

ONONDAGA CIVIC DEVELOPMENT CORPORATION
Regular Meeting Minutes
November 13, 2014

The Regular meeting of the Onondaga Civic Development Corporation was held on Thursday, November 13, 2014 at 333 West Washington Street, Syracuse, New York, 13202, in the large conference room on the 1st floor.

Scott Koldin called the meeting to order at 8:35 am with the following:

PRESENT:

Scott Koldin
Thomas Bezigian
Cydney Johnson
Len Manfrates

ABSENT:

Matt McAnaney
James Farrell

ALSO PRESENT:

Julie Cerio, President/CEO
Honora Spillane, Secretary
Kristi Smiley, Treasurer
Karen Doster, Recording Secretary
Linda McShane, Office of Economic Development
Rachel Endress, Harris Beach
Pamela Brunet, Leadership Greater Syracuse
David Knapp, Onondaga County Legislature
Beth Greenwood, Village of Tully
Chastity Mydlenski, Build Hope, LLC
Jim Mahaney, Onondaga County Legislature

APPROVAL OF REGULAR MEETING MINUTES – OCTOBER 9, 2014

Upon a motion by Leonard Manfrates, seconded by Cydney Johnson, the OCDC Board approved the regular meeting minutes of October 9, 2014. Motion was carried unanimously.

TREASURER'S REPORT

Kristi Smiley gave a brief review of the Treasurer's Report for the month of October 2014.

Upon a motion by Cydney Johnson, seconded by Thomas Bezigian, the OCDC Board approved the Treasurer's Report for the month of October 2014. Motion was carried unanimously.

PAYMENT OF BILLS

Kristi Smiley gave a brief review of the Payment of Bills Schedule #043.

Upon a motion by Cydney Johnson, seconded by Thomas Bezigian, the OCDC Board approved the Payment of Bills, Schedule #043 with General Expenses being \$10,985.62 and Marketing being \$14,447.00 . Motion was carried unanimously.

CONFLICT OF INTEREST

The Conflict of Interest was circulated and there were no comments.

LEADERSHIP GREATER SYRACUSE

Pamela Brunet thanked the Board for having her and stated that she appreciates the opportunity to be here and share information about Leadership Greater Syracuse. She stated that County Legislator Dave Knapp is here to join her in support because he knows the benefits of Leadership Greater Syracuse and thanked Mr. Knapp. She stated that the mission for Leadership Greater Syracuse is to inspire people to make a difference in the community and they have been doing that for 24 years. She stated that the program is a one year tuition based program which completely immerses their participants on issues facing the community and the achievements as well. She stated that it also gives the participants the tools they need to be active in the community upon graduation. She stated that she hears people say all the time if they want a good board member they go to LGS to find one. She stated that they are in financial position where they charge tuition to be in the program and it covers about 60% of the expenses and they make up the rest with fundraising. She stated that the graduates they come to the events and support them. She stated that they do get corporate gifts. She stated that they are running their main program; there is a conservative budget and plan to end the year with a plus of \$2,000. She stated that she is happy to be in the black but it doesn't give them the latitude to take the next step or do something different. She stated that she has been approached by the Gifford

Foundation to partner with them for a program called Nourishing Tomorrow's Leaders. She stated that the Gifford Foundation wants to fund organization and when they look to fund organizations they say they want organizations that reflect the people that they service. She stated that they said there is a serious problem in Central New York where we are predominantly a white community but we don't have a lot of diversity on boards. She stated that they partnered over the last year putting together a curriculum and it is called Nourishing Tomorrow's Leaders. She stated that if they could get 15 people to be in the program would be great and they ended up with 41 applicants. She stated that the pilot is doing well but Gifford said that they are not in a position to run this program and if we want to sustain it, it needs to be done over time. She stated that LGS cannot afford to do this because her budget is geared toward her main program. She stated that she is looking for support from OCDC to help give her some breathing room so she can take on additional programming like Nourishing Tomorrow's Leaders. She stated that OCDC's gift would give them latitude to expand their resources so that they can do things that are aligned with their mission that are needed in our community.

David Knapp stated that he is before OCDC on behalf of Chairman Ryan McMahon and several other County Legislators. He stated that for many years the County directly supported Leadership Greater Syracuse and in 2009 a decision was made to kind of steer away from some of the authorized agencies. He stated that LGS was in a flux at that point and then Pam Brunet came on board and has seen a real renaissance. He stated that they are really active and doing some great things. He stated that Chairman Ryan McMahon and some of the other legislatures asked him to represent them to say how much they support this application and would appreciate OCDC's consideration.

Cydne Johnson asked where else they are going for funding. Pamela Brunet stated that generally LGS is tuition but for this specific program, because they are still in the pilot, there may be corporations that might want to support this. She stated that there may be a couple banks in town that might help as well. She stated that she is hoping that the gift from OCDC would not just help with this program but help put them in a better position to do this one and others.

Cydne Johnson stated that she did hear about the program and it does sound interesting. She asked if the \$15,000 is just for this program. Pamela Brunet stated that ideally it is for general operating procedures but gives her latitude to things like this.

Cydne Johnson asked if that fits into OCDC's mission and our guidelines. Honora Spillane stated that she was under the impression that the request to OCDC was to help with the training specifically so that in the service contract it would be providing training to members of the community for board engagement work. She stated that she can certainly talk about it and what needs to be in the service contract.

Cydne Johnson asked if there is a match from Gifford. Pamela Brunet stated no not right now.

Cydne Johnson asked for an explanation of "color" because that is a term that gets thrown around a lot. Pamela Brunet stated that the Gifford Foundation, the Community Foundation, LGS and the Human Services Leadership Council benchmarked the program against others in the country. She stated that coming from the funders prospective, the nonprofits come to them asking for funding and the criterion has many different things. She stated that one of the criteria is ethnic minorities and that is how persons of color came about.

Honora Spillane stated that Gifford does a lot of work in the community and on board diversity both socio economic and racial so she thinks it is broader category.

Cydne Johnson stated that our community is highly diverse in many different ways. She stated that she is hesitant when people use a blanket term that isn't necessarily all encompassing because we are lucky that we live in an extremely diverse community.

Pamela Brunet stated that she thinks our community is diverse but our boards are not.

Cydne Johnson stated that she would like an adjustment to the wording of the funding. Chris Andreucci stated that it should be tailored to funding just the Nourishing Tomorrow's Leader program.

Upon a motion by Cydne Johnson, seconded by Leonard Manfrates, the OCDC Board approved a resolution approving an Economic Growth Fund service contract to fund up to \$15,000 of the cost of providing civic engagement training specifically for Nourishing Tomorrow's Leader program and authorizing the signing of the service contract and all other related documents by an officer of the Corporation. Motion was carried unanimously.

BUILD HOPE LLC

Beth Greenwood stated that she is the Mayor for the Village of Tully. She stated that unfortunately they have the trouble that a lot of small rural communities have. She stated that main street was in decline some years ago and lost the little grocery store they always had. She stated that they haven't had a grocery store in just over 8 years and has been a concern for quite a while. She stated that like many of the smaller villages there is a significantly aging population. She stated that they are starting to see a turnover where they have a significant number of elderly but as they are leaving their houses Tully is getting people with very young children in. She stated that Village compared to the Town has a significantly lower general income level. She stated that they have to drive to Cortland or to Syracuse to get access to good food. She stated that with winter coming, it can be a little difficult especially if you are an elderly person or a family with very young children. She stated that they wanted to find a way to get healthy food back into the community. She stated that it seems that you can stand in the center of town, see farms in every direction you look but you can't buy healthy food in Tully. She stated that there have been a number of people working for several years trying to figure out how to fix the problem. She stated that through the whole process she met Chastity Mydlenski who runs a very nice little local food store in Homer. She stated that she asked Chastity if she could find her a location would you bring your local food store up to Tully. She stated that Chastity said yes if we can find a location so they started looking at different options but not anything that really suited them. She stated that the property went up for tax sale last year and she told her husband that they needed to buy the building. She stated that they decided to set up their LLC as a social business model. She stated that they got a hold of everyone they could in the community and they are still doing it to get local people to invest their money with the LLC. She stated that they basically give her their money, a simple but legal contract is signed that they invest in the LLC the amount of money to fix the building and get a grocery store set up for the community. She stated that they get a flat 3% interest back on their investment which is minimal which is better than a bank or bond. She stated that they get their money back but they get to be part of the project to fix up the look of downtown and get a grocery store in downtown that everyone can use. She stated that she has over 25 investors and they have invested just over \$212,000. She stated that once the building was safe enough, she told people that if they can't afford to invest

and they have a day to come help her. She stated that she does a lot of work herself along with her kids. She stated that people are coming and helping and they are getting close but the amazing thing is the building is nearly ready. She stated that they think the building will be completely finished by the end of the year so now they are starting to look at how do they fund putting in things like refrigeration, shelving and initial buyout for the grocery store. She stated that they are also trying to work through a federal program but unfortunately they look at the whole town for the census numbers. She stated that 30% of the kids at school are on free and reduced lunches. She stated that they have a very active food pantry in the community. She stated that it is not just the Median Household Income that they need to look because in order to get to that food you need a working car because there is no public transportation in Tully to get you to a grocery store. She stated that these are things they are trying to collect to get as much information as they can to make a stronger case for the LIFT funds.

David Knapp stated that this project has been going on for a long time and was a real kick in the pants when the old grocery store moved out. He stated that he has a wonderful legislative district but he is the only county legislator in Onondaga County that doesn't have a grocery store in its entire legislative district. He stated that geographically it is the largest district in the County with Lafayette, Tully, Fabius, Pompey, little piece of Manlius, Jamesville and DeWitt. He stated that people often talk about the food deserts in the urban areas but we have nothing in the southern end of Onondaga County and northern Cortland County. He stated that if the elderly don't have reliable transportation, you are in trouble. He stated that they have taken a novel approach to this took a building that was an eyesore and boarded up in the middle of a very nice village. He stated a lot things going in the right direction and this will definitely be great. He stated that he thinks the community is going to support it in a huge way once it gets up and going.

Scott Koldin asked how many jobs this will create. Beth Greenwood stated that they are not 100% certain. She stated that the store is going to be open for a number of hours every day and they are thinking it will employ about 2 people depending on full time or part time but they are not certain what it looks like yet.

Beth Greenwood stated that there is basement space too. She stated that one of the ladies who lives locally is going to take the entire basement space and setting it up as a women's health and wellness center. She stated that there will be combination of exercise equipment, a big dance floor and she is going to be doing nutritional and wellness counseling. She stated that they are

right next to PEACE and she has already talking with PEACE. She stated that a lot of times people's income levels are beyond what PEACE can help them with but are not to the level where they can afford things on their own so she wants to expand a lot of those programs and work there.

Scott Koldin asked if there will be relationships created with the local farmers. Beth Greenwood stated absolutely and that is the main plan. She stated that they have a local farmers market in the month of August for one month but a lot of those farmers have said that if there is a store than they can have their products available for more than just the month of August. She stated that the farmers market has been really well attended and are up to about 40 vendors. She stated that it takes up the entire four corners on Tuesday nights.

Upon a motion by Thomas Bezigian, seconded by Leonard Manfrates, the OCDC Board approved a resolution approving an Economic Growth Fund service contract to fund up to \$10,000 of the cost of providing grocery services and health food options and access and authorizing the signing of the service contract and all other related documents by an officer of the Corporation. Motion was carried unanimously.

Beth Greenwood invited the Board to come and take a look at what they are doing.

Upon a motion by Leonard Manfrates, seconded by Cydney Johnson, the OCDC Board adjourned the meeting at 9:05 am. Motion was carried unanimously.



Honora Spillane, Secretary

