

# STATE OF NEW YORK

7598--A

2023-2024 Regular Sessions

## IN SENATE

July 12, 2023

Introduced by Sen. MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Rules -- recommitted to the Committee on Corporations, Authorities and Commissions in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public authorities law, in relation to the board of directors of the Central New York Regional Market Authority

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Section 827 of the public authorities law, as amended by  
2 chapter 55 of the laws of 1992, is amended to read as follows:

3 § 827. Board of directors. The board of directors of the authority,  
4 hereinafter in this title referred to as "the board," shall consist of  
5 [~~thirteen~~ nineteen voting members, as follows: The commissioner of  
6 agriculture and markets or the commissioner's representative [~~shall be a~~  
7 ~~member ex-officio~~]. The board of supervisors of each of the counties in  
8 the district shall each name directors as follows: Onondaga, three;  
9 Oswego, two; Cayuga, two; Madison, two; Cortland, one; Oneida, one, and  
10 Wayne, one. Additionally, the following shall have appointments to the  
11 board: the mayor of the city of Syracuse, one; the common council of the  
12 city of Syracuse, one; the assembly member from the assembly district  
13 where the primary offices and facilities of the market reside, one; the  
14 state senator from the senate district where the primary offices and  
15 facilities of the market reside, one; the chief of police of the city of  
16 Syracuse, one; and the fire chief of the city of Syracuse, one. One  
17 member from each of the above-named counties may be either a producer or  
18 non-producer of agricultural products; the other members named by the  
19 board of supervisors of the counties in the district entitled to addi-  
20 tional directors shall be persons engaged in farming and deriving a  
21 greater part of their income therefrom, and all such appointments made  
22 after May first, nineteen hundred forty-four, shall be producers who

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 actually sell all or part of their produce on the Central New York  
2 Regional Market.

3 Each member shall continue as a member during the pleasure of the body  
4 appointing [~~him or her~~] such member, and upon a vacancy occurring by the  
5 filing with the secretary of the authority of a duly certified copy of  
6 the resolution signifying that an appointment has been terminated, or  
7 upon resignation of a member, or a vacancy occurring in any other  
8 manner, it shall be filled in a manner corresponding to the original  
9 appointment. Each member shall, before entering upon the duties of  
10 office, take the constitutional oath of office and file the same in the  
11 office of the secretary of state. One more than one half of the duly  
12 qualified members shall constitute a quorum for the transaction of busi-  
13 ness and [~~the concurrence of one more than one half of the duly quali-~~  
14 ~~fied members at a meeting~~] shall be necessary to the validity of any  
15 resolution, order or, determination. Any member may be removed by the  
16 governor for inefficiency, neglect of duty or misconduct in office,  
17 after a hearing upon charges and an opportunity to be heard in person or  
18 by counsel upon not less than ten days' notice. The members shall not  
19 receive a salary or other compensation, but shall be paid actual  
20 expenses incurred in attending meetings of the board and in performing  
21 committee work assigned to them by the board. Expenses for travel shall  
22 not exceed the per mile rate allowed state employees for use of personal  
23 cars. Expenses of a special or extraordinary nature may be allowed by  
24 resolution of the board.

25 § 2. Section 826 of the public authorities law, as amended by chapter  
26 420 of the laws of 1951, is amended to read as follows:

27 § 826. Central New York Regional Market Authority. 1. There is hereby  
28 created and established a district to be known as the "central New York  
29 regional market district," hereinafter in this title referred to as "the  
30 district," which shall embrace all the territory included within the  
31 following named counties: Cayuga, Cortland, Madison, Oneida, Onondaga,  
32 Oswego, that territory in Wayne county lying east of the new pre-emption  
33 line. For the accomplishment of the purposes hereinafter indicated rela-  
34 tive to that district there is hereby created and established a public  
35 benefit corporation, to be known as "Central New York Regional Market  
36 Authority," hereinafter in this title referred to as "the authority."  
37 Such authority shall have perpetual existence and the power to acquire  
38 by the exercise of the right of eminent domain or otherwise such real  
39 estate within the district and other property as may be necessary, to  
40 sue and be sued, to incur debts, liabilities and obligations, to issue  
41 bonds and other evidences of indebtedness, to have a seal, and to exer-  
42 cise all powers authorized by this title and reasonably necessary for  
43 accomplishing its purposes, subject to the provisions herein contained  
44 and the constitution and laws of the United States and of New York  
45 state. Such powers shall be exercised in the name of the "Central New  
46 York Regional Market Authority."

47 2. In fulfilling the authority's mission, the board shall work cooper-  
48 atively and in consultation with the department of agriculture and  
49 markets to ensure the proper development of agriculture and regional  
50 market facilities, in the central New York regional market district. The  
51 board and the department of agriculture and markets, hereinafter in this  
52 title referred to as "the department," shall jointly develop a plan for  
53 the future development and viability of agriculture and regional market  
54 facilities in the district. Such plan shall include both short-term and  
55 long-term goals and objectives as well as actual and projected revenues  
56 and expenditures. Such plan shall annually allocate no less than seven-

1 ty-five percent of the authority's available funds for the creation,  
2 development, and enhancement of agriculture and regional market facili-  
3 ties, in the district. For purposes of this subdivision, available funds  
4 shall mean the net amount available after contractually obligated  
5 expenditures are subtracted from, but not be limited to, cash, cash  
6 equivalents, certificates of deposit, and other receivables available.  
7 The board and department shall meet annually prior to the close of the  
8 authority's fiscal year to evaluate the effectiveness of the use of  
9 funds for that fiscal year, review the goals and objectives of the plan,  
10 and properly prepare for the allocation and use of such funds for the  
11 next fiscal year. The plan shall be updated annually to make appropriate  
12 modifications to such plan for the next fiscal year. Prior to any such  
13 funds being expended, both the board and the department must approve  
14 such plan, its goals and objectives as well as the projected revenues  
15 and proposed allocations.

16 3. The authority shall furnish an annual real estate report detailing  
17 all real estate holdings and detailed property information, including  
18 but not limited to the tenants, important lease terms, rents, durations  
19 of leases, as well as copies of each lease. Notwithstanding any other  
20 provision of law to the contrary, the authority shall furnish all  
21 required reports, audits, and reviews, including the annual real estate  
22 report, to all parties enumerated in paragraph (a) of subdivision one of  
23 section twenty-eight hundred of this chapter, to the department of agri-  
24 culture and markets, as well as publish such report on its website with-  
25 in ninety days after the end of its fiscal year.

26 § 3. The public authorities law is amended by adding two new sections  
27 842 and 843 to read as follows:

28 § 842. Moneys of the authority. The state comptroller or such comp-  
29 troller's legally authorized representatives are hereby authorized and  
30 empowered from time to time to examine the accounts and books of the  
31 authority, including its receipts, disbursements, contracts, sinking  
32 funds, reserve funds, investments and any other matters relating to its  
33 financial standing.

34 § 843. Code of ethics. 1. As used in this section, the term "authori-  
35 ty employee" shall mean any board member, member, officer or employee of  
36 the authority.

37 2. The authority shall make available their code of ethics on their  
38 website, which is applicable to all authority employees.

39 3. No authority employee shall have any interest, financial or other-  
40 wise, direct or indirect, or engage in any business or transaction or  
41 professional activity or incur any obligation of any nature, which is in  
42 substantial conflict with the proper discharge of such employee's duties  
43 in the public interest.

44 4. (a) No authority employee shall accept other employment which will  
45 impair such employee's independence of judgment in the exercise of any  
46 official duties.

47 (b) No authority employee shall accept employment or engage in any  
48 business or professional activity which will require the employee to  
49 disclose confidential information which such employee has gained by  
50 reason of official position or authority.

51 (c) No authority employee shall disclose confidential information  
52 acquired by the employee in the course of official duties nor use such  
53 information to further personal interests.

54 (d) No authority employee shall use or attempt to use an official  
55 position to secure unwarranted privileges or exemptions for such employ-  
56 ee or others.

1 (e) No authority employee shall engage in any transaction as represen-  
2 tative or agent of the authority with any business entity in which such  
3 employee has a direct or indirect financial interest that might reason-  
4 ably tend to conflict with the proper discharge of official duties.

5 (f) An authority employee shall not by conduct give reasonable basis  
6 for the impression that any person can improperly influence such employ-  
7 ee or unduly enjoy favor in the performance of official duties, or that  
8 such employee is affected by the kinship, rank, position or influence of  
9 any party or person.

10 (g) An authority employee shall abstain from making personal invest-  
11 ments in enterprises which such employee has reason to believe may be  
12 directly involved in decisions to be made by the employee or which will  
13 otherwise create substantial conflict between duty in the public inter-  
14 est and such employee's private interest.

15 (h) An authority employee shall endeavor to pursue a course of conduct  
16 which will not raise suspicion among the public that such employee is  
17 likely to be engaged in acts that are in violation of trust.

18 (i) No authority employee employed on a full-time basis nor any firm  
19 or association of which such an employee is a member nor authority, a  
20 substantial portion of the stock of which is owned or controlled direct-  
21 ly or indirectly by such employee, shall sell goods or services to any  
22 person, firm, authority or association which is licensed or whose rates  
23 are fixed by the authority in which such employee serves or is employed.

24 (j) If any authority employee shall have a financial interest, direct  
25 or indirect, having a value of ten thousand dollars or more in any  
26 activity which is subject to the jurisdiction of a regulatory agency, he  
27 or she shall file with the secretary of state a written statement that  
28 he or she has such a financial interest in such activity which statement  
29 shall be open to public inspection.

30 5. In addition to any penalty contained in any other provision of law  
31 any such authority employee who shall knowingly and intentionally  
32 violate any of the provisions of this section may be fined, suspended or  
33 removed from office or employment.

34 6. The provisions of section seventy-three of the public officers law  
35 shall be applicable to all board members and employees of the authority.

36 § 4. This act shall take effect immediately.