

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** October 16, 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, Treasurer  
George Bergleitner, Secretary  
Tabitha Byam  
Andrew Matviak

**Absent:** Carol Jean Finch  
Scott White, Vice-Chairman  
Mike O'Brien

The October 16, 2015 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

Bob Vitti spoke to the board regarding WAC possibly moving out of his building in Walton. Bob Vitti asked Economic Development to send a resolution to the board of supervisors opposing the move of WAC to Treadwell. Bruce Dolph commented that Soil and Water and DEP are opposed to the move to Treadwell. A motion by, Andrew Matviak second by George Bergleitner, to approve Glenn drafting a letter and a resolution opposing the move to Treadwell and out of the watershed; motion passed.

A motion by, Bruce Dolph second by George Bergleitner, to approve the draft minutes of the August 28, 2015 meeting; motion passed.

A motion by, Bruce Dolph second by George Bergleitner, to approve the treasurers report; motion passed.

Bill Willis reviewed the loan report. A-1 Home Improvement is working on the truck. The gas tank has a leak in it. Once it's up and running he is putting it on Craig's list. Shady Lady is still going round and round with the code enforcement officer. They would like to put a kitchen upstairs. The kitchen was approved but because they want to change the stairs a little they have to get a new site plan approval from Shelly. West Branch Collision is struggling. We received a payment from Work in Progress.

The following invoices were presented for approval:

IDA Operating Account

Glenn W Nealis	-694.90
Tom Howard Construction	-13,541.00
Roxbury Mountain Maple	-23,583.00
Verizon Wireless	-52.75
Blue Bee	-31.63
New York State Department of State	-20.00
My Hero	-43.88
Glenn W Nealis	-694.90
Cedarwood Engineering Services PLLC	-2,970.66
Del. Co. Elect. Coop.	-1,190.23
Fed Ex	-69.75
Coastal	-13.59
Main Street Cards and Gifts	-3.77
Kissco LLC	-174,040.24
Sidney Industries, LLC	-174,040.24
Delaware County Clerk	-1,410.00
Thomas Gallagher	-450.00
Harry W. Hawley, Inc	-2,234.00
Delaware County Clerk	-620.00
Thomas Gallagher	-750.00
NYS Employment & Contributions & Taxes	-124.95
NBT Bank of Sidney / Tax Collector	-848.20
NBT Bank of Sidney / Tax Collector	-2,724.60
Mostert, Manzanero & Scott, LLP	-4,000.00
Richard Kissane	-952.41
Village of Sidney	-38.69
Verizon Wireless	-52.79

A motion by Bruce Dolph, second by George Bergleitner, to approve the invoices; motion passed.

Bed Tax: Glenn Nealis updated the board. Three public information meetings were held on the bed tax in Delhi, Margaretville, and Hancock. The county has scheduled a public hearing for October 28<sup>th</sup>. If it chooses the board could approve it, table it, or turn it down. Jim Thomson commented that he has spoke to Sullivan County and they feel that there is a way to include the Airbnb's in this. Board discussed.

Efficiency Study & Tax Cap Discussion: Jim Thomson updated the board. Jim and Glenn went to the DPW committee meeting. They discussed the DPW Consolidation study and got a mixture of responses. Dennis is willing to go to the next step and hear what HRP Associates have to say. He would like them to do another presentation. Bill Laydon and George Haynes think it's a waste of money. Board discussed having a presentation during a board of supervisors meeting.

HRP Associates Brownfield Study: We are hopefully going to be working with HRP Associates on a brownfield study for Delaware County. We put together a packet of information to send to send to them. They liked our spin on the grant because typically it's for urban redevelopment but EPA is making a big push that it needs to reach into more rural areas. Glenn heard back from them and they feel they have everything they need. We gave them a preliminary list of 10 sites.

#### Project Updates

Amphenol is still a work in progress. Green Lumber is being held up by NYSEG. We incurred a couple of expenses for 212 Brewery. We changed some locks on the pump station and have arranged for it to be brush hogged again. We had offered Acco a loan of up to \$20,000 that would be forgiven as they made certain job creation goals. Glenn received confirmation from them yesterday that the Sidney branch won the contract so the project is going here. Glenn suggested we ask for their NY-45 which will document all of their full time employees. Glenn asked the board what level of detail they would like to see on the investment side. Board agreed a spreadsheet of their expenses with a signature would work.

Other Old/New Business: Jim Thomson handed out a release he received from Joe Scott regarding IDA's documentation and policies. Board discussed.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** October 16, 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, Treasurer  
George Bergleitner, Secretary  
Tabitha Byam  
Andrew Matviak

**Absent:** Carol Jean Finch  
Scott White, Vice-Chairman  
Mike O'Brien

The October 16, 2015, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Andrew Matviak second by Bruce Dolph, to approve the draft minutes of the August 28, 2015 meeting; motion passed.

Glenn Nealis reviewed the treasurer's report. The lending balances are getting low. We are going to apply for the new IRP fund. Applications are due at the end of December and we won't hear back from them until early spring. We will have \$292,000 that will be coming back to the LDC within the next month from Roxbury Mountain Maple's line of credit and Haggerty Hardware will be paying off their loans. A motion by, George Bergleitner second by Bruce Dolph, to approve the treasurer's report; motion passed.

Bill Willis reviewed the loan report. Haggerty is paying us off. He is selling the building in Cooperstown that we have for collateral. George Bergleitner, Bruce Dolph A motion by, George Bergleitner second by Bruce Dolph, to approve the loan report; motion passed.

The following invoices were presented for approval:

### Operating Account

Leatherstocking Timber Products Inc.	-150,000.00
Delaware County Clerk	-60.00
Steve McCarthy	-374.00
Empire State Development	-640.00
Delaware County Clerk	-60.00
NYS Department of Taxation and Finance	-58.22
Thomas F. Leo	-2,764.50
Thomas Roach	-3,375.00
Kenneth Seiferth	-25,000.00

A motion by Bruce Dolph, second by George Berglitner, to approve the invoices; motion passed.

US Custom Pad: A motion by, Bruce Dolph second by George Bergletner, to approve the sale of the building and to approve the loan; motion passed. A motion by, Bruce Dolph second by George Bergletner, to approve a resolution to clean up the property; motion passed.

Sidney Flowers: A motion by, Bruce Dolph second by George Bergletner, to approve; motion passed.

The floor was opened for the discussion of any old and new business; A motion by, Andrew Matviak second by Bruce Dolph, to approve the LDC joining the Village of Deposit for the loan to Delaware River Basin Stone. The Village of Deposit will provide \$700,000 and the LDC will provide \$275,000 and will have a prorated first position lien on the building that their purchasing; motion passed.

Joe Scott called regarding Camp Hoorah. They are going for \$17 Million of tax exempt bond financing through Schoharie County. They have formed a Local Development Corporation. On Wednesday they held a public hearing. In order for it to go forward they need approval from the Schoharie County Board of Supervisors. There is no way that will go through. Joe Scott was wondering if Delaware County would be interested in creating a new LDC specific for this purchase to issue industrial revenue bonds for Hoorah if it could be written so this LDC could operate beyond the jurisdictional borders of Delaware County and branch out to do this deal in the towns of Jefferson, the old scotch valley, and Gilboa. The board is interested and asked Glenn to do more research.

Bellayre Resort: They have requested our support and help in getting some funding to offset to \$5.5 Million of infrastructure upgrades they are going to need to do as part of that project. Glenn spoke with our Southern Tier reps about it and asked if it would be an issue because it straddles the two borders. They didn't have a problem with taking the lead on it if they could. The recommendation was to have a meeting between them Delaware County and Ulster County.

Meeting was adjourned in form.