

CENTRAL NEW YORK REGIONAL MARKET AUTHORITY
REGULAR BOARD MEETING
December 11th, 2018
6:00 P.M.

PRESENT: C. Pratt, J.A. Delaney, M. Mahar, S. Ficken, A. Emmi, K. Batman, M.E. Chesbro, M. Broccoli, R. Daratt, J. Musumeci

ABSENT: M.J. Madison, C. Nowak, D. Ross

OTHERS: Ben Vitale, Amanda Vitale, Dan Manion

The meeting was called to order at 3:33 PM by Board President: John Musumeci.

APPROVAL OF AGENDA

Resolved; a motion was made by J.A. Delaney and seconded by S. Ficken to approve the agenda. All in favor; no one opposed; no abstentions.

APPROVAL OF PRIOR MINUTES

Resolved; a motion was made by A. Emmi and seconded by C. Pratt to approve prior minutes. All in favor; no one opposed; no abstentions.

PERSONNEL COMMITTEE PRESENTATION- Marty Broccoli

It was made mention that D. Ross needs to be replaced due to his absence, and the need for his position on the committees that he represents.

M. Broccoli presented to the Board that he had asked for feedback on the new job description created for the Executive Director position at the last meeting. Since the last meeting, he had received feedback only from A. Emmi and K. Batman. M. Broccoli read through some of the comments that K. Batman had made in response to the newly created job description.

M. Broccoli recommended to the Board of Directors that someone needs to sit down with B. Vitale to discuss his plans for his pending retirement. M. Broccoli then asked the Board of Directors when the last time was that anyone one sat down and spoke with B. Vitale. J.A. Delaney stated that herself and the governance committee sat down with B. Vitale in July of 2017, but that no one has met with B. Vitale since then. M. Broccoli asked who the members of the governance committee were. The members of this committee are: D. Ross, C. Pratt, M. Mahar, J.A. Delaney, and M. Madison.

J. Musumeci asked if M. Broccoli would be willing to sit in on the governance committee meeting, with D. Ross and M. Madison missing. M. Broccoli agreed to do so, and stated that the Board of Directors really needs to proceed with this meeting in order to be fair to themselves as well as B. Vitale. He also stated that the Board of Directors needs to figure out how to move forward, and the governance committee needs to set a date for their meeting with B. Vitale.

It was mentioned that it would be best to schedule this meeting for right after the new years. The next meeting of the Board of Directors would be on Tuesday, January 8th, and the meeting of the governance committee would be that day as well. It was also agreed upon that S. Ficken and M. Broccoli would be added to the governance committee to fill the vacancies left by M. Madison and D. Ross. The governance committee meeting will take place on January 8th at 3:30 pm.

K. Batman then brought up some concerns that he had about the job description being ready in time, and some confusion on which committee is going to be responsible for finalizing a job description. He stated that his confusion was due to the fact that the personnel committee had been dealing with this matter up until now, and the matter is now going to move into the hands of the governance committee. J.A. Delaney responded that the charter states that matters of the Executive Director are to be handled by the governance committee. K. Batman recommended that everyone else get their responses to the new job description into M. Broccoli as soon as possible, and suggested that the Board of Directors and members of the committee stay proactive to stay on the same page and work together to get this matter finalized in time.

VENDOR ISSUES

B. Vitale briefed the Board of Directors on a situation that arose multiple years ago, concerning a vendor, Julien “Jules” Polge. He reminded the Board that Polge had been disallowed on the Market due to an issue pertaining to marijuana on the premises. B. Vitale informed the Board that it has been five plus years since the incident, and that Polge has abided by the wishes of the Market and made no attempt to come to the Market since. However, Polge came to visit the office last week, asking if the Board could reconsider their decision. Polge’s wife has been ill and he would like to be allowed to come back to the Market to help her. B. Vitale informed the Board that he had made the decision to allow Polge to come back to the Market that weekend. Polge was made aware of the Rules and that he was expected to follow them. B. Vitale recommended that the Board make a resolution to allow Polge to come back to the Market to help his wife with their business, given that much time had passed and that he demonstrated good behavior the past weekend while vending at the Market.

Resolved: a motion was made by J.A. Delaney and seconded by S. Ficken to allow Julien Polge to come back to the Market, given that he is made aware of the

Rules and Regulations and that no further issues arise. All in favor, 0 opposed, 0 abstained.

B. Vitale made the Board aware of a situation that has been brewing in the E-Shed on both Saturdays and Sundays. A while back, one of our vendors was away from the Market for some time, as he was doing time for a crime. This vendor is a registered sex offender, but has no restrictions. Upon his release, this vendor wished to come back to the Market to vend. The staff made this vendor jump through some hoops, but he did everything that was asked. Upon his return, he has been on exceptional behavior, and the staff has experienced no issues with this vendor. However, there have been many reports of two other vendors in his building “harassing” and bullying him. There have been fliers posted around the premises, messages sent out on the internet, and even graffiti done in the E-Shed. We have no proof as to who has posted the fliers or done the graffiti, but have a good idea. One of the vendors who has been bullying the other vendor has recently been evicted from the Market’s storage facility, due to his lack of respect for the storage facility and consistent late payments. This vendor’s license for Saturday will expire at the end of December, but will have a valid license for Sunday through the end of April. B. Vitale informed the Board that he was not looking for them to make any kind of resolution, but just wanted them to be aware of the situation. B. Vitale plans to not offer the vendors involved a license in the future if the matter is not resolved, but in the meantime, the staff will continue to deal with the situation to the best of their abilities.

B. Vitale recommends that when rule changes are made for the upcoming year, that a rule be written in both the Rules and Regulations as well as licenses and leases, that if money is owed on any account that use of the premises will be suspended.

B. Vitale informed the Board that a vendor who sells coins on the Flea Market stopped into the office to speak with him. This vendor just found out that he has cancer, and will be unable to attend the Flea Market for the remainder of his license term. This vendor was wondering if the Market could make any kind of acceptance to relieve him of his license and the remaining \$426.00 that he owes for the portion of the season that he will be unable to attend due to treatments. C. Pratt suggested that the vendor produce some sort of documentation of his condition.

Resolved; a motion was made by C. Pratt and seconded by M.E. Chesbro to relieve the debt with medical documentation. All in favor, 0 opposed, 0 abstained.

BOARD DISCUSSION

B. Vitale discussed with the Board, an issue that has been arising pertaining to the overhead doors. The overhead doors and their chains are not being handled properly.

When the chains themselves are being knocked off track it is frustrating, but a relatively easy fix. However, there is another vendor who comes in with a forklift and opens their door that way. When a door is opened in this manner, all tension is taken off of the mechanisms of the door. A few weeks ago, this door was destroyed. Every mechanism that works the door was busted, and with the amount of tension that the cables are under, when the door busted the Authority is extremely lucky that the vendor and staff member were not hurt. B. Vitale suggested that this be considered when making rule changes for the upcoming year as well. These doors are only 20 years old, but the only reason for the wear and tear that exists on them is mishandling by the vendors.

B. Vitale mentioned to the Board that the Farm Credit interest rate increased again, and is most likely going to continue to climb. The Authority currently has a half of a million dollars cash on hand, this could be used to knock down a portion of this mortgage. We put just under a quarter of a million dollars into the Halal this year, but they are paying that back over ten years. The Authority will be receiving \$24,000.00 a year. At this point in time it would make more sense to pay down a mortgage at 5.25% interest than to receive .25% interest on the money in savings.

B. Vitale suggested that some good money be put into the grounds next year, considering the Authority's need for continuing upkeep of the facility. B. Vitale suggested repairs to storefronts and windows, as well as having the windows in the Administration building fixed properly. If things are not fixed sooner rather than later, they will just continue to get worse. B. Vitale would like to sit down with C&S Engineers and see about putting together a \$50,000-\$100,000 project containing these repairs.

B. Vitale informed the Board that a real estate agent contacted him who is representing Taco Bell. They have expressed interest in renting space to open a Taco Bell on Market property. B. Vitale stated that there are a couple parcels on the Market that may work for this.

NEXT MEETING

The next meeting of the Board of Directors will be on January 8th, 2019 at 5:30 pm, with a governance committee before it at 3:30 pm.

K. Batman suggested that a time and date be set for the 2019 meetings so that Board Members could plan their schedules, taking these meetings into consideration. It was agreed upon that 2019 meetings would be on the second Tuesday of every month, at 6:30 pm in May-October and at 3:30 pm in November-April.

ADJOURNMENT

Resolved; a motion was made by S. Ficken and seconded by J.A. Delaney, to accept the 2019 meeting times and adjourn at 4:45 p.m. All in favor; no one opposed; no abstentions.

Maria Mahar, Secretary