



Cortland County

Business Development Corporation

BUSINESS DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
September 13, 2021 -Noon

This meeting will be conducted both in-person and remotely using the Zoom Meeting platform. To access the meeting use the following link

<https://us02web.zoom.us/j/84043841352?pwd=dGN1MFVvdnJDVXRyQUUpOL3NGWUJDUT09>

Meeting ID: 840 4384 1352

Passcode: 826507

Or Via Phone by Calling:

+1-646-558-8656

Johanna Ames, Director
Clint Brooks, Director
Dr. Kathleen Burke, Director
Stephen Compagni, Director
Jerry Contento Jr, Director
Paul Dries, Director
Jason Hage, Director
Michael McMahon, Chairman
Orinthia Montague, Director
John O. Reagan, Director
Lori Law, Director
Dan Mones, Director

Garry VanGorder-Executive Director
John Sidd, Counsel-Hancock Estabrook LLP



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Agenda



Roll Call

Michael McMahon	<u>Chairman</u>	
Clint Brooks	<u>Board Member</u>	
Dan Mones	<u>Board Member</u>	
Donald Richards	<u>Board Member</u>	
Jason Hage	<u>Board Member</u>	
Jerry Contento Jr.	<u>Board Member</u>	
Johanna Ames	<u>Board Member</u>	
John O. Reagan	<u>Board Member</u>	
Dr. Kathleen Burke	<u>Board Member</u>	
Lori Law	<u>Board Member</u>	
Orinthia Montague	<u>Board Member</u>	
Paul Dries	<u>Board Member</u>	
Stephen Compagni	<u>Board Member</u>	



Approval of Minutes

New Business

- Review/Adopt the proposed 2022 BDC Budget

Reports

- Finance Report
- Director's Report

Adjourn



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Minutes



Minutes of June 7, 2021

The regular meeting of the Cortland County Business Development Corporation was called to order by Chairman Michael McMahon at 12:11 P.M. Per New York State Executive Order No. 202.1, the meeting was held remotely via the Zoom video conferencing platform.

Michael McMahon	Chairman	Present
Clint Brooks	Director	Present
Donald Richards	Director	Present
Johanna Ames	Director	Remote
John O. Reagan	Director	Present
Dr. Kathleen Burke	Director	Remote
Steve Compagni	Director	Excused
Garry VanGorder	Executive Director	Present
Karen Niday	Chief Financial Officer	Present
John Sidd	Agency Counsel	Remote
Eric Mulvihill	Development Specialist	Present
Marie Weiss	Guest	Remote
Paul Dries	Director	Remote
Jason Hage	Director	Excused
Jerry Contento Jr.	Director	Excused
Orinthia Montague	Director	Excused
Lori Law	Director	Remote – Arrived 12:15 PM
Dan Mones	Director	Excused

Minutes – Chairman Michael McMahon made a motion to accept the minutes of the March 8, 2021, meeting. Mr. Reagan seconded the motion; all voting in favor, none opposed. The motion carried.

New Business – There was no new business for the Corporation.

Financials – Ms. Niday reviewed the monthly financial reports, she discussed an increase in the training expense line that was not budgeted but indicated that the funds are available in other budget lines. Ms. Niday said the revolving loan fund payments are up to date except for one loan which is outlined in the comments to financial statements report.

Director’s Report - Mr. VanGorder welcomed Mr. Richards and Mr. Mulvihill. Mr. VanGorder inquired about the Board’s preference regarding continuing with remote meetings or if Directors felt more comfortable attending in person. It was suggested that that Directors discuss and get back to Mr. VanGorder.

Mr. VanGorder discussed the recent increase in economic activity as the pandemic continues to wind down. He said many local employers continue to struggle with finding qualified employees, he cited multiple factors impacting the issue. Mr. VanGorder said the BDC continues to advocate for employers on this front.

Mr. VanGorder provided an update on the Cortland Downtown Revitalization Initiative; 83-85 Main Street rehabilitation is substantially complete and all the residential apartment units in the building are occupied. The reconstruction of Main Street is expected to begin next spring, there are ongoing discussions on ways to



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communicate with downtown stakeholders and the public during the construction process. Mr. VanGorder provided the Board with an update on the proposed downtown performance space. Due to right of way issues the recommended location of the performance space is being shifted from the pocket park near the Community Restaurant to the city owned parking lot between the Marketplace Mall and the VFW. The project change has been submitted for State review and approval.

Mr. VanGorder updated the Board on progress at the Gutches Park sports facility. The Town of Cortlandville has received a letter of intent from a nationwide baseball organization that is looking to enter a long-term partnership to use the facility. Mr. VanGorder continues working with the Town to expand the facilities at the park to position the facility as a regional sports destination.

Mr. VanGorder noted an article in the Post Standard regarding the increase in the number of solar power facilities being sited in the Central New York region.

Mr. VanGorder said the former Buckbee Mears property is currently under purchase contract by a company that will utilize at least 40 thousand square feet and plans to lease out the remaining space for other business uses.

Mr. VanGorder updated the Board on the Route 11 Coal tar remediation project. The remediation coupled with the Village of Homer's plan to raze the two commercial structures along the river will begin the process of enhancing the corridor and the gateway to the City of Cortland.

Mr. VanGorder mentioned that there will be a webinar held by the New York State Economic Development council on June 8th to discuss the latest round of funding available through the New York State Consolidated funding application process and the Regional Economic Development Counsel.

VanGorder said the Downtown Partnership is awaiting the incentive proposal that will clear the way for the Downtown Revitalization grant. Once the grant is received the IDA can begin discussions regarding the acquisition of 40 Main Street.

Adjourn -Chairman McMahon adjourned the meeting at 12:32 PM