun work on the market side of the building to remove the potentially hazardous brick off the market facing portion of the building. That side will be sealed off to prevent water penetration until updated cost estimates are available following the completion of the road side of the building. If the estimates manage to stay within our original estimates, they will continue on with work on the market side of the building. However, if the estimate increases past expected costs, that side of the building will remain sealed off with rubber until a time when we have the available funding to complete that side.

UPDATE ON CNYRMA REVITALIZATION PROJECT PROPOSAL AND POSSIBLE FUNDING OPPORTUNITIES

Am. Vitale presented that updated copies of the proposal are available for anyone who wishes to have a copy. The updated copy has an expanded portion summing up the food system impact as outlined by the 2021 publication of the FoodPlanCNY. The FoodPlanCNY was endorsed by the Onondaga County Ag. Council and the County Executive. At the end of the document, they were able to outline five (5) recommendations for strengthening the food system. Investments in our market are outlined recommendations in two (2) of the document's recommendations. But, the first recommendation is key for our current goals. The first recommendation was to strengthen the "middle" of the food system. This revolves around the idea of keeping food sources local, and strengthening the infrastructure for local (diverse) production, distribution, and sustainability. Central New York is conveniently situated where "significant metropolitan areas are surrounded by productive agricultural regions," and in close proximity to "transportation infrastructure that provides access to large metropolitan consumer markets of the Northeast U.S." I have also asked SOFSA's Program Director to take a look at the document for any additional thoughts, and will work to make continued improvements to the documents as I engage in more conversations with professionals in the field.

Am. Vitale presented that this past month, she was able to get a resolution to support our projects with funds from the NYS budget in front of both the Onondaga County Farm Bureau and the Oswego County Farm Bureau. This resolution was passed at both meetings and will move on to the New York State Farm Bureau meeting for vote. I was also able to meet Assemblyman Stirpe and share our documents and plans with him. I was also able to meet and speak with a few state representatives for the New York State Farm Bureau, and am in the process of working with them to see how the CNYRMA can work in coordination with the Farm Bureau, as we serve agriculture across a vast majority of our state.

Am. Vitale updated the Board of Directors that she has scheduled a meeting on Tuesday, November 29th, at Senator Hinchey's office to discuss the possibility of an

annual line item in the New York State Budget. Following the completion of the election in just a couple weeks, she will begin the process of arranging more meetings for the discussion of this matter.

UPDATE ON FARM CREDIT LOAN AND LOAN PROJECTS

Am. Vitale presented that the CNYRMA's loan officer was able to find a little bit of additional money available by refinancing our mortgages into one, and then taking advantage of the additional portion of collateral that can be used in short term loans by extending the CNYRMA's line of credit. He is also going to try to get a six (6) month period of interest only payments on the start of the loan in order to give us some time to get units in rentable condition and under lease.

A roof on the new warehouse came in at an estimate of \$1.5 M. With the added work on the administration building, we are not sure if a roof replacement will be possible under that loan. We may need to explore, instead, roof repairs to get the current open space rented. But, we will know more about this once the cost projections for the Administration Building come in. The former Buda unit, Retail Space B, is now under contract with a realtor who will be advertising the space and working to get a tenant in that space. As there is work that needs to be done, due to damage from the prior tenant, the available funds in the line of credit will be held as a reserve to get that unit into rentable condition once there is a tenant under contract for the space. (This work includes: a new water meter, updated bathrooms, and HVAC.)

BOARD DISCUSSION

J.A. Delaney presented to the Board of Directors that the Governance Committee met prior to the meeting to discuss updating the Credit Card policy. A few updates of the policy are that the authorized check signers will be reviewed monthly by an elected officer, checks should include invoices and all receipts when signed, the Board of Directors will maintain the right to approve which Market employees receive credit

cards and utilizing credit cards to make online purchases, as well as using a credit card to make payments when paper checks are no longer accepted.

Resolved; a motion was made by M. Broccoli and seconded by R. Daratt to adopt the updated credit card policy as presented. All in favor; no one opposed; no abstentions.

NEXT MEETING

The next meeting of the Board of Directors will be on Tuesday, December 6th, 2022 at 6:00 PM in the conference room on the second floor of the Administration Building at 2100 Park Street.

ADJOURNMENT

Resolved; a motion was made by J.A. Delaney and seconded by T. Kerr to adjourn at 7:20 PM. All in favor; no one opposed; no abstentions.