

**CENTRAL NEW YORK REGIONAL MARKET AUTHORITY
REGULAR BOARD MEETING
Tuesday, December 14th, 2021
3:30 P.M.**

PRESENT: C. Pratt, M. Broccoli, J. Berenguer, R. Daratt, A. Emmi

ZOOM: J.A. Delaney, G. Palmer, M. Chesbro, K. Batman, M. Mahar

ABSENT: D. Ross, J. Musumeci

OTHERS: B. Vitale, S. Griffith, V. Griffith, A. Vitale, D. Mannion, H. Sunser, H. Poole

The meeting was called to order at 3:43 PM by Board President, Chip Pratt.

APPROVAL OF AGENDA

Resolved: a motion was made by A. Emmi and seconded by M. Broccoli to approve the agenda. All in favor; no one opposed; no abstentions.

APPROVAL OF PRIOR MINUTES

J.A. Delaney requested that we hold off on this until an additional document is added to the minutes. Everyone agreed.

DISCUSSIONS OF BUDAS MEATS AND PRODUCE

S. Griffith was given an opportunity to speak on behalf of Buda's Meats and Produce. S. Griffith made multiple attempts to cross examine the Executive Director and Board of Directors. S. Griffith made claims that Buda's was not a retail business, that Buda's was never given a "blank envelope," that the bank doesn't pay that much, and the bank's unit is fully finished and much nicer than the Buda unit due to its finished floors and walls. It was explained that Buda's would be considered a retail unit, that the bank unit was furnished with the finishes that it had due to the work at the expense of the tenant, and that Buda's were in fact given a white envelope when they were given a freshly renovated building upon the execution of their original lease in 2000. After attempts at asking additional questions, S. Griffith was informed a second time, that this was a time for him to share, not a question and answer session. S. Griffith shared "comps" with the board of directors for empty warehouse space in the area that did not contain store fronts, and the proposal for a 5 year extension starting at \$7.98 per square foot and increasing 5% each year. S. Griffith was informed that, as previously communicated by the Authority's attorney, that the proposal was not going to be acceptable by the Board of Directors, as it was too far off from what the other retail tenants on the facility were paying.

Resolved; A motion was made by K. Batman and seconded by M. Broccoli, to go out of regular session and into executive session for the purpose of lease negotiations. All in favor; no one opposed; no abstentions.

Resolved; A motion was made by M. Broccoli and seconded by J. Berenguer to go out of executive session and into regular session. 7 in favor; one opposed; no abstentions.

Resolved; a motion was made by Anthony Emmi that Buda's Meats and Produce will remain month to month at the agreed upon rate of \$9,165.39 per month as per the holdover rate as determined by their original lease agreement, until March 31st of 2022. They have until February 1st of 2022 to provide an additional offer for negotiation. Otherwise the lease will naturally expire on March 31st of 2022. The tenant will be notified via the attorney for the Authority. The motion was seconded by Jose Bereneguer.

In favor: JoAnn Delaney, Keith Batman, Marty Broccoli, Chip Pratt, Jose Berenguer, Anthony Emmi, Randall Daratt

Abstained: Geoff Palmer

No one opposed

DISCUSSION OF PROPOSAL FROM BYRNE DAIRY

A. Vitale stated that she believed there was a misunderstanding with Byrne Dairy. The price discussed with them was per month, however they seem to have believed it was per year. Further discussion moved to next meeting.

BOARD DISCUSSION

A. Vitale updated the board of directors on some meetings that she was able to be a part of for the country and the area. Through these meetings she has been able to give input and is looking like there may be some funding or project opportunities available. Additionally, the school district is looking into their own options for funding as we look for ways to move forward with outfitting their space.

J.A. Delaney discussed Governance Committee - Next meeting in February 2022. Two policies tabled for next meeting.

A. Vitale mentioned that the NAPMM meeting will be held in New Orleans in March 2022.

NEXT MEETING

The next meeting of the Board of Directors will be on January 11, 2022 at 3:30pm.

ADJOURNMENT

Resolved; a motion was made by J. Berenguer and seconded by A. Emmi, to adjourn at 5:29 pm. All in favor; no one opposed; no abstentions.
