

**CENTRAL NEW YORK REGIONAL MARKET AUTHORITY
REGULAR BOARD MEETING
Tuesday, August 11th, 2020
3:30 P.M.**

PRESENT: J. Mususmcei, M. Thurston, J. Bereneguer, R. Daratt, K. Batman, J.A. Delaney, M. Broccoli, A. Emmi, C. Pratt, H. Gonzalas, M. Mahar

ABSENT: D. Ross, M.E. Chesbro

OTHERS: Ben Vitale, Amanda Vitale, Rachael Ristau, Dan Mannion

The meeting was called to order at 7:03 PM by Board President: Chip Pratt.

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MINUTES

Resolved; a motion was made by J. Mususmeci and seconded by A. Emmi to approve prior minutes. All in favor; no one opposed; no abstentions.

DISCUSSION OF RUSSO DRAIN

B. Vitale presented that CNYRMA received one bid for the project. The bid was submitted by LanCo and was for the cost of \$43,795.00. C. Pratt presented that Russo's had also received a quote to get the work done. This quote came in at lower than the state bid minimum. This quote was for \$24,375.00. After some discussion,

Resolved; a motion was made by M. Broccoli and seconded by M. Thurston to have Amanda and Chip compare the bids and bring a recommendation back to the Board of Directors at the next meeting. All in favor; no one opposed; no abstentions.

DISCUSSION OF VENDOR ISSUE

A. Vitale read aloud a letter received by a vendor on the Market who's license had been terminated due to failure to comply with the Rules and Regulations of the Authority.

Resolved; a motion was made by J. Mususmeci and A. Emmi to go out of regular session and into executive session for the discussion of possible litigation. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by K. Batman and seconded by R. Daratt to go out of executive session and into regular session. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by M. Thurston and seconded by J. Musumeci to permanently ban Andrew Jacobson from the property of the Authority without effect on his family and business partner at this time. Furthermore, if Andrew continues to trespass on the property of the Authority an arrest will be conducted by B. Vitale. All in favor; no one opposed; no abstentions.

BOARD DISCUSSION

D. Mannion presented to the Board of Directors about the updated status of the progress of the new building purchase. D. Mannion stated that there were a couple decisions that had to be made and agreed upon to move forward. The attorney that represents Farm Credit, who the Authority will be drawing a mortgage from for the purchase, is now employed at Hancock and Estabrook. There should not be any issue, and the Authority would still have the ability to change legal counsel at any time if they wish. But, the Authority will need to sign a conflict of interest waiver in the meantime in order to proceed. Additionally, the Authority has the option to purchase loan title insurance at a cost of \$7,595.00. After some discussion:

Resolved: a motion was made by K. Batman and seconded by R. Daratt to waive the conflict of interest and authorize Amanda Vitale to sign the document. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by A. Emmi and seconded by J. Berenguer to decline the purchase of Loan Title Insurance. All in favor; no one opposed; no abstentions.

Resolved: a motion was made by K. Batman and seconded by M. Thurston
Resolution attached to back. All in favor; no one opposed; no abstentions.

NEXT MEETING

The next meeting of the Board of Directors will be on September 8th, 2019 at 7:00 p.m.

ADJOURNMENT

Resolved: a motion was made by J.A. Delaney and seconded by A. Emmi, to adjourn at 8:25 p.m. All in favor; no one opposed; no abstentions.

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
CENTRAL NEW YORK REGIONAL MARKET AUTHORITY**

WHEREAS, the Central New York Regional Market Authority ("Authority") has entered into a certain Real Estate Purchase Agreement with Black Horse Realty Group, LLC dated June 16, 2020 ("Contract") to purchase certain real property located at 513 Hiawatha Boulevard East, Syracuse, New York 13208 together with the building and improvements located thereon ("Property");

WHEREAS, the Authority intends to finance the purchase of the Property by obtaining mortgage loan financing from Farm Credit East, ACA in the approximate amount of Two Million Two Hundred Fifty Thousand and 00/100 Dollars (\$2,250,000.00) ("Loan").

NOW, THEREFORE, BE IT RESOLVED, that the Contract, corresponding purchase of the Property on the terms therein and the Loan be and hereby are approved; and be it further

RESOLVED, that the President of the Board of Directors of the Authority and/or the Executive Director of the Authority are hereby authorized and empowered, upon advice of counsel, to negotiate, execute and deliver any and all documents required to effect the purchase of the Property and to obtain the Loan, including, but not limited to, granting a mortgage on the Property and such other real property as may be necessary to obtain the Loan; and be it further

RESOLVED, that the President of the Board of Directors of the Authority and/or the Executive Director of the Authority are hereby authorized and empowered to take such other steps and actions as may be necessary to effect the above resolutions.

I, Maria C. Maher, Secretary of Central New York Regional Market Authority, do hereby certify that the foregoing is a true and complete copy of Resolutions adopted at a meeting of the Board of Directors of Central New York Regional Market Authority held on the 11th day of August, 2020, which said meeting was duly called and convened and at which a quorum participated throughout, and I do further

CERTIFY, that the minutes are entered in the Minute Book of Central New York Regional Market Authority, are in full force and effect and are not in conflict with or contrary to any resolution, by-law or statute or any agreement of said authority.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed this 21 day of August, 2020.

CENTRAL NEW YORK REGIONAL MARKET
AUTHORITY

By: Maria C. Mahan
_____, Secretary