

ONONDAGA CIVIC DEVELOPMENT CORPORATION
Regular Meeting Minutes
March 12, 2015

The Regular meeting of the Onondaga Civic Development Corporation was held on Thursday, March 12, 2015 at 333 West Washington Street, Syracuse, New York, 13202, in the large conference room on the 1st floor.

Cydney Johnson called the meeting to order at 8:20 am with the following:

PRESENT:

Cydney Johnson
Len Manfrates
James Farrell
Ben Dublin
Matthew Marko
Ravi Raman

ABSENT:

Alison Miller

ALSO PRESENT:

Honora Spillane, Secretary
Karen Doster, Recording Secretary
Linda McShane, Office of Economic Development
Chris Andreucci, Harris Beach
Marilyn Higgins, Near West Side Initiative
Bob Kocik, CNYTDO
Scott Vinciguerra, Columbia College
James Mahaney, Onondaga County Legislature

APPROVAL OF REGULAR MEETING MINUTES – JANUARY 23, 2015

Upon a motion by James Farrell, seconded by Leonard Manfrates, the OCDC Board approved the regular meeting minutes of January 23, 2015. Motion was carried unanimously.

TREASURER'S REPORT

Honora Spillane gave a brief review of the Treasurer's Report for the month of February 2015.

Cydney Johnson stated that one of the things she would urge the Board to keep in mind as we look at what we have set aside for funding going into this year, while we had a good year of

projects which is always nice and she hopes it continues, we need to be fiscally prudent how we use our money as we go forward.

Upon a motion by Ravi Raman, seconded by Leonard Manfrates, the OCDC Board approved the Treasurer's Report for the month of February 2015. Motion was carried unanimously.

PAYMENT OF BILLS

Honora Spillane gave a brief review of the Payment of Bills Schedule #047.

Upon a motion by James Farrell, seconded by Leonard Manfrates, the OCDC Board approved the Payment of Bills, Schedule #047 with General Expenses being \$226,760.73 and marketing expenses being \$487.99. Motion was carried unanimously.

CONFLICT OF INTEREST

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

NEAR WEST SIDE INITIATIVE, INC.

Marilyn Higgins, Vice President for Syracuse University representing Near West Side Initiative stated that they have generated about \$74,000,000 in new investment and about 300 new jobs over the past 6 years in a neighborhood that hadn't had any appreciable development of any kind or investment for about 7 decades. She stated that they try to bring together best in class partners because they don't think they know all the answers and they involve residents very actively. She stated that the Near West Side Initiative owns the former Case Supply building bought 7 ½ years ago because they needed to deal with the abandoned building that was at the entryway of the neighborhood. She stated that they put WCNY on half the complex, the other end of the building is Pro-Literacy International. She stated that Senator John DeFrancisco who supports the Near West Side and a supporter of the arts, asked if they would consider putting in a black box warehouse bare bones theater into the building to appeal to the small arts organizations that practice in church basements or those that can't get on the docket for the theaters. She stated that

they formed an advisory committee for advice. She stated that they spent a lot of time working on a sustainability plan for the theater. She stated that the Near West Side is dedicating a piece of property across the street for a parking lot and all the revenues generated will go into the operation of the theater. She stated that the Community Foundation agreed to help with a former grant and convert it for this use. She stated that CNY Arts agreed to be the consultant on getting the arts cooperative together. She stated that she had talked to the County Executive last fall and she indicated that the County would like to be supportive. She stated that she is asking the Board for \$150,000 in startup money to allow them to get the entire operation up and going. She stated that they can't do it unless they know they can keep operating it and they want this to be here for the long haul but can't do it without OCDC's help.

Matthew Marko stated that as a new member of the Board he has gone through the information in the packet ahead of time and the information was very well presented. He stated that he is comfortable as a new member based on the information presented.

Ben Dublin agreed with Matthew Marko and said that it is a very good proposal. He stated that the presentation was good, he has seen all the materials, and he doesn't see any reason why we can't discuss and proceed.

Cydney Johnson stated that OCDC usually does not fund operating expenses but asked if there is a possibility within this budget that there are places we can find to fund that are not operating. Chris Andreucci stated that money is fungible to some extent and stated that there is a policy but there is not legal restriction to funding working capital and startup money. He stated that this certainly falls within the mission.

Ben Dublin stated that he appreciates the honesty and he thinks the Board should encourage people to be honest and tell us what the money is being used for. .

Cydney Johnson stated that she thinks that is fair but the only concern is bailing out organizations for paying daily bills and that is not OCDC's purpose.

Marilyn Higgins stated that this is startup money to get them so they can be sustainable in year 4.

Honora Spillane stated that it is an unspoken rule that OCDC doesn't do operating. She stated that she will work with Chris Andreucci on how to structure the service contract to make sure that year 1 funds to year 2 funds are being responsibly used as we go along.

Cydney Johnson stated that she has a greater comfort level structuring so half of our \$50,000 covers some of those things. She stated that this is a 3 year commitment and asked to discuss the benchmarks the Board would like to see as we provide funding for year 2 and year 3. She stated that she has concern that there is a lot going on in the City with all these cultural initiatives and while she thinks this one is very different and can appreciate that, she still cautions everybody to be prudent on how we use our money.

Ben Dublin stated that this fills a real need in the community, that rehearsal space fees may be very expensive and hurt organizations' bottom lines. He stated that it will help the arts organizations be successful and in the long run require less government assistance which fits OCDC's mission of lessening the burden of government.

Cydney Johnson asked if SU is contributing any money. Marilyn Higgins stated that SU pays some of the salaries and they gave the original money to purchase the lot across the street. She stated that all the meetings are held in the Warehouse owned by SU.

Cydney Johnson asked if SU will be involved going forward. Marilyn Higgins stated no and that they created the Near West Side as an independent nonprofit intentionally for sustainability.

Upon a motion Ravi Raman, seconded by James Farrell, the OCDC Board approved a resolution approving an Economic Growth Fund service contract to fund up to \$150,000 over three years to support three year operation phase in expenses for the Near West Side Initiative, Inc. project and authorizing the signing of the service contract and all other related documents by an officer of the Corporation. Motion was carried unanimously.

CENTRAL NEW YORK TECHNOLOGY DEVELOPMENT ORGANIZATION LEAN FOUNDATIONS CERTIFICATE

Bob Kocik stated that TDO is looking at Lean training in a 3 phase approach to roll out in some of the colleges. He stated that they are currently working with SUNY Oswego and Columbia College. He stated that all the training that TDO does is very hands on. He stated that he wants to give students an opportunity to better themselves not only for the community to be better employable but to take that next level in an organization. He stated that Lean is not just manufacturing and they are doing some initiatives in health care and service industries. He stated that they are looking to get training funding from OCDC in order to roll this out at Columbia College. He stated that the first wave is aimed at roughly 15 participants at a cost of about \$1,000 per student. He stated that it's on par with cost of Columbia College graduate classes.

Honora Spillane stated that those of us in the economic development profession are very lucky to have TDO locally because they are a tremendous resource both for us and for our local businesses. Cydney Johnson stated that she agrees with Honora Spillane and they have brought great programs to us. She stated that she thinks that this is the type of thing that helps our community.

Upon a motion by James Farrell, seconded by Bed Dublin, the OCDC Board approved a resolution funding up to \$15,000 from the Economic Growth Fund for Central New York Technology Development Organization Lean Foundations Certificate program and authorizing an officer of the Corporation to sign the necessary documents. Motion was carried unanimously.

WALKING WEDNESDAYS

Honora Spillane stated that the representative for this group is delayed but she has been meeting with this group for a few months and can talk about it. She stated that Walking Wednesdays is a fluid project and is a coalition project with SUNY Oswego Metro Center, the American Heart Association, the Cornell Cooperative Extension, the Downtown Committee and some other interested parties including the YMCA, Economic Development and the City. She stated that it is less of a health initiative, although it is a byproduct, but to get people more familiar with downtown. She stated that it is an initiative to both encourage healthy activity especially as we go through the summer but also to capitalize on the downtown resurgence and get those people

who are already here to be a little more comfortable in a group. She stated that it is a prepackaged biweekly walks for them either during lunch or the evening depending on the walk's theme. She stated that there a lot of in-kind services provided by the other organizations but there are some hard costs to get some marketing out there so they are asking OCDC for funding.

Matthew Marko asked if the tours would be weekly. Honora Spillane stated that they would be biweekly because of the ramp up period of getting a new theme for each week. Matthew Marko suggested a Save the Rain tour.

James Farrell stated that since the Board did not have a presentation perhaps two months from now we have a presentation with results.

Upon a motion by James Farrell, seconded by Ben Dublin, the OCDC Board approved a resolution approving funding of up to \$2,500 from the Economic Growth Fund for the Walking Wednesdays and authorizing an office of the Corporation to sign the necessary documents. Ravi Raman voted no. Motion was carried.

Upon a motion by Ravi Raman, seconded by Ben Dublin, the OCDC Board adjourned the meeting at 8:56 am. Motion was carried unanimously.



Honora Spillane, Secretary