

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** March 20, 2015

**Time:** 11:00 a.m.

**Place:** Delaware County eCenter  
5 ½ Main Street, Delhi NY

**Present:** James Thomson, Chairman  
Glenn Nealis, Executive Director  
William Willis, Economic Development Specialist  
Bruce Dolph  
Andrew Matviak  
George Bergleitner, Secretary  
Lori Paulson  
Molly Oliver  
Scott White, Vice-Chairman  
Tabitha Byam  
Jim Eisel  
Mark Tuthill

**Absent:** Mike O'Brien  
Carol Jean Finch

The March 20, 2015 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by George Bergleitner, to approve the draft minutes of the February 20, 2015 meeting; motion passed.

Glenn Nealis reviewed the treasurer's report. Glenn explained that the balance owed to us by the industries is not uncommon at the end of the year. They also had to rebuild the pump which was a \$5000.00 bill. A motion by Scott White, second by Bruce Dolph to approve the treasurers report; motion passed.

Bill Willis updated the loan report. The Cardio Club asked us to change collateral on their loan. She would like to use the condo she has in Myrtle Beach because they are selling the house in Florida. A motion by Bruce Dolph, second by George Bergleitner to change collateral; motion passed. A motion by Scott White, second by Bruce Dolph approve the loan report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

|                                     |           |
|-------------------------------------|-----------|
| Del. Co. Elect. Coop.               | -1,256.44 |
| Philadelphia Insurance Co.          | -7,890.59 |
| Unlimited Conferencing              | -12.18    |
| Hancock Herald LLC                  | -74.88    |
| Glenn W Nealis                      | -694.90   |
| My Hero                             | -38.69    |
| NYS DOS                             | -20.00    |
| Dryden Mutual                       | -625.00   |
| Cuginos                             | -40.18    |
| Price Chopper                       | -17.02    |
| Verizon Wireless                    | -52.60    |
| Cedarwood Engineering Services PLLC | -8,674.51 |
| Del. Co. Elect. Coop.               | -1,320.53 |
| Glenn W Nealis                      | -694.90   |
| Law Office of Thomas Gallagher      | -3,000.00 |
| Price Chopper                       | -10.57    |

A motion by Bruce Dolph, second by Andrew Matviak, to approve the invoices; motion passed.

Chapel Hill Land Holding LLC: Glenn updated the board. We closed on time. Glenn explained the three different outcomes of the PILOT. The PILOT will be finalized in the next two months.

Wissahickon Facility: Glenn informed the board there are two offers on the property. Glenn handed out both proposals and asked for the boards' feedback. Board discussed. A motion by Andrew Matviak, second by Scott White, Bruce Dolph abstained to approve entering into a purchase agreement with 212 Brewery with the contingencies that they provide the board with full financials, a business plan and a timeline; motion passed.

Casella Waste Facility: We had an appraisal done with a value of \$105,000. They were not happy with that figure so they had their own appraisal done. That appraisal came back with a value of \$124,300. A motion by Andrew Matviak, second by George Bergleitner, to approve negotiating a purchase agreement with an upper limit of \$124,000; motion passed.

Amphenol – Sidney Center – Eminent Domain: Glenn Nealis informed the board that we do have to move forward with eminent domain on the Oakley property because Nationstar Bank despite the recommendation of their council to accept the partial lien release has refused to issue the lien release. We had already approved eminent domain for that piece of property. We would now be condemning just the stream banks from width to width. A motion by Scott White, second by Andrew Matviak, to approve; motion passed.

Brownfield Investigation: Glenn updated the board on the investigation of the two pieces of property we had RPI look at.

IDA Reform: Glenn updated the board. They want both Empire State Development and the states approval to enter into any PILOT agreement that impacts state or local taxes. Jim Thomson suggested writing a letter to our assemblyman and senators opposing it. Board agreed to write letter.

Upstate Revitalization Competition: Scott White updated the board. This is an ongoing program. We need to give ideas to regional councils.

Village of Sidney: The Village of Sidney is interested in putting up a loan of \$50,000 to make small loans to homeowners that are going through the buyout process. The maximum loan amount would be \$10,000 not to exceed 5 years and have only personal guarantees attached to them. Sidney has asked the IDA to be the lead on meeting with the homeowners to process the loans and administer repayments of the amounts from whenever it starts through December 31, 2016. If all repayments are not received by that time then it would continue on open ended. All principal and interest would be turned over to the village and we would be required to report on a quarterly basis.

Project Updates:

Amphenol: The Dormitory Authority has kicked back attorney bills for a third time now.

Greene Lumber is still waiting on NYSEG to finalize engineering.

Walton RARP – We have three projects under contract and four more we are processing.

Ag Micro – Applications are out and are due in April. We have been getting a lot of interest on that.

Bed Tax – Senator Bonacic does not support.

Foothills Creamery - They are the dairy prospect looking to do yogurt, ice cream and cheese. It is a two phase project. It will create 98 new jobs. Some concerns were raised about the college farm site. Glenn has come up with an alternative site and is working on putting the incentive package together.

Leatherstocking Pipeline- We had a meeting regarding the potential for siting of a liquefied natural gas fueling station in Delhi and installation of 4 miles of pipe within the village and into Frasers. They are looking for CFA support.

Other Old/New Business: No Old and New business.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** March 20, 2015

**Time:** 11:00 a.m.

**Place:** Delaware County eCenter  
5 ½ Main Street, Delhi NY

**Present:** James Thomson, Chairman  
Glenn Nealis, Executive Director  
William Willis, Economic Development Specialist  
Bruce Dolph  
Andrew Matviak  
George Bergleitner, Secretary  
Lori Paulson  
Molly Oliver  
Scott White, Vice-Chairman  
Tabitha Byam  
Jim Eisel  
Mark Tuthill

**Absent:** Mike O'Brien  
Carol Jean Finch

The March 20, 2015, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Bruce Dolph second by George Bergleitner, to approve the draft minutes of the January 16, 2015 meeting; motion passed.

The following invoices were presented for approval:

### Operating Account

|                          |             |
|--------------------------|-------------|
| Delaware County IDA      | -10,000.00  |
| Gary Cassineilli         | -157,000.00 |
| Delaware County LDC      | -207.78     |
| Delaware County Clerk    | -120.50     |
| Thomas Gallagher         | -600.00     |
| Harry Hawley, Inc.       | -71.72      |
| Molto Espresso           | -15,500.00  |
| Arkville Laundromat      | -18,169.00  |
| Kitchen Cheetah          | -14,000.00  |
| Empire State Development | -640.00     |

A motion by Bruce Dolph, second by Andrew Matviak, to approve the invoices; motion passed.

Glenn Nealis reviewed the treasurer's report. A motion by Bruce Dolph, second by George Bergleitner to approve the treasurer's report; motion passed.

Bill Willis reviewed the loan report. Sidney Flowers will be paid in full once they close on the house. A motion by Bruce Dolph, second by George Bergleitner to approve the loan report; motion passed.

The floor was opened for the discussion of any Old and New business; No Old and New business.

Meeting was adjourned in form.