

**Seneca Falls Development Corporation  
Meeting Minutes  
October 20, 2016**

The Seneca Falls Development Corporation (the "SFDC" or the "Corporation") Board of Directors met on October 20, 2016 in the Generations Bank Headquarters at 20 East Bayard, Seneca Falls, New York.

Board members Joell Murney-Karsten, Dave Delelys, Greg Lazzaro, Ken McConnell, and Menzo Case were present. Board members Patrick Nugent and Jay Easter were unable to attend the meeting.

Chairwoman Joell Murney-Karsten presided over the meeting and requested Mr. Case record the minutes. Mrs. Murney-Karsten called the meeting to order at 12:00 PM.

**Prior Meeting Minutes Approval**

The August 18, 2016 meeting minutes were presented for approval. The minutes were approved as presented on motion by Mr. Lazzaro, seconded by Mr. Delelys and unanimously approved.

**Treasurer's Report**

The September Treasurer's report was presented for review, which was sent via email earlier. Discussion ensued about the Farmers' Market, and a final report should be presented at next month's meeting. Town of Seneca Falls \$55,000 contribution was received and recorded as income in September. The Treasurer's Report was unanimously approved as presented upon motion by Mr. Delelys and a second by Mr. Lazzaro.

Mr. Case also noted that the previously approved five year budget as posted last year on PARIS was posted to PARIS timely reflecting the same 2017 – 2019 budgets extended to 2020; however, the budget will require an update for the anticipated hiring of a Director and to reflect the anticipated Town's funding. Mr. Case indicated he would send additional information to the Board in November to that end.

**New Business**

Chairwoman Murney-Karsten discussed developments with Longley-Jones, a real estate development and management firm. Longley-Jones has placed an offer for both the former Seneca Falls Hospital and the former Town Hall. The hospital offer is contingent on the Town Hall offer being accepted. Longley-Jones will be provided a tour of various buildings available in Seneca Falls this week by Chairwoman Murney-Karsten with other Board members invited. Following the tour, Longley-Jones representatives will meet with Generations Bank to discuss financing options for the proposed development at the former Seneca Falls hospital and town hall.

A brief update on 5 Star Medical and its progress on acquiring the current Seneca Falls Police Department building was provided by Mr. Lazzaro. The flood at the new Town Hall has delayed the Town's move. The current plan is to move by mid-November.

**Old Business**

The Chair updated the Board on progress made on interviews for the Director position and opened the floor for a motion to move to Executive Session to discuss candidate interview results. Upon motion by Mr. Lazzaro, seconded by Mr. Delelys, the Board moved to Executive Session to discuss the Director position and interview results at 12:20.

Upon motion Mr. Case, seconded by Mr. Delelys and unanimously approved, the Board reconvened in public session at 12:45.

The following motion was made by Mr. McConnell and seconded by Mr. Lazzaro:

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Whereas the Board believes that the position of Director is needed to effectively meet the Corporation's objective of spurring on economic development in the Town of Seneca Falls;

And that the Corporation has received financial support from the Town of Seneca Falls toward this endeavor;

And that Board has interviewed several candidates for the position and agreed to extend an offer to one of these candidates;

Be it resolved, that the Chair be empowered to prepare an offer for Greg Zellers to fill the position of Director of the Seneca Falls Development Corporation;

And be it further resolved that the details of the offer be determined based on recommendation of the Town of Seneca Falls attorney as to whether Mr. Zellers be considered an independent contractor or employee with the intention to compensate the proposed Director approximately \$52,000 during the period November 1, 2016 through October 31, 2017.

After discussion, the motion was unanimously approved.

The Chair will prepare and send appropriate correspondence to the other candidates.

Continuing with old business, the Board reviewed progress made to update the Seneca Falls Economic Development Plan. To date, the Board and several community members have assembled updated data and analysis for the Plan, which will provide information to update the action steps. Mr. Case noted that he has the information from all sources and will assemble and present the material at the next Board meeting. The Chair then noted that the Board will begin seeking assistance from the Town Council, interested community members, businesses, schools, nonprofit organizations and other entities to update the specific steps to be taken over the next five years (the scope of the plan).

**Member Comments**

Mr. Case provided an overview of the Erie Canal National Heritage Corridor grant being worked on to obtain matching funds to extend the Cayuga-Seneca Trail under the Ovid Street bridge with the placement of a Goulds Pump commemorative near the location of the original Goulds Pump Manufacturing facility. Financial commitments were obtained from ITT Goulds Pump, the Town of Seneca Falls and Generations Bank for the project. In addition, the Seneca Falls Historic Society and the Cayuga-Seneca Trail Association wrote letters of support for the project and will assist in the project as well. The grant is due October 21 and should be filed timely.

**Next Meeting Date**

The next meeting date is November 16, 2016 at 6:00 PM, tentatively scheduled at Generations Headquarters, 20 E Bayard Street.

**Adjourn**

Upon motion by Mr. Lazzaro, seconded by Mr. Case and unanimously approved, the Board adjourned at 1:15 PM.

Respectfully submitted

Menzo D. Case  
Treasurer