

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** August 8, 2014

**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, Treasurer  
Scott White, Vice-Chairman  
Tabitha Byam  
Mike O'Brien  
George Bergleitner, Secretary  
Shelly Johnson

**Absent:** Andrew Matviak  
Carol Jean Finch

The August 8, 2014 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Bergleitner second by Mike O'Brien, to approve the draft minutes of the June 20, 2014 meeting; motion passed.

The following invoices were presented for approval:

A motion by Scott White, second by Bruce Dolph, to approve the invoices; motion passed.

### IDA Operating Account

Mang Insurance Agency	-2,279.00
Catskill Development Foundation	-35.00
Cedarwood Engineering Services PLLC	-5,178.50
Verizon Wireless	-52.62
Keystone Associates	-1,535.60
Cedarwood Engineering Services PLLC	-1,349.03
Village of Sidney	-36.85
Del. Co. Elect. Coop.	-1,376.23
Mid Town Grill	-113.61

### Amphenol Mitigation

Amphenol	-887,181.00
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### EDA Amphenol Grant

Amphenol	-148,052.00
Community Bank	-20.00

A motion by Scott White, second by Bruce Dolph, to approve the receipts and disbursements; motion passed.

Glenn Nealis reviewed the treasurer report. The Bank of Cooperstown line of credit has been paid off. A motion by Bruce Dolph, second by Mike O'Brien, approve the treasurer report, motion passed.

Bill Willis reviewed the loan report. He informed the board that Binnekill Square is looking to refinance. A motion by Bruce Dolph, second by Mike O'Brien, to subordinate to Delaware National Bank, motion passed. Lucky Dog would like a six month deferment. Bill told her she needs to get current and to come to the board in the fall to ask for a deferment. Hobart Market sent four payments. A motion by Bruce Dolph, second by Mike O'Brien, approve the loan report, motion passed.

Tom Axtell spoke to the board regarding the Millennium guidelines and asked the board to reconsider keeping the application process open for nonprofit entities. Glenn Nealis updated the board on what the Community Benefit fund has been used for to date. Board discussed and agreed to table until next month.

Amphenol Project Update: Glenn Nealis update the board. The Sidney Center Stream Relocation project had a two month delay due to issues with the Town of Sidney. Those issues have been rectified and the project will be completed by October 15<sup>th</sup>. A motion by George Bergleitner, second by Scott White, to acquire properties, motion passed

Project Updates: Glenn Nealis updated the board on Clark Companies PILOT. Glenn asked the board about continuing the John B. Meredith scholarship for Walton school. The board agreed to not continue. Glenn also updated the board on the Leatherstocking PILOT and the Casella Site. Bill Willis asked the board to approve a \$100,000 line of credit for Roxbury Mountain Maple. A motion by Scott White, second by Bruce Dolph, to approve a line of credit up to \$100,000 for a year contingent upon the approval letter from STREDC, motion passed. Glenn Nealis updated the board on Qualfon. They shut down the office in Deposit. The owner has another tenant, Primera Apps. Primera Apps would create 15 new jobs by the end of this year and 15 more by June. In order for the building to meet the needs of Primera Apps the owner needs to do \$160,000 worth of renovations. Glenn wanted the board's thoughts on a partnership with Broome County using Millennium funds for this project. Board discussed.

Full CRF Application: We submitted two CRF applications. One for an ag micro project working with CADE and one for Sportsfield Specialties with the Town of Delhi. Sportsfield Specialties will create 35 new jobs. We also applied for \$1.2 million through Empire State Development for a grant on their behalf.

RFP of audit services: A motion by Scott White, second by Bruce Dolph, to approve submitting an RFP for audit services, motion passed

Millennium Fund Request – Eagle Valley Marketing Initiative & FUDR Viewing Platform: Jim Thomson updated the board. They have requested \$5,000 from us to continue their marketing activities. Shelly Johnson presented to the board. Glenn Nealis commented he has supported this in the past and is willing to help out. He is willing to provide \$1,800 through his county budget and recommended that they work with the chamber and come back to the IDA next year.

Cardio Club: Bill Willis presented: A motion by Bruce Dolph, second by George Bergleitner, to approve, motion passed

The floor was opened for the discussion of any Old and New business; Glenn Nealis informed the board that Millennium has invited us to tour the Hancock Compressor Station. The board said they are interested depending on the date. Board discussed tablets and using Google docs. A motion by Scott White, second by Mike O'Brien, to approve \$3,000 to purchase tablets for the board, motion passed.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** June 20, 2014

**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, Treasurer  
Scott White, Vice-Chairman  
Tabitha Byam  
Mike O'Brien  
George Bergleitner, Secretary  
Shelly Johnson

**Absent:** Andrew Matviak  
Carol Jean Finch

The August 8, 2014, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Andy Matviak second Mike O'Brien, to approve the draft minutes of the June 20, 2014 meeting; motion passed.

Glenn Nealis reviewed the treasurer's reports. A motion by Scott White, second by Mike O'Brien, to approve the treasurers; motion passed.

Bill Willis reviewed the loan report. A motion by Scott White, second by Bruce Dolph, to approve the loan report; motion passed.

The following invoices were presented for approval:

### Operating Account

Hans Hass	-8,750.00
Delaware County Clerk	-65.00
Natural Gardens LLC	-49,313.08
Thomas Gallagher	-600.00
Thomas Gallagher Escrow Account	-65.00
Del. Co. LDC	-21.92
NYS Urban Development Corporation	-640.00
Watershed Affairs	-3,000.00
Delaware County Clerk	-60.00

A motion by Scott White, second by Bruce Dolph, to approve the invoices; motion passed.

The floor was opened for the discussion of any Old and New business;

Meeting was adjourned in form.