

**Executive Summary  
of the PARC Board of Directors Meeting  
April 20, 2009**

**Directors Present:** Gil Duken, Marion Bourdeau, Jim King, and Steve Bouyea

**Directors Present Via Phone:** Don Garrant and Henry Fortin

**Unable to Connect:** Kevin Carroll

**Others Present:** Bruce Steadman, Lee Mitchell, Bob Davis, Randall Beach, Dennis Doyle, Jack LaDuke, and Ducky Drake

**Call to Order:** Chairman Duken called the meeting to order at 8:07 a.m.

**Pledge of Allegiance:**

**Public Welcome and Invitation to Comment:** None

**Prior Minutes:**

Chairman Duken asked for a motion to approve the minutes of the February 23, 2009 meeting. Motion to approve by Mr. Garrant, seconded by Mr. Fortin. 6-0 in favor thereof.

**Chairman's Report:** Mr. Duken stated that although the North Country hasn't stored winter apparel yet, signs abound that spring-like weather is right around the corner. Better weather, he said, should bolster PARC's current marketing initiative. He noted that prime property is now accessible for showing and a variety of attractive deals are on the table. A major push to move 10 properties that remain will occur over what's left of spring and through the summer months. PARC's marketing approach, he continued, is targeted to investors and developers who may be bargain hunting in anticipation of an economic rebound later this year or in 2010.

Mr. Duken said that it is satisfying to see progress in renovations of the former education building and adjoining property on the northeast side of Arizona Avenue that will house the new Clinton County C.A.R.T. bus garage. He said the facility will look great when it is finished, and it will be the hub of an important transportation service that benefits the greater Plattsburgh region.

Mr. Duken noted that PARC continues to post its "Good News Blog" on its website, adding that those who haven't done so should check it out at [www.parc-usa.com](http://www.parc-usa.com). He stated that PARC is looking for feedback from site visitors as well as good news items that merit addition to the blog. On behalf of PARC, he congratulated Herb Carpenter on being named Irishman of the Year during this year's St. Patrick's celebration hosted by the Plattsburgh-North Country Chamber of Commerce. While it is difficult to imagine our good friend in a speechless state

following his selection to receive the surprise award, he said, there is no doubt he deserved it. He noted that Mr. Carpenter has been an integral part of the shaping and re-shaping of the former Plattsburgh Air Force Base and PARC's emergence as a visible and viable industrial park. His contributions can be traced, he continued, to his days as an Air Force serviceman stationed at Plattsburgh Air Force Base, through his later role as a Plattsburgh policeman and police chief, and then as a businessman who built the Northeast Group into a world class enterprise headquartered here. Mr. Carpenter was in the front lines in the effort to save Plattsburgh Air Force Base from closure, he said, and he was the voice of reason when that effort failed. He concluded that Herb Carpenter's continued investment in land and buildings at PARC has created jobs and opportunity for many people.

**Committee Reports:** None

**Chief Executive Officer:** Since there were no committee reports, Mr. Steadman requested department reports.

**Engineering Department Report:** Mr. Davis stated that PARC has contracted to have the remaining 53 acres of land mowed and maintained again this year during the summer months. The Air Force, he continued, has contracted with Shaw Environment to complete the remaining remediation required at the Central Heating Plant. PARC appeared before the Town Planning Board recently, he said, for the presentation and approval of two subdivisions -- Phase VII and VIII. Phase VII is located at the end of Willow Drive, a four-parcel subdivision, and Phase VIII is located along the western boundary near the Jeffords Steel property. He stated that these will be the last subdivisions presented to the Town. The 3500 acres, he said, have now been subdivided as much as possible, yielding a total of 188 parcels. Future site plan approvals are all that remain for Town Planning Board approval. The marketing campaign continues, and, as previously mentioned, the "Good News Blog" is doing well.

Mr. Steadman noted that Mr. Davis has done a fantastic job putting the subdivisions together and thanked him personally. The final numbers are 188 parcels, and approximately 40 different subdivisions, including the single largest subdivision the Town of Plattsburgh had ever dealt with up until that time. Mr. Steadman added that Mr. Davis's strong relationships with both the City and the Town, the Planning and Zoning Boards, and various other departments add up to a job well done.

**Finance Department Report:** Mrs. Mitchell reported that year-to-date rents through March 31<sup>st</sup> are fully collected. Other highlights of her report included:

- The variance between cumulative rents and sales as compared to the budget are primarily a result of the delay in PARC's receipt of the final FOSET deed from the Air Force. This delay means that PARC will continue to collect monthly rental income on FOSET properties, but will have shortfalls in the budgeted property sales until such time as the FOSET deed is received and the associated closings can be completed for the terms in each purchase agreement at that time.

- PARC's management continues to be proactive with the Air Force, the EPA, NYSDEC, NYSDOH, and the Governor's office in getting the final deed conveyed to PARC as soon as possible.
- There was one property sale to report in March providing some additional parking acreage to an existing property owner along New York Road.
- The Empire State Development Corporation Phase 12 Grant is approximately 57% complete as of March 31<sup>st</sup>. PARC's last reimbursement request has been approved by our Project Manager and submitted for payment to the ESDC offices in New York City.
- The Phase 13 Grant application has been reviewed by PARC's Program Manager and is scheduled to go to the Empire State Development Board on May 21<sup>st</sup> for approval. The Phase 13 Grant amount will become final upon approval of the Grant Agreement.

**Legal Report:** None

**Chief Executive Officer:** Mr. Steadman said he would deviate from the agenda to acknowledge the retirement from PARC "of a good friend and key contributor, Mr. Dennis Doyle." He said that, although the last thing Mr. Doyle wanted was any public recognition, Board Chairman Gil Duken and he penned a letter acknowledging Mr. Doyle's many accomplishments during his tenure at PARC. Mr. Steadman took the opportunity to read the letter, and presented Mr. Doyle with a framed copy. In part, it read:

"It is with sadness, and with pride, that we note the end of your tenure at PARC: sadness because we will miss your wise counsel, your creativity, and your upbeat approach to communicating with others; pride because we are proud to have served with you, benefitted from your experience and expertise, and worked with you shoulder-to-shoulder in resolving the complex issues associated with redevelopment of the former Plattsburgh Air Force Base."

"It is safe to say that your talent and communicative style literally have saved PARC thousands and thousands of dollars in professional fees, and helped to increase our sales, leases, and other cash inflows from investors and employers by hundreds of thousands of dollars."

The text listed Mr. Doyle's many other accomplishments over his 14-year tenure at PARC, noted that he will be missed, and thanked him for all he has contributed to PARC.

**Mr. Dennis Doyle:** Mr. Doyle acknowledged the honor. He said it was appropriate that Herb Carpenter had been mentioned and how he was speechless when selected as Irishman of the Year. For someone who has dealt with words and phrases all his career, Doyle said, it is tough to be at a loss for words at this time. Mr. Doyle acknowledged news media colleagues Jack LaDuke, Ducky Drake, and Dan Heath who were in the audience, and said he was going to miss working with them. He referred to how he had been quoted in Marion Calabro's book, "Flying High Again," that the PARC job was the best he had in a career spanning 50 years. It has been a privilege to be associated with this organization, he continued, and to have had a role in what the organization has achieved. The people at PARC have been superb to work with -- always

cooperative, always willing to listen, always willing to share their expertise with him. Mr. Doyle concluded by thanking the Board for its support and encouragement over the years.

**Chief Executive Officer:** Mr. Steadman commented that the Finding Of Suitability for Early Transfer (FOSET) is now in the Governor's office for the final review. Hopefully, he said, the Governor will sign this week. Then the Air Force can prepare the deed, and PARC can begin to close the sales transactions on the parcels awaiting the final deed.

**Old Business:** None

**New Business:** None

**Public Comment:** None

**Chairman:** Mr. Duken asked for adjournment to retire to Executive Session. Motion by Mr. King, seconded by Mrs. Bourdeau. 6-0 in favor thereof.

**Call to Order:** On a motion by Mr. King, seconded by Mr. Garrant. 6-0 in favor thereof.

Mrs. Bourdeau moved to adjourn the public session, seconded by Mr. King. 6-0 in favor thereof.