



2100 Park Street, Syracuse, NY 13208
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March 25th, 2022

Dear Board Member,

The next meeting of the Board of Directors of the Central New York Regional Market Authority has been scheduled for **Tuesday, April 12th at 6:30 p.m. in the Conference Room at 2100 Park Street. (PLEASE BE AWARE THAT ONLY MEMBERS THAT ATTEND IN PERSON WILL BE ELIGIBLE TO VOTE AND BE COUNTED FOR THE QUORUM.)**

Enclosed for your reference are:

Agenda for the 4/12/22 Annual Meeting of the Board of Directors
Minutes for the 2/8/22 Regular Meeting of the Board of Directors
Second Quarter Quarterly Report
Third Quarter Quarterly Report
Current Slate of Officers
Slate of Officers for Approval
Annual Approvals

In order to conduct the meeting as efficiently as possible, I strongly encourage you to review the enclosed materials in advance of the meeting. Also, please call (315)422-8647 if you have any questions or will **NOT** be able to attend the Board of Director's meeting.

CENTRAL NEW YORK REGIONAL
MARKET AUTHORITY

Amanda Vitale
Executive Director

**CENTRAL NEW YORK REGIONAL MARKET AUTHORITY
ANNUAL BOARD MEETING
Tuesday, April 12th, 2022
6:30 P.M.**

ORDER OF BUSINESS

- I. PLEDGE**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF PRIOR MINUTES: 2/8/22**
- IV. SECOND QUARTER QUARTERLY REPORT**
- V. THIRD QUARTER QUARTERLY REPORT**
- VI. PRESENTATION ON IMPROVED WEB PRESENCE AND NEW VENDOR ONBOARDING PROCEDURE**
- VII. PRESENTATION ON NAPMM CONFERENCE- NOLA**
- VIII. NOMINATING COMMITTEE PRESENTATION - Marty Broccoli**
 - a. Slate of Officers for Approval**
- IX. ANNUAL APPROVALS**
- X. BOARD DISCUSSION**
 - a. M&T Bank - ADA Accessibility & HVAC**
 - b. City - Street Lights**
 - c. Tax Update**
 - d. Available Space Update**
 - e. Vendor Issue**
- XI. NEXT MEETING**
- XII. ADJOURNMENT**

“The mission of the Authority is to provide facilities, programs, and services to promote opportunities for agriculture and commerce in Central New York.”

CENTRAL NEW YORK REGIONAL MARKET AUTHORITY
REGULAR BOARD MEETING
Tuesday, February 8, 2022
3:30 PM

PRESENT: C. Pratt, A. Emmi, R. Darratt, J. Berenguer

ZOOM: M. Broccoli, M.E. Chesbro, M. Mahar (left at 5:23PM), G. Palmer, K. Batman, J.A.Delaney

ABSENT: J. Musumeci, D.Ross, M. Thurston

OTHER: A.Vitale(in person), B. Vitale(in person), H. Poole(zoom)

The meeting was called to order at 3:40 PM by Board President, Chip Pratt.

APPROVAL OF AGENDA

A. Vitale recommended that the action item: Finance Committee presentation and 2022-23 Rules and Regulations, be moved to be discussed prior to the Budget Approval. A.Vitale also recommended the discussion of Wendy's lease and Byrne Dairy be moved to Executive Session.

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

APPROVAL OF PRIOR MINUTES 10/05/2021

Resolved: a motion was made by J.A. Delaney and seconded by A. Emmi to approve prior minutes. Eight (8) in favor; no one opposed; G. Palmer and K. Batman abstained.

APPROVAL OF PRIOR MINUTES 01/11/2022

K. Batman recommended the year to be changed on the prior minutes to display the correct year.

Resolved: a motion was made by K. Batman and seconded by A. Emmi to approve prior minutes, following the date change. Eight (8) in favor; no one opposed; J.A. Delaney and R. Darratt abstained.

FINANCE COMMITTEE PRESENTATION; 2022/23 RATES FOR APPROVAL / 2022/23 5 YEAR BUDGET FOR APPROVAL

A. Vitale discusses the rate increases and the attempt in maintaining the same opportunities between farmers and dealers. A. Vitale compared the rate increase to other standing markets to ensure the amounts are acceptable. The new rates discussed were; 7% farmer license, 10% dealer lease and 6% for commercial leases. Daily rates have not seen an increase in 2 years, they will also have an increase of \$5.00. Delivery fees will not be increased at this time.

Resolved: a motion was made by K. Batman and seconded by J.A. Delaney to approve 2022/23 rates as presented. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by J.A. Delaney and seconded by A. Emmi to approve the 5 year budget as presented. All in favor; no one opposed; no abstentions

GOVERNANCE COMMITTEE PRESENTATION

J.A. Delaney discussed the equal opportunities policy, ethics policy, conflict of interest policy, whistleblower policy and unclaimed checks policy. J.A. Delaney stated the Market should assign an Affirmative Action Officer by the Annual Board Meeting in April 2022. Also, the Market staff should create an internal process regarding reports of mistreatment of staff by vendors or customers.

Resolved: a motion was made by K. Batman and seconded by J. Berenguer to accept all policies discussed. All in favor; no one opposed; no abstentions.

FUTURE OF BUDA BUILDING

A. Vitale advised the Board that the previous tenants removed heaters from the building, that were Market property. Maintenance has been working to ensure there is a preventative in place so pipes do not freeze in the unit. Maintenance will be working in the upcoming weeks to clean, maintain and remove any signage remaining. A. Vitale mentions there has been a few potential tenants interested in the building, and will keep the Board updated on the status of new tenants.

2022-23 RULES AND REGULATIONS

A. Vitale presents the option of changing a few select rules and regulations.

1. **Existing Rule:** “Thursday, Saturday and Sunday, all Vendors must occupy their assigned stall(s) by **6:45 AM**, if for any reason the Vendor cannot arrive by **6:45 AM**, the Market must

be notified no later than **6:30 AM** in order for space to be held. If such notice is not provided, the stall(s) will be assigned on a daily basis to any approved applicant desiring to obtain a Permit for the same spot.”

2. **Changed Rule:** “Thursday, Saturday and Sunday, all Vendors must occupy their assigned stall(s) by **6:30 AM**. If for any reason, the Vendor cannot arrive by **6:30 AM**, the Market must be notified no later than **6:15 AM** in order for the space to be held. If such notice not provided, the stall(s) will be assigned on a daily basis to any approved applicant desiring to obtain a Permit for the same spot.”
3. **Existing Rule:** “The Authority prohibits the sale of and/or restricts the display of any item included but not limited to the following:”
4. **Changed Rule:** “The Authority prohibits the sale of and/or restricts the display **or use** of any items included but not limited to the following:”
5. **Existing Rule:** “Commercial-shall mean any person selling only non-consumable items on the Saturday/Thursday Farmers Market.”
6. **Changed Rule:** “Commercial-shall mean any person selling **products that they did not solely produce, with the exclusion of agricultural or agriculturally related items**, on the Saturday/Thursday Farmers Market.”

Resolved: a motion was made by J.A. Delaney and seconded by A. Emmi to accept all changes to the rules and regulations as presented. All in favor; no one opposed; no abstentions.

ABO WEBSITE REVIEW & UPDATES

A. Vitale notified the Board that the Authority’s website underwent an audit by the Authorities Budget Office (ABO), completed in January of 2022. The ABO required many updates/changes to the Market’s website. Some of which required approval of the Board of Directors; policies discussed during this meeting, new policies to be reviewed and information about the Board members. ABO is requesting employment information, professional background and contact information for each Board member to be on the CNYRMA website. The discussion of listing Board member information has been tabled to discuss at a future Board Meeting.

BOARD DISCUSSION

- A. Vitale discussed the upcoming NAPMM Conference, March 7-10, 2022 in New Orleans. Expenses were discusses such as travel, hotel and registration fees for Board members and staff.

Resolved: a motion was made by R. Darratt and seconded by J. Berenguer to approve travel for staff and Board members to the NAPMM conference in New Orleans. Nine (9) in favor; no one opposed; G. Palmer abstained.

A. Vitale mentioned the delay in check distribution due to who is authorized/available to sign check to the Boards attention. At this time the current authorized individuals are not consistently available, requiring changes to ensure checks are sent out in a timely manner. After some discussion,

Resolved; a motion was made by J.A. Delaney and seconded by K. Batman to approve the following members as authorized signers on the business checking account for the Central New York Regional Market Authority at M&T Bank: replace Randall Daratt with Jose Berenguer and replace John Musumeci with Anthony Emmi. Creating the slate of authorized signers to be:

Amanda Vitale - Executive Director
Norvall (Chip) Pratt - Board President
Anthony Emmi - Board Vice President
Jose Berenguer - Board Member

All in favor, no one opposed, no abstentions.

Resolved: a motion was made by J.A. Delaney and seconded by K. Batman to move out of regular session and into executive session for the purpose of discussing lease negotiations. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by J.A. Delaney and seconded by A. Emmi to move out of executive session and back into regular session. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by K. Batman and seconded by A. Emmi to provide a 6 month extension for Fox Hollow to allow time to negotiate a new lease. All in favor; no one opposed; no abstentions.

NEXT MEETING

The next meeting of the Board of Directors will be on March 15, 2022 at 6:30PM.

ADJOURNMENT

Resolved: a motion was made by M.E. Chesbro and seconded by G. Palmer to adjourn the meeting at 6:09PM. All in favor; no one opposed; no abstentions.

2nd Quarter Income

Account Description	2nd Quarter Actual 2021-2022	2nd Quarter Budget 2021-2022	Year to Date Actual 2021-2022	Budget 2021-2022	2nd Quarter Actual 2020-2021
Commercial Leases	\$194,582.16	\$170,000.00	\$353,898.25	\$680,000.00	\$122,361.32
Land Leases	\$37,060.58	\$37,750.00	\$77,400.33	\$151,000.00	\$36,498.09
Farmer Saturday/ Wholesale License	\$4,800.00	\$68,750.00	\$215,960.00	\$275,000.00	\$2,829.00
Farmer Saturday Daily	\$8,425.00	\$11,250.00	\$21,720.00	\$45,000.00	\$14,620.00
Commercial Saturday License	\$0.00	\$15,000.00	\$62,940.00	\$60,000.00	\$0.00
Commercial Saturday Daily	\$1,840.00	\$5,750.00	\$4,580.00	\$23,000.00	\$7,640.00
Dealer Saturday License	\$0.00	\$52,500.00	\$131,445.00	\$210,000.00	\$0.00
Dealer Saturday Daily	\$600.00	\$625.00	\$825.00	\$2,500.00	\$750.00
Food Concession License	\$0.00	\$8,750.00	\$27,576.00	\$35,000.00	\$0.00
Dealer Thursday License	\$0.00	\$125.00	\$125.00	\$500.00	\$0.00
Farmer Thursday License	\$200.00	\$500.00	\$2,631.00	\$2,000.00	\$0.00
Farmer Thursday Daily	\$240.00	\$250.00	\$390.00	\$1,000.00	\$520.00
Commercial Thursday License	\$0.00	\$250.00	\$0.00	\$1,000.00	\$0.00
Commercial Thursday Daily	\$150.00	\$250.00	\$350.00	\$1,000.00	\$90.00
Dealer Thursday Daily	\$55.00	\$250.00	\$55.00	\$1,000.00	\$50.00
Flea Market Semi-Annual License	\$100.00	\$30,000.00	\$42,716.00	\$120,000.00	\$600.00
Flea Market Daily Sunday	\$29,260.00	\$25,000.00	\$56,155.00	\$100,000.00	\$46,640.00
Delivery Fees	\$3,094.00	\$4,250.00	\$7,720.00	\$17,000.00	\$5,439.00
Miscellaneous	\$75.00	\$750.00	\$75.00	\$3,000.00	\$25.00
Electricity Sales	\$21,721.55	\$21,250.00	\$39,240.59	\$85,000.00	\$20,345.19
Gas Sales	\$738.48	\$1,750.00	\$2,113.29	\$7,000.00	\$456.06
Water/ Sewer Sales	\$669.48	\$625.00	\$1,391.91	\$2,500.00	\$372.73
Interest Earned	\$0.00	\$5,000.00	\$0.00	\$20,000.00	\$3,357.13
Bad Debt Received	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Promotional Leases	\$2,439.00	\$2,500.00	\$2,933.50	\$10,000.00	\$1,574.00
Security Deposit	\$1,820.37	\$0.00	\$2,196.57	\$0.00	\$436.98
Reimbursements	\$3,237.00	\$0.00	\$3,237.00	\$0.00	\$7,866.14
Operating Contingency Reserve FYE	\$0.00	\$7,750.00	\$0.00	\$31,000.00	\$0.00
Recycling Income	\$180.00	\$250.00	\$360.00	\$1,000.00	\$180.00
Cash Previous FYE	\$0.00	\$6,250.00	\$81,229.36	\$25,000.00	\$0.00
	\$311,287.62	\$477,375.00	\$1,139,263.80	\$1,909,500.00	\$272,650.64

2nd Quarter Expenses

Account Description	2nd Quarter Actual 2021-2022	2nd Quarter Budget 2021-2022	Year to Date Actual 2021-2022	Budget 2021-2022	2nd Quarter Actual 2020-2021
Payroll	\$186,646.83	\$140,000.00	\$339,290.34	\$560,000.00	\$155,019.47
Payroll Taxes to Employer	\$14,484.01	\$21,250.00	\$27,141.23	\$85,000.00	\$12,351.30
Repairs to Buildings	\$37,291.26	\$16,250.00	\$44,443.21	\$65,000.00	\$5,436.35
Repairs to Grounds	\$21,051.82	\$10,000.00	\$41,895.91	\$40,000.00	\$2,306.80
Repairs to Equipment	\$266.96	\$2,250.00	\$1,352.00	\$9,000.00	\$0.00
Fuel & Oil Expense	\$0.00	\$1,250.00	\$85.21	\$5,000.00	\$141.33
Operating Expenses	\$4,694.09	\$2,000.00	\$7,264.25	\$8,000.00	\$1,519.23
Maintenance Supplies	\$3,880.44	\$5,250.00	\$7,275.32	\$21,000.00	\$3,466.79
Office Expenses	\$2,535.53	\$5,000.00	\$9,262.03	\$20,000.00	\$1,129.30
Telephone	\$1,929.57	\$2,000.00	\$4,456.42	\$8,000.00	\$1,348.17
Association & License Fees	\$800.00	\$1,000.00	\$1,330.00	\$4,000.00	\$0.00
Miscellaneous	\$18,867.50	\$750.00	\$18,867.50	\$3,000.00	\$0.00
Interest Expense (Loan, etc.)	\$54,305.36	\$52,500.00	\$126,625.46	\$210,000.00	\$11,312.00
Security	\$32,611.00	\$31,250.00	\$60,606.38	\$125,000.00	\$33,034.25
Trash Removal & Recycling	\$2,291.44	\$2,250.00	\$4,040.98	\$9,000.00	\$1,280.10
Operating Insurance	\$1,542.79	\$25,000.00	\$70,915.38	\$100,000.00	\$2,719.10
Health Plan	\$36,620.87	\$43,750.00	\$83,141.37	\$175,000.00	\$20,781.97
Dental Plan	\$882.37	\$2,125.00	\$1,861.29	\$8,500.00	\$504.32
Advertising & Promotions	\$8,402.50	\$12,500.00	\$27,144.50	\$50,000.00	\$12,317.66
Travel Expenses	\$292.32	\$2,500.00	\$1,110.12	\$10,000.00	\$526.06
Legal & Professional	\$10,520.20	\$15,000.00	\$28,949.10	\$60,000.00	\$21,772.27
Payroll Processing	\$1,598.62	\$1,750.00	\$5,175.52	\$7,000.00	\$1,541.86
Electricity Expenses	\$17,869.93	\$22,500.00	\$40,425.33	\$90,000.00	\$20,485.08
Gas Expenses	\$522.22	\$4,250.00	\$5,379.20	\$17,000.00	\$406.36
Water & Sewer Expenses	\$8,789.28	\$16,250.00	\$20,710.85	\$65,000.00	\$1,384.78
Bad Debt Expense	\$0.00	\$1,250.00	\$0.00	\$5,000.00	\$0.00
Reimbursable Expenses	\$98.96	\$0.00	\$98.96	\$0.00	\$5,430.14
New Equipment	\$0.00	\$12,500.00	\$0.00	\$50,000.00	\$0.00
Credit/ Debit Fees	\$1,797.22	\$1,250.00	\$3,250.87	\$5,000.00	\$1,601.95
Operating Contingency	\$0.00	\$7,500.00	\$0.00	\$30,000.00	\$0.00
Capital Reserve	\$0.00	\$16,250.00	\$0.00	\$65,000.00	\$65,000.00
	\$470,593.09	\$477,375.00	\$982,098.73	\$1,909,500.00	\$382,816.64

3rd Quarter Income

Account Description	3rd Quarter Actual 2021-2022	3rd Quarter Budget 2021-2022	Year to Date Actual 2021-2022	Budget 2021-2022	3rd Quarter Actual 2020-2021
Commercial Leases	\$196,643.04	\$170,000.00	\$550,541.29	\$680,000.00	\$122,392.31
Land Leases	\$36,743.08	\$37,750.00	\$114,143.41	\$151,000.00	\$36,800.71
Farmer Saturday/ Wholesale License	\$36,691.00	\$68,750.00	\$252,651.00	\$275,000.00	\$36,000.00
Farmer Saturday Daily	\$6,720.00	\$11,250.00	\$28,440.00	\$45,000.00	\$11,355.00
Commercial Saturday License	\$17,037.00	\$15,000.00	\$79,977.00	\$60,000.00	\$16,568.00
Commercial Saturday Daily	\$1,795.00	\$5,750.00	\$6,375.00	\$23,000.00	\$7,420.00
Dealer Saturday License	\$21,538.00	\$52,500.00	\$152,983.00	\$210,000.00	\$22,088.00
Dealer Saturday Daily	\$1,210.00	\$625.00	\$2,035.00	\$2,500.00	\$635.00
Food Concession License	\$1,372.00	\$8,750.00	\$28,948.00	\$35,000.00	\$1,344.00
Dealer Thursday License	\$0.00	\$125.00	\$125.00	\$500.00	\$0.00
Farmer Thursday License	\$0.00	\$500.00	\$2,631.00	\$2,000.00	\$0.00
Farmer Thursday Daily	\$0.00	\$250.00	\$390.00	\$1,000.00	\$80.00
Commercial Thursday License	\$0.00	\$250.00	\$0.00	\$1,000.00	\$0.00
Commercial Thursday Daily	\$0.00	\$250.00	\$350.00	\$1,000.00	\$0.00
Dealer Thursday Daily	\$0.00	\$250.00	\$55.00	\$1,000.00	\$0.00
Flea Market Semi-Annual License	\$63,017.00	\$30,000.00	\$105,733.00	\$120,000.00	\$22,201.00
Flea Market Daily Sunday	\$19,215.00	\$25,000.00	\$75,370.00	\$100,000.00	\$44,900.00
Delivery Fees	\$3,157.00	\$4,250.00	\$10,877.00	\$17,000.00	\$2,507.00
Miscellaneous	\$845.00	\$750.00	\$920.00	\$3,000.00	\$135.12
Electricity Sales	\$17,819.82	\$21,250.00	\$57,060.41	\$85,000.00	\$17,776.49
Gas Sales	\$682.09	\$1,750.00	\$2,795.38	\$7,000.00	\$716.80
Water/ Sewer Sales	\$719.11	\$625.00	\$2,111.02	\$2,500.00	\$662.93
Interest Earned	\$0.00	\$5,000.00	\$0.00	\$20,000.00	\$0.00
Bad Debt Received	\$929.00	\$0.00	\$929.00	\$0.00	\$0.00
Promotional Leases	\$0.00	\$2,500.00	\$38,617.50	\$10,000.00	\$3,339.00
Security Deposit	\$2,308.71	\$0.00	\$4,505.28	\$0.00	\$444.57
Reimbursements	\$3,876.15	\$0.00	\$7,113.15	\$0.00	\$0.00
Operating Contingency Reserve FYE	\$0.00	\$7,750.00	\$0.00	\$31,000.00	\$0.00
Recycling Income	\$180.00	\$250.00	\$540.00	\$1,000.00	\$180.00
Cash Previous FYE	\$0.00	\$6,250.00	\$81,229.36	\$25,000.00	\$0.00
	\$432,498.00	\$477,375.00	\$1,607,445.80	\$1,909,500.00	\$347,545.93

3rd Quarter Expenses

Account Description	3rd Quarter Actual 2021-2022	3rd Quarter Budget 2021-2022	Year to Date Actual 2021-2022	Budget 2021-2022	3rd Quarter Actual 2020-2021
Payroll	\$162,132.98	\$140,000.00	\$501,423.32	\$560,000.00	\$142,558.38
Payroll Taxes to Employer	\$75,537.69	\$21,250.00	\$102,678.92	\$85,000.00	\$56,465.82
Repairs to Buildings	\$58,607.08	\$16,250.00	\$103,050.36	\$65,000.00	\$13,968.08
Repairs to Grounds	\$871.80	\$10,000.00	\$42,767.71	\$40,000.00	\$10,625.60
Repairs to Equipment	\$11,448.37	\$2,250.00	\$12,800.37	\$9,000.00	\$8,014.04
Fuel & Oil Expense	\$0.00	\$1,250.00	\$85.21	\$5,000.00	\$260.11
Operating Expenses	\$7,849.27	\$2,000.00	\$15,113.52	\$8,000.00	\$3,462.85
Maintenance Supplies	\$15,258.64	\$5,250.00	\$22,533.96	\$21,000.00	\$6,061.49
Office Expenses	\$5,754.51	\$5,000.00	\$15,016.54	\$20,000.00	\$4,846.06
Telephone	\$2,820.52	\$2,000.00	\$7,276.94	\$8,000.00	\$2,165.42
Association & License Fees	\$0.00	\$1,000.00	\$1,330.00	\$4,000.00	\$0.00
Miscellaneous	\$15.00	\$750.00	\$18,882.50	\$3,000.00	\$0.00
Interest Expense (Loan, etc.)	\$54,237.16	\$52,500.00	\$180,862.62	\$210,000.00	\$22,706.07
Security	\$30,319.43	\$31,250.00	\$90,925.81	\$125,000.00	\$28,824.25
Trash Removal & Recycling	\$2,074.84	\$2,250.00	\$6,115.82	\$9,000.00	\$1,896.04
Operating Insurance	\$5,980.54	\$25,000.00	\$76,895.92	\$100,000.00	\$14,941.33
Health Plan	\$40,149.20	\$43,750.00	\$123,290.57	\$175,000.00	\$32,567.29
Dental Plan	\$1,792.78	\$2,125.00	\$3,654.07	\$8,500.00	\$1,498.10
Advertising & Promotions	\$12,490.00	\$12,500.00	\$39,634.50	\$50,000.00	\$19,433.05
Travel Expenses	\$512.20	\$2,500.00	\$1,622.32	\$10,000.00	\$336.98
Legal & Professional	\$3,885.52	\$15,000.00	\$32,834.62	\$60,000.00	\$21,871.02
Payroll Processing	\$1,797.88	\$1,750.00	\$6,973.40	\$7,000.00	\$1,763.14
Electricity Expenses	\$30,625.21	\$22,500.00	\$71,050.54	\$90,000.00	\$21,214.67
Gas Expenses	\$5,910.48	\$4,250.00	\$11,289.68	\$17,000.00	\$4,484.98
Water & Sewer Expenses	\$20,899.25	\$16,250.00	\$41,610.10	\$65,000.00	\$8,759.29
Bad Debt Expense	\$5,287.98	\$1,250.00	\$5,287.98	\$5,000.00	\$0.00
Reimbursable Expenses	\$174.26	\$0.00	\$273.22	\$0.00	\$0.00
New Equipment	\$0.00	\$12,500.00	\$0.00	\$50,000.00	\$0.00
Credit/ Debit Fees	\$1,790.45	\$1,250.00	\$5,041.32	\$5,000.00	\$1,589.35
Operating Contingency	\$0.00	\$7,500.00	\$0.00	\$30,000.00	\$0.00
Capital Reserve	\$0.00	\$16,250.00	\$0.00	\$65,000.00	\$0.00
	\$558,223.04	\$477,375.00	\$1,540,321.84	\$1,909,500.00	\$430,313.41

CNY Regional Market Authority
Balance Sheet
September 30, 2021

ASSETS

Current Assets		
Checking Account	\$	162,960.55
Savings Account		216,406.84
Contingency Account		31,026.07
Capital Reserve		231,668.02
Renters Security Deposit		43,209.45
Petty Cash		185.00
Accounts Receivable		45,225.13
Medical Expense Reimbursement		0.13
Deferred revenue-Token Liabili		(57,708.76)
Deferred Inflow-Pension		(15,806.00)
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Total Current Assets		657,166.43
Property and Equipment		
Office Equipment/ Tools		249,693.04
Operating Equipment- Auto.		629,521.69
Accum. Depr. on Office Equip/T		(247,956.76)
Accum. Depr. on Oper. Equip. A		(460,117.87)
Land		819,681.90
New Land		637,324.00
Buildings		4,582,991.00
Accum. Depr. on Bldgs.		(2,760,733.35)
New Buildings		71,318.00
513 Hiawatha Building		2,200,000.00
Perm. Improvements-Buildings		2,678,943.75
Perm. Improvements-Grounds		1,806,876.98
Accum. Depr. on Perm. Improv.		(1,834,489.90)
Utilities		319,830.32
Accum. Depr. on Utilities		(319,830.00)
		<hr/>
Total Property and Equipment		8,373,052.80
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>9,030,219.23</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Construction in Progress	\$	(20,645.00)
Deferred Outflows-Pension		(213,265.00)
Accounts Payable		6,138.00
Line of Credit		(0.25)
ERS Liability		276,694.00
Sewer Tax		0.20
Accrued Payroll		4,391.06
Accrued Vacation		36,034.18
Current Portion of LTD		46,607.00
513 H. Mortg. Current Portion		87,140.00
EBT/Credit/Debit		22,573.02
Deferred Revenue		5,912.17
Renters Sec. Dep. Reserve		43,209.45
Voluntary P/R Deductions		212.06
		<hr/>

CNY Regional Market Authority
Balance Sheet
September 30, 2021

Total Current Liabilities		295,000.89
Long-Term Liabilities		
Mortgage Payable/Bldg. Loan	561,471.87	
Notes Payable/NYS	75,498.22	
513 Hiawatha Mortgage	2,202,860.00	
Total Long-Term Liabilities		2,839,830.09
Total Liabilities		3,134,830.98
Capital		
Fund Balance	5,725,046.82	
Net Income	170,341.43	
Total Capital		5,895,388.25
Total Liabilities & Capital	\$	9,030,219.23

CNY Regional Market Authority
Balance Sheet
December 31, 2021

ASSETS

Current Assets		
Checking Account	\$	38,372.75
Savings Account		216,406.84
Contingency Account		31,026.07
Capital Reserve		231,668.02
Renters Security Deposit		43,209.45
Petty Cash		185.00
Accounts Receivable		81,404.76
Medical Expense Reimbursement		0.13
Deferred revenue-Token Liabili		(57,708.76)
Deferred Inflow-Pension		(15,806.00)
		<hr/>
Total Current Assets		568,758.26
Property and Equipment		
Office Equipment/ Tools		249,693.04
Operating Equipment- Auto.		629,521.69
Accum. Depr. on Office Equip/T		(247,956.76)
Accum. Depr. on Oper. Equip. A		(460,117.87)
Land		819,681.90
New Land		637,324.00
Buildings		4,582,991.00
Accum. Depr. on Bldgs.		(2,760,733.35)
New Buildings		71,318.00
513 Hiawatha Building		2,200,000.00
Perm. Improvements-Buildings		2,720,483.94
Perm. Improvements-Grounds		1,806,876.98
Accum. Depr. on Perm. Improv.		(1,834,489.90)
Utilities		319,830.32
Accum. Depr. on Utilities		(319,830.00)
		<hr/>
Total Property and Equipment		8,414,592.99
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>8,983,351.25</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Construction in Progress	\$	(20,645.00)
Deferred Outflows-Pension		(213,265.00)
Accounts Payable		20,278.20
Line of Credit		(0.25)
ERS Liability		276,694.00
Sewer Tax		0.20
Accrued Payroll		4,391.06
Accrued Vacation		36,034.18
Current Portion of LTD		46,607.00
513 H. Mortg. Current Portion		87,140.00
EBT/Credit/Debit		4,041.02
Deferred Revenue		5,912.17
Renters Sec. Dep. Reserve		43,209.45
Voluntary P/R Deductions		236.73
		<hr/>

Unaudited - For Management Purposes Only

CNY Regional Market Authority
Balance Sheet
December 31, 2021

Total Current Liabilities		290,633.76
Long-Term Liabilities		
Mortgage Payable/Bldg. Loan	527,207.53	
Notes Payable/NYS	75,498.22	
513 Hiawatha Mortgage	2,202,860.00	
Total Long-Term Liabilities		<u>2,805,565.75</u>
Total Liabilities		3,096,199.51
Capital		
Fund Balance	5,725,046.82	
Net Income	162,104.92	
Total Capital		<u>5,887,151.74</u>
Total Liabilities & Capital	\$	<u><u>8,983,351.25</u></u>

CENTRAL NEW YORK REGIONAL MARKET AUTHORITY

Committees and Officers of the Board
2021-22

Personnel/ Nominating

Marty Broccoli- Chair
Christina Nowak
Mary Ellen Chesbro
Jose Berenguer

Rules/ Facilities, Marketing/ Promotion

John Musumeci
Randall Daratt- Chair
Jose Berenguer
Anthony Emmi
Mary Ellen Chesbro

Finance/ Planning & Development

Maria Mahar
John Musumeci
Randall Daratt
Mary Ellen Chesbro
Keith Batman- Chair

Audit Committee

Chip Pratt- Chair
Maria Mahar
Keith Batman- Chair
Anthony Emmi

Governance Committee

JoAnn Delaney- Chair
Anthony Emmi
John Musumeci
Maria Mahar
Jose Berenguer
Myron Thurston

Ethics Committee

Marty Broccoli- Chair
Keith Batman
Maria Mahar
Myron Thurston

At Large

JoAnn Delaney
Finance Officer
Keith Batman
Ethics Officer
Marty Broccoli
Contract Officer
Benjamin Vitale

President

Chip Pratt

1st Vice President

John Musumeci

2nd Vice President

Anthony Emmi

Secretary

Maria Mahar

Treasurer

Keith Batman

Executive Committee

Chip Pratt
John Musumeci
Anthony Emmi
Keith Batman
Maria Mahar
JoAnn Delaney

Board Of Directors

John Musumeci- JM
Myron Thurston- MT - **Not yet replaced**
Jose Berenguer- JB
Randall Daratt- RD
Keith Batman- KB - **Replaced by Tricia Kerr**
Danny Ross -DR - **Not yet replaced**
Mary Ellen Chesbro- MEC

Maria Mahar- MM
JoAnn Delaney- JD
Marty Broccoli- MB
Anthony Emmi- AE
Chip Pratt- CP
Christina Nowak- CN - **Replaced by Geoff Palmer**

2022 Annual Approvals:

Resolved; a motion was made by _____ and seconded by _____ to approve Hancock & Estabrook as the representing legal firm for the Authority with Janet Callahan acting as lead counsel. ___ in favor; ___ - opposed; ___ abstentions.

Resolved; a motion was made by _____ and seconded _____ to approve C&S Engineers as engineers of record with Bruce Letts as primary contact person ___ in favor; ___ opposed; ___ abstentions.

Resolved; a motion was made by _____ and seconded by _____ to approve Dermondy, Burke, and Brown as Auditors for the 2020-21 Audit. ___ in favor; ___ opposed; ___ abstentions.

Resolved; a motion was made by _____ and seconded by _____ to approve the Post Standard as the official paper for legal announcements. ___ in favor; ___ opposed; ___ abstentions.

Resolved; a motion was made by _____ and seconded by _____ to approve Richard Walker as the Risk Manager for the Authority. ___ in favor; ___ opposed ___ abstentions.

Resolved; a motion was made by _____ and seconded by _____ to approve the official copy fee for F.O.I.L. requests to be \$1.00 per page. ___ in favor; ___ opposed; ___ abstentions.

Resolved; a motion was made by _____ and seconded by _____ to approve M&T Bank and Solvay Bank as approved banking locations. ___ in favor; ___ opposed; ___ abstentions.