



315-422-8647  
cnyrma@gmail.com  
www.cnyregionalmarket.com  
2100 Park Street, Syracuse, NY 13208

April 14th, 2023

Dear Board Member,

An Emergency meeting of the Board of Directors of the Central New York Regional Market Authority has been scheduled for **Monday, April 17th at 5:30 p.m. in the Conference Room at 2100 Park Street. ALL VOTING MEMBERS MUST NOW ATTEND IN PERSON.**

**Enclosed for your reference are:**

Agenda for the 4/17/23 Emergency Meeting of the Board of Directors  
Minutes for the 4/4/23 Annual Meeting of the Board of Directors  
Proposed Legislation for Discussion

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  
REGULAR BOARD MEETING  
Monday, April 17<sup>th</sup>, 2023  
5:30 P.M.**

**ORDER OF BUSINESS**

**I. PLEDGE**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF PRIOR MINUTES: 4/4/23**

**IV. DISCUSSION OF PROPOSED LEGISLATION**

**V. BOARD DISCUSSION**

**VI. NEXT MEETING(S)**

**VII. 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, April 4, 2023**

**5:30 PM**

**PRESENT:** C. Pratt(C.Pratt left at 6:26PM), A. Emmi. L. Podsiedlik(L. Podsiedlik left at 6:32PM), J. Berenguer, T. Bonoffski, J. Musumeci, M. Broccoli, J.A. Delaney, G. Palmer, R. Darratt

**ABSENT:** D. Ross, M. Mahar

**OTHER IN PERSON:** A. Vitale, H. Poole,

The meeting was called to order at 5:35 PM by Board President, Chip Pratt.

**APPROVAL OF AGENDA**

Resolved; a motion was made by A. Emmi and seconded by T. Kerr to approve the agenda. all in favor; no one opposed; no abstentions.

**APPROVAL OF PRIOR MINUTES 3/7/23**

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

**NOMINATING COMMITTEE PRESENTATION - Marty Broccoli**

**a. Slate of Officers for Approval**

M. Broccoli presented that the Nominating Committee met, and shared the proposed slate of officers.

Resolved; a motion was made by J.A . Delaney and seconded by J. Musumeci to approve proposed slate of officers as follows:

**President - Anthony Emmi  
1st Vice President - Jose Berenguer  
2nd Vice President - Tom Bonoffski  
Treasurer - Randall Daratt  
Secretary - Maria Mahar**

**At Large - Larkin Podsiedlik  
Finance Officer - Randall Daratt  
Ethics Officer - Marty Broccoli**

**Contract Officer - Amanda Vitale**  
**Affirmative Action Officer - Jose Berenguer**  
**Data Access Officer - Amanda Vitale**  
**FOIL Appeals Officer - Anthony Emmi**

All in favor; no one opposed; no abstentions.

Following the approval of the aforementioned new slate of officers, C. Pratt took a moment to reflect on his time as president.

J. Musumeci took an opportunity to thank Chip for his service as president.

A. Emmi took over the meeting as the President of the Board of Directors.

## **ANNUAL APPROVALS**

Resolved; a motion was made by C. Pratt and seconded by T. Kerr to approve the official copy fee for F.O.I.L. requests to be \$0.25 per page. all in favor; no one opposed; no abstentions.

Resolved; a motion was made by C. Pratt and seconded by L. Podsiedlik to approve the following:

Hancock & Estabrook as the representing legal firm for the Authority with Janet Callahan acting as lead counsel.

Harris Beach as a secondary representing legal firm for the Authority with Justin Miller acting as lead counsel.

C&S Engineers as engineers of record with Mark Chambers as primary contact person.

Dermondy, Burke, and Brown as Auditors for the 2022-23 Audit.

The Post Standard as the official paper for legal announcements.

Richard Walker as the Risk Manager for the Authority. all in favor; no one opposed no abstentions.

M&T Bank and Solvay Bank as approved banking locations.

All in favor; no one opposed; no abstentions.

## **BOARD DISCUSSION**

M. Broccoli mentioned the current tenant, Anwar Alkoubah at Regional Fresh Poultry, would like to add a 4,500 square foot building to their current location. Anwar would like to sign a land lease for the new building, which would be on the Hiawatha Blvd. side of the current building. A. Vitale has previously discussed this with Anwar and had asked for him to present the Board with floor plans and a business proposal for the proposed project for the Board to discuss. M. Broccoli will notify Anwar again of the requested documents.

Am. Viale notified the Board of Directors that the Authority is currently being audited by the New York State Comptroller's Office. She let board members know that they can expect to hear from the auditors as they work through the audit, in order to keep the Board of Directors aware of the process. A. Vitale explained that the Authority was last audited by the Comptroller's office back in 2015 or 2016 when A. Vitale first began working for the Authority.

J.A. Delaney presented that the Governance Committee met on Monday, March 27th. They reviewed all of the Authority's Policies and worked with the Executive Director and Authority's attorney to reformat and update existing policies as well as to develop new policies as required by the ABO. J.A. Delaney and A. Vitale presented the Board of Directors with a policy book containing all of the updated policies. A. Vitale notified the Board of Directors that she did make updates to the purchasing policy to update the limits based on the current spending limits determined by the ABO and to strengthen the best practices for purchasing through the form of requisition request forms and receiving protocol. These updates were based on some policy weaknesses that were preliminarily addressed by the Auditor from the State Comptroller's Office. J.A. Delaney presented that updating the policies is critical for the Authority, in order to ensure our compliance, and recommended they be approved. The Authority is currently waiting on two(2) more policies from the attorney, Records Disposition and Records Retention. Once those are received they will be brought to the Governance Committee and Board of Directors for approval as well. The Governance Committee will be going through the bylaws once reviewed by the attorney as well. J.A. Delaney also reminded the Board to complete their ABO Training, which needs to be done every three(3) years. As well as the Annual Board of Directors Evaluation to be completed and returned to the Governance Committee.

**Resolved**; a motion was made by R. Daratt and seconded by C.Pratt to approve all of the policies as presented. All in favor, no one opposed, no abstentions.

Am. Vitale discussed PARIS Reporting and the current delay with posting due to an audit that has been ongoing for over a year now. They have requested an origination document of the 1935 grant for the construction of the facility. Am. Vitale will discuss this with the attorney and request

they handle the ongoing correspondence. Am. Vitale will also look into the possibility of selling advertising and fundraising for the Market, as a couple of ideas were discussed.

Am. Vitale and A. Emmi announced they had secured a meeting with Assemblyman Magnarelli on Tuesday April 11th at 2:00PM to follow up and discuss items such as the Market's Revitalization Project.

**Resolved:** a motion was made by M. Broccoli and seconded by J. Berenguer to move out of Regular Session and into Executive Session to discuss confidential Negotiation, under Section 105 at 6:34PM. all in favor; no one opposed; no abstentions.

**Resolved:** a motion was made by J. Musumeci and seconded by T. Kerr to move out of Executive Session and into Regular Session at 7:03PM. all in favor; no one opposed; no abstentions.

### **NEXT MEETING(S)**

The next meeting of the Board of Directors will be on Tuesday, June 6, 2023 at 6:30 PM in the conference room on the second floor of the Administration Building at 2100 Park Street.

The Executive Committee will meet immediately following the adjournment of this meeting in the conference room on the second floor of the Administration Building at 2100 Park Street.

The Personnel Committee will meet on Tuesday June 6, 2023 at 5:30 PM in the conference room on the second floor of the Administration Building at 2100 Park Street.

The Governance Committee will meet prior to the June meeting, but the date and time is currently TBD.

### **ADJOURNMENT**

Resolved; a motion was made by J.A. Delaney and seconded by J. Berenguer, to adjourn at 7:08 PM. All in favor, no one opposed; no abstentions.

Legislative Bill Drafting Commission  
02491-01-3

S. -----  
Senate  
-----

IN SENATE--Introduced by Sen

--read twice and ordered printed,  
and when printed to be committed  
to the Committee on

----- A.  
Assembly  
-----

IN ASSEMBLY--Introduced by M. of A.

with M. of A. as co-sponsors

--read once and referred to the  
Committee on

**\*PUBAUTLA\***

(Relates to the central New York  
regional market authority)

-----

Pub Aut. central NY regional mkt

**AN ACT**

to amend the public authorities law,  
in relation to the board of direc-  
tors of the Central New York  
Regional Market Authority

The People of the State of New  
York, represented in Senate and  
Assembly, do enact as follows:

**IN SENATE**

**Senate introducer's signature**

The senators whose names are circled below wish to join me in the sponsorship  
of this proposal:

s15 Addabbo	s34 Fernandez	s24 Lanza	s21 Parker	s11 Stavisky
s43 Ashby	s60 Gallivan	s16 Liu	s19 Persaud	s45 Stec
s36 Bailey	s12 Gianaris	s50 Mannion	s13 Ramos	s35 Stewart- Cousins
s57 Borrello	s59 Gonzalez	s04 Martinez	s05 Rhoads	s44 Tedisco
s46 Breslin	s26 Gounardes	s07 Martins	s33 Rivera	s06 Thomas
s25 Brisport	s53 Griffo	s02 Mattera	s39 Rolison	s49 Walczyk
s55 Brouk	s40 Harckham	s48 May	s61 Ryan	s52 Webb
s09 Canzoneri- Fitzpatrick	s54 Helming	s37 Mayer	s18 Salazar	s38 Weber
s17 Chu	s41 Hinchey	s03 Murray	s10 Sanders	s08 Weik
s30 Cleare	s47 Hoylman	s20 Myrie	s23 Scarcella- Spanton	
s14 Comrie	s31 Jackson	s51 Oberacker	s32 Sepulveda	
s56 Cooney	s27 Kavanagh	s58 O'Mara	s29 Serrano	
s28 Felder	s63 Kennedy	s62 Ortt	s42 Skoufis	
	s28 Krueger	s01 Palumbo		

**IN ASSEMBLY**

**Assembly introducer's signature**

The Members of the Assembly whose names are circled below wish to join me in the  
multi-sponsorship of this proposal:

a078 Alvarez	a032 Cook	a116 Gray	a122 Miller	a114 Simpson
a031 Anderson	a039 Cruz	a100 Gunther	a051 Mitaynes	a094 Slater
a121 Angelino	a043 Cunningham	a139 Hawley	a145 Morinello	a005 Smith
a037 Ardila	a021 Curran	a083 Heastie	a144 Norris	a118 Smullen
a035 Aubry	a018 Darling	a028 Hevesi	a045 Novakhov	a022 Solages
a120 Barclay	a053 Davila	a128 Hunter	a069 O'Donnell	a110 Steck
a106 Barrett	a072 De Los Santos	a029 Hyndman	a091 Otis	a010 Stern
a105 Beephan	a003 DeStefano	a079 Jackson	a132 Palmesano	a127 Stirpe
a107 Bendett	a070 Dickens	a104 Jacobson	a088 Paulin	a102 Tague
a082 Benedetto	a054 Dilan	a011 Jean-Pierre	a141 Peoples- Stokes	a064 Tannousis
a042 Bichotte	a081 Dinowitz	a134 Jensen	a063 Pirozolo	a086 Tapia
	Hermelyn	a147 DiPietro	a077 Joyner	a071 Taylor
a117 Blankenbush	a009 Durso	a077 Joyner	a089 Pretlow	a001 Thiele
a015 Blumencranz	a099 Eachus	a125 Kelles	a019 Ra	a033 Vanel
a073 Bores	a048 Eichenstein	a040 Kim	a030 Raga	a055 Walker
a098 Brabenc	a074 Epstein	a013 Lavine	a038 Rajkumar	a143 Wallace
a026 Braunstein	a109 Fahy	a065 Lee	a006 Ramos	a112 Walsh
a138 Bronson	a061 Fall	a126 Lemondes	a062 Reilly	a041 Weinstein
a046 Brook-Krasny	a008 Fitzpatrick	a095 Levenberg	a087 Reyes	a024 Weprin
a020 Brown, E.	a004 Flood	a060 Lucas	a149 Rivera	a059 Williams
a012 Brown, K.	a057 Forrest	a135 Lunsford	a027 Rosenthal, D.	a113 Woerner
a093 Burdick	a124 Friend	a123 Lupardo	a067 Rosenthal, L.	a080 Zaccaro
a085 Burgos	a050 Gallagher	a129 Magnarelli	a025 Rozic	a096 Zebrowski
a142 Burke	a131 Gallahan	a101 Maher	a111 Santabarbara	a056 Zinerman
a119 Buttenschon	a007 Gandolfo	a036 Mamdani	a090 Sayegh	a023
a133 Byrnes	a068 Gibbs	a130 Manktelow	a076 Seawright	a049
a044 Carroll	a002 Giglio, J.A.	a108 McDonald	a084 Septimo	
a058 Chandler- Waterman	a148 Giglio, J.M.	a014 McDonough	a092 Shimsky	
a136 Clark	a066 Glick	a097 McGowan	a103 Shrestha	
a047 Colton	a034 Gonzalez- Rojas	a146 McMahan	a016 Sillitti	
a140 Conrad	a150 Goodell	a137 Meeks	a052 Simon	
		a017 Mikulin	a075 Simone	

1) Single House Bill (introduced and printed separately in either or  
both houses). Uni-Bill (introduced simultaneously in both houses and printed  
as one bill. Senate and Assembly introducer sign the same copy of the bill).

2) Circle names of co-sponsors and return to introduction clerk with 2  
signed copies of bill and: in Assembly 2 copies of memorandum in support, in  
Senate 4 copies of memorandum in support (single house); or 4 signed copies  
of bill and 6 copies of memorandum in support (uni-bill).

1 Section 1. Section 827 of the public authorities law, as amended by  
2 chapter 55 of the laws of 1992, is amended to read as follows:

3 § 827. Board of directors. The board of directors of the authority,  
4 hereinafter in this title referred to as "the board," shall consist of  
5 thirteen members, as follows: The commissioner of agriculture and  
6 markets or the commissioner's representative shall be a member ex-offi-  
7 cio. The board of supervisors of each of the counties in the district  
8 shall each name directors as follows: Onondaga, three; Oswego, two;  
9 Cayuga, two; Madison, two; Cortland, one; Oneida, one, and Wayne, one.  
10 One member from each of the above-named counties may be either a produc-  
11 er or non-producer of agricultural products; the other members named by  
12 the board of supervisors of the counties in the district entitled to  
13 additional directors shall be persons engaged in farming and deriving a  
14 greater part of their income therefrom, and all such appointments made  
15 after May first, nineteen hundred forty-four, shall be producers who  
16 actually sell all or part of their produce on the Central New York  
17 Regional Market.

18 Each member shall continue as a member during the pleasure of the body  
19 appointing him or her, and upon a vacancy occurring by the filing with  
20 the secretary of the authority of a duly certified copy of the resol-  
21 ution signifying that an appointment has been terminated, or upon resig-  
22 nation of a member, or a vacancy occurring in any other manner, it shall  
23 be filled in a manner corresponding to the original appointment. Each  
24 member shall, before entering upon the duties of office, take the  
25 constitutional oath of office and file the same in the office of the  
26 secretary of state. One more than one half of the duly qualified members  
27 shall constitute a quorum for the transaction of business and the  
28 concurrence of one more than one half of the duly qualified members at a



1 meeting shall be necessary to the validity of any resolution, order or  
2 determination. Any member may be removed by the governor for inefficien-  
3 cy, neglect of duty or misconduct in office, after a hearing upon charg-  
4 es and an opportunity to be heard in person or by counsel upon not less  
5 than ten days' notice. The members shall not receive a salary or other  
6 compensation, but shall be paid actual expenses incurred in attending  
7 meetings of the board and in performing committee work assigned to them  
8 by the board. Expenses for travel shall not exceed the per mile rate  
9 allowed state employees for use of personal cars. Expenses of a special  
10 or extraordinary nature may be allowed by resolution of the board.

11 § 2. Section 826 of the public authorities law, as amended by chapter  
12 420 of the laws of 1951, is amended to read as follows:

13 § 826. Central New York Regional Market Authority. 1. There is hereby  
14 created and established a district to be known as the "central New York  
15 regional market district," hereinafter in this title referred to as "the  
16 district," which shall embrace all the territory included within the  
17 following named counties: Cayuga, Cortland, Madison, Oneida, Onondaga,  
18 Oswego, that territory in Wayne county lying east of the new pre-emption  
19 line. For the accomplishment of the purposes hereinafter indicated rela-  
20 tive to that district there is hereby created and established a public  
21 benefit corporation, to be known as "Central New York Regional Market  
22 Authority," hereinafter in this title referred to as "the authority."  
23 Such authority shall have perpetual existence and the power to acquire  
24 by the exercise of the right of eminent domain or otherwise such real  
25 estate within the district and other property as may be necessary, to  
26 sue and be sued, to incur debts, liabilities and obligations, to issue  
27 bonds and other evidences of indebtedness, to have a seal, and to exer-  
28 cise all powers authorized by this title and reasonably necessary for

1 accomplishing its purposes, subject to the provisions herein contained  
2 and the constitution and laws of the United States and of New York  
3 state. Such powers shall be exercised in the name of the "Central New  
4 York Regional Market Authority."

5 2. In fulfilling the authority's mission, the board shall work cooper-  
6 atively and in consultation with the department of agriculture and  
7 markets to ensure the proper development of agriculture and regional  
8 market facilities, in the central New York regional market district. The  
9 board and the department of agriculture and markets, hereinafter in this  
10 title referred to as "the department," shall jointly develop a plan for  
11 the future development and viability of agriculture and regional market  
12 facilities in the district. Such plan shall include both short-term and  
13 long-term goals and objectives as well as actual and projected revenues  
14 and expenditures. Such plan shall annually allocate no less than seven-  
15 ty-five percent of the authority's available funds for the creation,  
16 development, and enhancement of agriculture and regional market facili-  
17 ties, in the district. For purposes of this subdivision, available funds  
18 shall mean the net amount available after contractually obligated  
19 expenditures are subtracted from, but not be limited to, cash, cash  
20 equivalents, certificates of deposit, and other receivables available.  
21 The board and department shall meet annually prior to the close of the  
22 authority's fiscal year to evaluate the effectiveness of the use of  
23 funds for that fiscal year, review the goals and objectives of the plan,  
24 and properly prepare for the allocation and use of such funds for the  
25 next fiscal year. The plan shall be updated annually to make appropriate  
26 modifications to such plan for the next fiscal year. Prior to any such  
27 funds being expended, both the board and the department must approve

1 such plan, its goals and objectives as well as the projected revenues  
2 and proposed allocations.

3 3. The authority shall furnish an annual real estate report detailing  
4 all real estate holdings and detailed property information, including  
5 but not limited to the tenants, important lease terms, rents, durations  
6 of leases, as well as copies of each lease. Notwithstanding any other  
7 provision of law to the contrary, the authority shall furnish all  
8 required reports, audits, and reviews, including the annual real estate  
9 report, to all parties enumerated in paragraph (a) of subdivision one of  
10 section twenty-eight hundred of this chapter. A copy of such report  
11 shall be filed with the clerk of the Syracuse common council and the  
12 mayor, as well as to the department, within ninety days after the end of  
13 its fiscal year.

14 § 3. The public authorities law is amended by adding three new  
15 sections 842, 843 and 844 to read as follows:

16 § 842. Moneys of the authority. The state comptroller or his or her  
17 legally authorized representatives are hereby authorized and empowered  
18 from time to time to examine the accounts and books of the authority,  
19 including its receipts, disbursements, contracts, sinking funds, reserve  
20 funds, investments and any other matters relating to its financial  
21 standing.

22 § 843. Application of local laws and ordinances to Central New York  
23 Regional Market Authority real property. The Central New York Regional  
24 Market Authority its real property and its facilities shall be subject  
25 to all local laws and ordinances in counties and municipalities where it  
26 operates and owns real property. Local law enforcement shall have the  
27 authority to enter the real property of the authority to enforce all

1 local laws and ordinances. This section shall apply to all lessees of  
2 the authority's real property and its facilities.

3 § 844. Code of ethics, conflict of interest policy, hiring policy. The  
4 board of directors of the Central New York Regional Market Authority  
5 shall adopt and publish on its website the following policies, including  
6 but not limited to: a code of ethics applicable to all board members,  
7 officers and employees of the authority pursuant to section seventy-four  
8 of the public officers law and a conflict of interest policy pursuant to  
9 section seventy-four of the public officers law and a hiring policy  
10 pursuant to section seventy-three of the public officers law.

11 § 4. This act shall take effect immediately.