

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: January 27, 2012

Time: 11:00 a.m.

Place: Delaware County E-Center
5 ½ Main Street, Delhi, NY

Present: James Thomson, Chairman
Glenn Nealis, Executive Director
William Willis, Economic Development Specialist
George Bergleitner, Secretary
Scott White, Vice-Chairman
Andrew Matviak
Bruce Dolph
Tabitha Byam
William Gross

Absent: Caroljean Finch

The January 27, 2012 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by Bruce Dolph, second by Scott White to authorize the Chairman, James Thomson, to cast one ballot to elect these officers for the year 2012: James Thomson, Chairman; Scott White, Vice-Chairman; Bruce Dolph, Treasurer; George Bergleitner, Secretary; motion passed.

A motion by Bruce Dolph, second by George Bergleitner to appoint Scott White and Bruce Dolph to the Governance Committee: motion passed.

A motion by Bruce Dolph, second by Andrew Matviak, to appoint Scott White & George Bergleitner to the Audit Committee: motion passed.

A motion by Bruce Dolph, second by Andrew Matviak, to appoint Scott White and Carol Finch to the Finance Committee: motion passed.

A motion by George Bergleitner, second by Andrew Matviak, to appoint Glenn Nealis as Executive Director, Chief Executive Office and Contracting Office; Lori Paulson as Chief Financial Officer; Bill Willis as Internal Controls Officer and Investment Officer; Tabitha Byam as Recording Secretary; motion passed.

A motion by Scott White, second by Andrew Matviak, to schedule the regular Board meeting on the third Friday of the month at 11:00am; motion passed; Secretary will properly advertise the schedule.

The board discussed and agreed to utilizing Gruver and Scott as the organizations Accounting Firm; Hodgson Russ as Legal Counsel, and The Delaware National Bank of Delhi and Community Bank as the organizations official banks. A resolution will be presented at the February board meeting to formalize the organizational appointments.

A motion by, Scott White second by Bruce Dolph, to approve the draft minutes of the December 16, 2011 meeting; motion passed.

Financial:

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

Bill reviewed the loan report. A motion by, George Bergleitner second by Scott White, to approve the financial reports; motion passed.

The following invoices were presented for approval:

Cross Roads Cafe	-48.60
Del. Co. Elect. Coop.	-1,380.51
Cedarwood Engineering Services PLLC	-1,306.92
Mang Insurance Agency	-625.00
Thomas F. Leo, LS.PC	-1,200.00
Village of Sidney	-36.85
Cross Roads Cafe	0.00
Petty Cash	-55.02
Thomas F. Leo, LS.PC	-3,700.00
The Hamden Inn	-106.93
Delaware County IDA	-36,434.33
Eaton and Griffith Trust Account	-5,000.00
Unlimited Conferencing	-9.28
Verizon Wireless	-53.25
Roxbury Mountain Maple	-28,000.00
Hancock Partners	-100,000.00

IDA Loan Fund

Del. Co. LDC	-265.17
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A motion by Bruce Dolph, second by George Bergleitner, to approve the invoices; motion passed.

A motion by George Bergleitner, second by Andrew Matviak, to approve the receipts and disbursements; motion passed.

Amphenol: Glenn updated the board on the project and financing structure. Everything is flying along. There are a bunch of contracts out for consultants relating to what we will need to do for SEQR, habitat assessment, wetland delineation, and archeology. We got the archeology report back and that is all clear. The wetlands have been the problem. There are about 1.4 acres of wetlands identified. We now need to identify mitigation sites. Glenn also updated the board on site acquisition. Kmart is going to sell us the property so we only have one parcel to move forward with for condemnation. If we acquire anymore property it would be for wetland mitigation. A motion by Bruce Dolph, second by George Bergleitner, to authorize Glenn to take whatever actions necessary to purchase the property for the Amphenol project.

Flood Assistance Programs: Lori Paulson updated the board. There are three programs that are going to be running through our office for the purpose of business and building owner flood recovery. The use of funds can be used for repairs to the building that were directly related to the flood or repairs to the business for the purchase of supplies, inventory, and anything that was lost during the flood. There is one application for all three programs.

Cassie's Café: William Willis presented. Cassie would like to do some repairs. She is always right on time with her monthly payment. This will help her with her business. She would like to purchase a fryer and a cooler. A motion by Scott White, second by George Bergleinter, to approve; motion passed.

Kerri Cheshire (Bounce House): William Willis presented. A motion by Scott White, second by Bruce Dolph, to deny the loan; motion passed.

New York Safety Track, LLC – PILOT Application: They would like to put a two and half mile track in teach motorcycle safety. They are looking to hire 41 people. The PILOT agreement would be a 10 year PILOT agreement for a commercial business. They would get a 60% exemption on any new construction the first year and would reduce by 5% each year. They would get a mortgage recording tax exemption and a sales tax exemption on any materials used. A motion by Bruce Dolph, second by Scott White, to authorize Glenn to hold a public hearing and accept the application and make a presentation at the next meeting; motion passed.

Hogan's: Jim Thomson updated the board on Hogan's. In the packet was a proposed buyout for Hogan's that came from Andy Wos. Jim Thomson spoke with Bob Armstrong about the buyout and Jim doesn't believe that the bank will accept the proposal. Board discussed.

Updates: Glenn informed the board that we had a visit from the state comptroller's office this week. They made copies of all of our PILOT bills for the last two years and looked at how we received payments. We gave them everything they needed and answered all of their questions.

The floor was opened for the discussion of any Old and New business; Andy Matviak informed the board that him and Glenn had met with Mead Westvaco. They were bought out by another company. We are trying to find out what there needs are going to be. We were able to get them hooked up with OET to help with training options.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: January 27, 2012

Time: 11:00 a.m.

Place: Delaware County E-Center
5 ½ Main Street, Delhi, NY

Present: James Thomson, Chairman
William Willis, Economic Development Specialist
Glenn Nealis, Executive Director
George Bergleitner, Secretary
Scott White, Vice-Chairman
Andrew Matviak
Bruce Dolph
Tabitha Byam
William Gross

Absent: Caroljean Finch

The January 27, 2012, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by Scott White, second by George Bergleitner to authorize the Chairman, James Thomson, to cast one ballot to elect these officers for the year 2011: James Thomson, Chairman; Scott White, Vice-Chairman; Sally O'Neill, Treasurer; George Bergleitner, Secretary; motion passed.

A motion by, Bruce Dolph second by Scott White, to approve the draft minutes of the December 16, 2011 meeting; motion passed.

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

The current loan report was reviewed. A motion by, George Bergleitner second by Scott White, to approve the loan report; motion passed.

The following invoices were presented for approval:

Operating Account

Delaware County LDC	-10,338.93
NYS Department of State	-40.00
NYS Urban Development Corporation	-800.00
Delaware County Treasurer	-1,000.00

Town of Stamford

Stamford Society Foundation	-299,744.07
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A motion by Bruce Dolph, second by George Berglietner, to approve the invoices; motion passed.

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

Meeting was adjourned in form.