The minutes of the **monthly meeting** of the Village of Green Island Industrial Development Agency meeting held on Wednesday, October 11, 2023 at 3:05 p.m. at the Green Island Municipal Center, 19 George Street, Green Island, NY.

Chairperson Rachel A. Perfetti called the meeting to order.

In attendance: Chairperson Perfetti, Treasurer Alix, and Attorney Legnard.

Also, present: Sean E. Ward, IDA Chief Executive Officer, Anthony Ferrandino, IDA Chief Financial Officer, Michele Bourgeois, IDA Assistant to the Chief Financial Officer and Sheila Viera, Village Deputy Clerk-Treasurer.

Absent: Secretary Koniowka

On a motion by Treasurer Alix and seconded by Chairperson Perfetti and carried, to excuse the absentee. All ayes.

Chairperson Perfetti stated that the next item on our agenda is consideration of the minutes from the IDA Public Hearing and Regular Meeting held on August 17, 2023.

On a motion by Treasurer Alix and seconded by Chairperson Perfetti and carried, to approve the minutes of the IDA public hearing and regular monthly meeting held on August 17, 2023. All ayes.

Chairperson Perfetti stated the next item for consideration is Appointments.

On a motion by Treasurer Alix and seconded by Chairperson Perfetti and carried, to appoint Michele D. Bourgeois as Recording Secretary and Sheila B. Viera as IDA Assistant to the Chief Financial Officer. All ayes.

Sean Ward stated for the record that Anne M. Strizzi would also remain as Recording Secretary for the time being.

Chairperson Perfetti stated that the next item for consideration is the Financial Statements for September and October 2023 as presented.

On a motion by Chairperson Perfetti and seconded by Treasurer Alix and carried, to approve the Financial Statements for September and October 2023. All ayes.

Chairperson Perfetti stated that the next item for consideration is the Audit of Claims from August 17, 2023 to present.

On a motion by Treasurer Alix seconded by Chairperson Perfetti and carried, to approve the audit of claims for August 17, 2023 to present. All ayes.

Chairperson Perfetti stated that the next item is consideration of ratifying the lease agreement with Luizzi Companies for up to 3 acres of the Ford Motor Company property.

Treasurer Alix stated that they would be paying $500/month for the duration of the contract. The September payment has already been received.

On a motion by Treasurer Alix and seconded by Chairperson Perfetti and carried, to ratify the lease agreement with Luizzi Companies for up to 3 acres of the Ford Motor Company property. All ayes.

The next item for consideration is ratifying the easement granted to Luizzi Companies for 25 Tibbits Avenue.

On a motion by Chairperson Perfetti and seconded by Treasurer Alix and carried, to ratify the easement granted to Luizzi Companies for 25 Tibbits Avenue. All ayes.

Chairperson Perfetti stated that the next item on the agenda is consideration of the proposed IDA budget for 2024.

CFO Anthony Ferrandino gave a brief overview. For revenues he stated investment earnings have increased due to recent rate increases but he wants to keep it conservative. Any other revenues like sale of land and admin fees are too hard to predict. Expenses remain mostly the same with small increases in salaries and wages and other expenditures like utilities and general liability insurance.

Anthony also mentioned investing the $200,000 Administration Fee received from 25 Tibbits Avenue LLC in a new CD.

On a motion by Chairperson Perfetti and seconded by Treasurer Alix and carried, to approve the proposed 2024 budget as presented. All ayes.

The next item is consideration of authorizing the Chief Financial Officer to submit the 2024 IDA budget to the Authority Budget Office.

On a motion by Treasurer Alix and seconded by Chairperson Perfetti and carried, to authorize the CFO to submit the 2024 budget to the ABO. All ayes.

Chairperson Perfetti stated there was one additional item for consideration – ratifying the lease agreement with New Castle.

Treasurer Alix explained this agreement is for a laydown area on the Ford Motor Company property for a Village street paving project and therefore there is no charge.

On a motion by Chairperson Perfetti and seconded by Treasurer Alix and carried, to ratify the lease agreement with New Castle. All ayes.

No further business.

On a motion by Treasurer Alix and seconded by Chairperson Perfetti to adjourn the meeting at 3:08 p.m. All ayes.