

**MINUTES**  
**COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY**  
**November 21, 2024**  
**44 West Bridge St.**  
**Oswego, NY**

**PRESENT:** Nick Canale, Mary Ellen Chesbro, Marc Greco, Tricia Peter-Clark, Tim Stahl and Garry Stanard

**Absent/Excused:** Patrick Carroll

**Also Present:** Austin Wheelock CEO, Kevin LaMontagne CFO, Nate Emmons, Kevin Caraccioli (legal counsel), Joseph Marmon, Dana Hoffer and Christopher Ihler

Chair Canale convened the County of Oswego Industrial Development Agency board meeting at 1:08 p.m. at the IDA office in Oswego, NY.

Chair Canale requested a roll call of the members by Mr. Stahl.  
Chair Canale requested a roll call of OOC staff members and guests present.

**MINUTES**

On a motion by Mr. Stahl seconded by Mr. Stanard, the minutes of the October 23, 2024, meeting were approved.

**NOTICE OF MEETING**

Meeting notices were posted at the Oswego County Legislative Office Building, the IDA Office Building and on the IDA website. A notice was published in The Palladium Times on November 7, 2024.

**FINANCIAL REPORT**

Mr. LaMontagne gave a review of the Financial Statements from the beginning of Fiscal Year through October 31, 2024. Following a discussion, on a motion by Mr. Greco, seconded by Ms. Chesbro, the Financial Statements for the period ending October 31, 2024, were approved.

**SUMMARY RESULTS OF CONFIDENTIAL EVALUATION OF BOARD PERFORMANCE**

Mr. Wheelock reported on the summary results of the Confidential Evaluation of Board Performance. Following a discussion, on a motion by Mr. Greco, seconded by Ms. Chesbro it was approved to submit the summary results to the NYS Authority Budget Office before the December 31<sup>st</sup> 2024 deadline.

**APPRAISAL SERVICES FOR IDA PROPERTIES**

Mr. Emmons presented three proposals for the appraisal of IDA owned properties from Thurston, Casale & Ryan, LLC, Colliers Valuation & Advisory Services and Integra Realty Resources. The lowest cost was \$10,400 from Integra Realty Resources. Following a discussion, on a motion by Mr. Stahl, seconded by Ms. Chesbro it was approved to enter a contract with Integra Realty Resources to provide the appraisal services for the IDA properties utilizing PILOT EDF.

**ENGINEERING SERVICES PROPOSALS**

Mr. Wheelock discussed the scope and cost for engineering services proposed by Barton & Loguidice at the Lake Ontario Industrial Park in Oswego, NY. The cost to perform the services requested by the IDA was \$22,000. Following a discussion, on a motion by Ms. Chesbro, seconded by Mr. Greco, it was approved to contract with Barton & Loguidice to perform the engineering services at the Lake Ontario Industrial Park utilizing PILOT EDF.

**NYSEDC – NEW ECONOMIC BLUEPRINT INITIATIVE SUPPORT**

Mr. Wheelock discussed the New Economic Blueprint Initiative being proposed by NYSEDC. The initiative will cost approximately \$100,000. NYSEDC is asking IDA's to help provide funding for this statewide initiative. Following a discussion, on a motion by Mr. Greco, seconded by Mr. Stahl, it was approved to provide support to this initiative at the \$2,500 level.

**EXECUTIVE SESSION**

On a motion by Mr. Greco, seconded by Mr. Stanard, it was approved to go into Executive Session to discuss the financial history of a particular corporation or individual, pending litigation and contractual matters at 1:40 p.m.

On a motion by Ms. Peter-Clark, seconded by Mr. Stahl, it was approved to exit the Executive Session at 3:43 p.m..

**MARMON ENTERPRISES USA, LLC AND AFFILIATES**

Following a presentation by Joseph Marmon and discussion in Executive Session, on a motion by Mr. Greco, seconded by Mr. Stanard, it was approved to provide Marmon Enterprises USA, LLC with a 6-month deferment including principal and interest.

**REMCO GROUP, LLC**

A presentation by Dana Hoffer and Christopher Ihler of REMCO Group, LLC and discussion took place in Executive Session.

**15 CULVERT ST., LLC**

Following a discussion in Executive Session, on a motion by Ms. Chesbro, seconded by Ms. Peter-Clark the request for a \$100,000 HUD EDF loan was approved.

**TONIA ENTERPRISES, INC. – D/B/A IN VOGUE SALON & SPA**

Following a discussion in Executive Session, on a motion by Ms. Peter-Clark, seconded by Mr. Greco, a 3-month deferment of principal and interest for Tonia Enterprises, Inc. was approved.

**PROPERTY ACQUISITION – TOWN OF SCHROEPPPEL**

An update concerning a property acquisition in the Town of Schroeppele was given in Executive Session. No action was taken.

**PILOT EDF UPDATE**

Mr. Wheelock provided an update on the PILOT Economic Development Fund (EDF) in Executive Session. On a motion by Mr. Greco, seconded by Ms. Chesbro, it was approved to fund \$10,400 in proposed appraisal work by Integra Realty Resources through PILOT EDF. On a motion by Mr. Stahl, seconded by Mr. Greco, it was approved to fund \$22,000 in engineering work by Barton & Loguidice at the Lake Ontario Industrial Park through the PILOT EDF.

**DELINQUENT LOANS UPDATE**

Mr. LaMontagne provided an update in Executive Session on delinquent loans. No action was taken.

**OTHER BUSINESS**

None

**NEXT MEETING**

The next County of Oswego Industrial Development Agency board meetings are scheduled: December 19, 2024 at 8:30 a.m., January 23, 2025 at 8:30 a.m. and February 25, 2025 at 1:00 p.m. A calendar invite for the February meeting will be sent.

**ADJOURNMENT**

On a motion by Mr. Stahl, seconded by Ms. Peter-Clark, the meeting was adjourned at 3:48 p.m.

Respectfully Submitted,

Tim Stahl, Secretary