

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** July 24, 2015

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

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

**Present:** James Thomson, Chairman  
Scott White, Vice-Chairman  
Glenn Nealis, Executive Director  
William Willis, Economic Development Specialist  
Bruce Dolph, Treasurer  
George Bergleitner, Secretary  
Tabitha Byam  
Mike Triolo  
Mike O'Brien  
Andrew Matviak

**Absent:** Carol Jean Finch

The July 24, 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 June 19, 2015 meeting; motion passed.

Glenn reviewed the treasurer's report. We are supposed to get our final allotment back from the Dormitory Authority in reference to the Amphenol Project. The check was supposed to be cut yesterday.

Bill reviewed the loan report. Bill is worried about Enviro Engergy. Glenn asked if the board would be interested in forgiving any of their loan. We are second to the bank and co-equal with Otsego County Economic Development. They are considering selling the business and have come to the realization that they are going to have to sub divide the property in order to sell it. They are considering selling their residential farm property as well. The board discussed and agreed on no forgiveness of the loan. Bill is also worried about Feather and Stone. Board discussed. Jim Thomson asked about Second Nature Construction. Bill commented that we have received payment. A motion by, Bruce Dolph second by George Bergleitner, to approve the loan report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Unlimited Conferencing	-41.22
NBT - Mang Insurance	-2,560.00
Catskill Development Foundation	-35.00
Glenn W Nealis	-694.90
Harry W. Hawley, Inc	-794.00
Thomas Gallagher	-600.00
Delaware County Clerk	-70.00
Delaware County IDA	-172.60
EBHCO, LLC	-65,000.00
New York State Sales Tax	-2,800.00
Frank Wood Trust Account	-5,563.40
Village of Sidney	-36.85
Cedarwood Engineering Services PLLC	-3,744.03
Verizon Wireless	-52.63
Blue Bee	-100.82
Del. Co. Elect. Coop.	-1,241.77
Tom Howard Construction	-18,000.00
Glenn W Nealis	-694.90
Blue Bee	-100.82
Cross Roads Cafe	-11.32

A motion by Scott White, second by George Bergleitner, to approve the invoices; motion passed.

DEP Land Transfers: Glenn updated the board. Larry Schafer has been interested in buying the property from the city for several years. The city is approaching a place where they are ready to transfer this property to the IDA for a dollar. Our intention would be to sell it to Larry. However there are some issues. We would have to do some boundary line adjustments. The second issue is one of the property owners is a vocal opponent but Bill believes he is no longer opposed. There are certain things that DEP would like to see Larry do or agree to in order to protect DEP from any unhappy residents. One being the construction of a berm from the upper left hand of the property to Hodges Road. The lower half of the property boundary they are asking that Larry agrees to keep it uncut and let it grow up. They would like to see these in a deed restriction. Board discussed.

Gravity Ciders – Lease and Building Improvements: Bill updated the board. They are almost finished with the building improvements. Glenn informed the board that rent is going to start August 1<sup>st</sup>. Bill asked the board if we should help with separating the utilities. Board agreed to separate the utilities and pick up the cost.

212 Brewery: They released their private placement memorandum. That was sent out to the board. Glenn asked if the board would be comfortable to enter into a purchase contract. A motion by, Bruce Dolph second by George Bergleitner, to approve entering into a purchase contract with a small nonrefundable deposit; motion passed.

12 Winkler Road Property – Appraisal and Construction Estimate: Bill updated the board. A motion by, Bruce Dolph second by George Bergleitner, to approve making an offer of \$350,000 for the two buildings; motion passed.

The Creamery Hotel Project: Bill updated the board. There is a shortage in quality lodging for the wedding business here. It will include 8 really nice rooms with a bride and groom suite. They will have a place for a kitchen for catering, a common area, and a lounge. He should be ready by the August meeting to go ahead with a loan.

#### Project Updates

Amphenol is closing down slowly. We are getting our last EDAP money. Amphenol is going to be doing a grand opening in October.

SSI Expansion: They are in the processing of reviewing and will sign the ultimate recipient agreement with the Town of Delhi. They have asked for some modifications in their grant from Empire State Development.

Casella Waste: We should be closing on that next Tuesday.

Green Lumber is under contract and should be starting in August.

Delhi Rehab and Nursing Center: Not quite done but should hear something in the next 30 days.

Walton RARP Program: We requested some modifications to the program. All of the funds have been used since making the modifications.

Catskill Park Funding Initiative: Jim Eisel asked Glenn to represent the county moving forward.

Houshmand Design: We received approval from the Town of Stamford to submit a CDBG Economic Development Application for their project.

Eklunds Processing is up and running. They are trying to rebrand and restart their business. CADE was there helping them.

K Tooling: Jim informed the board that at a Hancock Village board meeting the mayor talked to him about property that belongs to Don Nevin. Don Nevin was willing to donate the property but the Village of Hancock attorney didn't want the Village of Hancock to take the building and flip it.

Other Old/New Business: No old or new business.

Meeting was adjourned in form.

**DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION**

**Date:** July 24, 2015

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

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

**Present:** James Thomson, Chairman  
Scott White, Vice-Chairman  
Glenn Nealis, Executive Director  
William Willis, Economic Development Specialist  
Bruce Dolph, Treasurer  
George Bergleitner, Secretary  
Tabitha Byam  
Mike Triolo  
Mike O'Brien  
Andrew Matviak

**Absent:** Carol Jean Finch

The July 24, 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 June 19, 2015 meeting; motion passed.

The following invoices were presented for approval:

**Operating Account**

NYS Department of State	-25.00
NYS Urban Development Corporation	-640.00
Dubben Brothers	-935.00

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

Leatherstocking Timber: Bill presented. A motion by, Bruce Dolph second by George Bergleitner, to approve; motion passed.

Acco: Glenn updated the board. They have a three story office complex. Two of the floors are vacant. They have an opportunity to bring back 40 customer service jobs currently located in the Philippians. Acco Sidney is completing against Acco Mississippi. If it comes to Sidney it would also result in 15 manufacturing jobs. Mississippi has offered Acco a \$250,000 incentive to bring jobs there. Glenn would like the board to consider potentially providing Acco with a \$15, 000 - \$20,000 loan predicated on them meeting job creation milestones with a potential for claw back if they don't meet them. We could enter into a no interest, no payment loan if

they meet the job creation milestones or establish a workforce development program. Board discussed.

The floor was opened for the discussion of any old and new business; No old or new business to discuss.

Meeting was adjourned in form.