

OPERATION OSWEGO COUNTY, INC.
BOARD OF DIRECTORS' MEETING
G.S. STEAMERS, 70 E. FIRST ST., OSWEGO
SEPTEMBER 8, 2025

PRESENT:

BROADWELL	MALONE	SHARKEY IV
CHETNEY	MASON	SHATRAU
CULLINAN	PETER-CLARK	TASCARELLA
DEMARS	PIERCE	TUCKER
GALLOWAY	REDMOND	WEBER
GILSON	ROMAN	

Ex-Officio: None

Staff: Alex Fitzpatrick, Kevin LaMontagne, Amber Miller, Karen Perwitz, and Austin Wheelock

Counsel: Kevin C. Caraccioli

President Cullinan called the meeting to order at 3:00 p.m.

President Cullinan welcome new board members Bob Chetney and Peter Redmond.

President Cullinan listed the items in the Consent Agenda and asked if there were any reports in the Consent Agenda that anyone would like pulled out for further discussion. There were none.

CONSENT AGENDA

On a motion by Mr. Ransom, seconded by Mr. Gilson, the Consent Agenda Items were approved by unanimous vote of all present voting members, as follows: Board of Director meeting minutes of May 5, 2025 and June 19, 2025, Executive Committee minutes of August 14, 2025, Real Estate Development Committee minutes of May 28, 2025 and September 4, 2025.

FINANCIALS

Mr. Tascarella presented the OOC Financials as of June 30, 2025. Following a discussion, a motion by Mr. Gilson, seconded by Mr. Weber, the OOC Financials as of June 30, 2025, were approved by unanimous vote of all present voting members.

Mr. Tascarella presented the OOCF Financials as of June 30, 2025. Following a discussion, on a motion by Mr. Broadwell, seconded by Mr. Galloway, the OCCF Financials as of June 30, 2025 were approved by unanimous vote of all present voting members.

OOC 2026 BUDGET

Mr. Wheelock presented the 2026 OOC Budget stating that the Executive Committee is recommending approval by the Board. Following a discussion, on a motion by Ms. Tucker, seconded by Mr. Demars, the OOC 2026 budget was approved by unanimous vote of all present voting members.

OOC/IDA ADMINISTRATIVE SERVICES AGREEMENT

Mr. Wheelock discussed the OOC/IDA Administrative Services Agreement that had been approved by the IDA at their last meeting. Mr. Wheelock discussed the 2-year extension of the agreement with a 3% increase by the IDA. Following a discussion, on a motion by Mr. Tascarella, seconded by Mr. Sharkey, IV, the OOC/IDA Administrative Services Agreement was approved by unanimous vote of all present voting members.

POLICIES

Mr. Wheelock presented the slate of OOC Policies stating there no current changes and requesting a reaffirmation from the Board. Following a discussion, on a motion by Mr. Gilson, seconded by Ms. Pierce, the OOC Policies were reaffirmed by unanimous vote of all voting members.

ANNUAL BOARD MEMBER REQUIREMENTS

Mr. Wheelock discussed the three required forms that the Board is required to complete. Those are the Conflict of Interest Statement, Acknowledgment of Fiduciary Duty and the Confidential Board Evaluation.

STRATEGIC PLANNING

President Cullinan provided an update on the strategic planning initiative being undertaken. A core group of board members and staff has been formed to continue working with consultant Steve Schack. An additional advisory committee has also been formed to help continue the work. The next meeting is September 18, 2025.

OSWEGO COUNTY MICRO-ENTERPRISE GRANT PROGRAM

Mr. Wheelock discussed the Oswego County Micro-Enterprise Grant Program in conjunction with the County of Oswego. The County of Oswego would apply for the \$300,000 grant fund and OOC would administer the program with grants from \$5,000-\$35,000. A grant committee will be formed to approve grant requests. Following a discussion, on a motion by Mr. Galloway, seconded by Mr. Broadwell authorization was given to administer the program on behalf of the County by unanimous vote of all present voting members.

DAY CARE BUILDING-LMTOCIP

Mr. Wheelock asked to table this discussion due to changes that were presented just prior to this meeting and more time was needed to review. On a motion by Mr. Gilson, seconded by Ms. Peter-Clark, it was approved to table the discussion on the Day Care Building by unanimous vote by all present voting members.

LMTOCIP LAND SALE – 6-ACRES

Mr. Wheelock presented a request from C&S Companies to purchase a 6-acre parcel of land at the LMTOCIP for the construction of a 30,000 sf-foot spec building. No purchase price has been presented as of yet; however, C&S Companies is prepared to pay fair market value if approved. Initially, a motion was made by Mr. Sharkey, IV and seconded by Mr. Mason to approve the sale. After further discussion, on a motion by Ms. Peter-Clark, seconded by Mr. Gilson, it was approved to authorize the OOC Executive Director to negotiate a site acquisition and preferred developer agreement with C&S Engineers for the acquisition and development of an approximately 6-acre parcel of land within the LMTOCIP subject to final approval by the Executive Committee and ratification by the OOC BOD by unanimous vote of all present voting members.

OOO OFFICE RENOVATION PHASE 2

Mr. Emmons discussed the Phase 2 renovation of the OOC administrative offices and the RFT process. The improvements will consist of renovation of all private offices, office kitchen remodel, redesign and renovation of the front reception area, replacement of all ceiling grids

and tiles throughout the building and upgrading all fluorescent light fixtures to energy-efficient LED lighting. Four potential bidders were contacted with 2 bids received. Standish and Sons was awarded the bid. Mr. Emmons also reported that OOC would be seeking a financial contribution of \$75,000 for the County of Oswego IDA. Following discussion, on a motion by Ms. Peter-Clark, seconded by Mr. Tascarella, approval for OOC Office Renovation Phase 2 was approved contingent on the \$75,000 contribution by the COIDA and a sufficient warranty by the contractor, by unanimous vote by all voting members.

EXECUTIVE DIRECTOR REPORT

Mr. Wheelock discussed provided a report on the following projects/initiatives: Q1 and Q2 2025 Economic Development Activity Report, SEMICON West, Staff Title Updates, LMTOCIP Expansion Updates, CivicServe Software Implementation, Manufacturing Summit-October 15th, Oswego County Housing Study Final Report, ESD CFA Round 15-Projects Assisted, Village of Pulaski \$10M DRI, Nuclear Advocacy and YTD Fundraising Update.

NEXT MEETING

The next meeting of the OOC Board of Directors is scheduled for December 8, 2025.

ADJOURNMENT

On a motion by Mr. Demars, seconded by Ms. Peter-Clark, the meeting was adjourned at 4:38 p.m.

Respectfully submitted,

Eric Behling
Secretary