

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** July 20, 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  
Caroljean Finch

**Absent:**

The July 20, 2012 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 15, 2012 meeting; motion passed.

**Financial:**

Glenn Nealis reviewed the current treasurer's report. Glenn informed the board that the amount owed by the industries is high because they had annual maintenance done. A motion by, George Bergleitner second by Bruce Dolph, to approve the treasurers report; motion passed.

Bill reviewed the loan report. A-1 Home Improvement- The Village of Walton is looking to possibly buy A-1 Home Improvements chipper. The payment will go towards their loan. Jenlid has not paid interest in the last couple months. Lucky Dog Farm Store does have insurance and is still open. The Market Basked is still making \$100 payments but they are in foreclosure. A motion by, Bruce Dolph second by Scott White, to approve the financial reports; motion passed.

Update Problem Accounts – A default notice was sent out to JAMS. The Coffee Pot had a hearing about a month ago. Hopefully by next month there will be a ruling on that. Village Seafood – We went to court to get Mike Dacey to take back the property. The sheriff signed in his behalf.

The following invoices were presented for approval:

Walton Central School Trust & Agency Fund	-500.00
Delaware County Chamber of Commerce	-200.00
Cedarwood Engineering Services PLLC	-1,307.73
Gruver, Sweifel & Scott, LLP	-5,800.00
Thomas S. Leo LS, PC	-1,894.50
Panamerican Consultants, Inc	-17,661.00
Chazen Engineering	-5,321.15
Chazen Engineering	-18,871.85
C&S Engineers	-35,600.00
Dente Engineering	-31,629.00
Petty Cash	-48.60
Verizon Wireless	-52.51
Village of Sidney	-36.85

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.

Letter of Support for Millennium Pipeline: Jim Thomson introduced Mike Armiak from Millennium Pipeline. They are coming up on a public hearing in early August and Mike asked if the IDA would be willing to do a letter of support for the project. A motion by Bruce Dolph, second by George Bergleitner, to approve a letter of support; motion passed.

Amphenol: Glenn Nealis update the board. The project is rolling again. The IDA is going to own the project of the site development work. We submitted an application to EDA. Cost are going to be paid by the IDA and Amphenol is going to front us the money. We have acquired the parcel across the street with no problems. The closing on the storage unit facility should go through early next week. A motion by Bruce Dolph, second by George Bergleitner, to approve the purchase of the self-storage lot motion passed. A motion by George Bergleitner, second by Bruce Dolph, for the sale of the IDA lot; motion passed. There were two lots that were identified for acquisition through condemnation. One of those property owners with the help of Paul Eaton has come around. We signed all of the paperwork last week and got formal approval to file the deed transfer today. The last lot is owned by Kmart. They have finally come back to the table and are negotiating with our attorney. They are supposed to provide an answer today about whether they are going to accept the IDA's offer or if we are going to have to follow through with condemnation. Essentially it's going to be a decision of whether Kmart believes they can get the sale through the corporate bureaucracy quicker than we can get it through condemnation. If we have to go through condemnation with them they are going to agree to it. They want this to go through and they are going to work with us. Glenn had a meeting with the Army Corps of Engineers on Wednesday. Everything went great. We had to provide a mitigation plan to the Army Corps on Wednesday and they seemed very receptive to it but they won't consider a complete application until we have site control of the Amphenol property. Glenn discussed wetland and stream mitigation sites. A motion by Bruce Dolph, second by George Bergleitner, to enter into a conservation easement on the property; motion passed. Glenn received a proposal from Jim Curatola from the Upper Susquehanna Coalition. They will undertake this project of 1.88 acres for \$69,000. We have a formal contract with them that has been reviewed by Glenn and our attorney and is ready to be signed with the approval of the board. A motion by George Bergleitner, second by Bruce Dolph, to approve signing the contract; motion passed. Glenn updated the board on stream restoration in the hamlet of Sidney Center.

Walton Theatre: Jim Thomson introduced Gail Sheridan from the Walton Theatre Preservation Committee. The theatre needs to purchase a digital projector to be able to keep showing movies. They are trying to raise \$70,000 to buy the projector. The board asked questions and discussed.

Village of Delhi: Glenn Nealis Informed the board that Friesland Campina has presented to the town planning board the first phase of their project. This project is to design to increase their production capacity at that plant. The Village of Delhi is going to have a million dollar project at their waste water treatment plant in order to accept the new level from the industries because Ultra Dairy also wants approval to send more to the plant. Right now Friesland Campina has an agreement to send 275,000 gallons per day although 50,000 of that is on loan from the village. 200,000 of new capacity needs to go through the plant.

Wissahickon Facility: Glenn Nealis updated the board. Glenn passed around pictures of the facility. The county was going to put it up for auction for back taxes but Jim Eisel pulled it at the last minute because he thought there might be some economic development value to this. The county would like the IDA to purchase the building. Glenn would like to purchase it for \$1. Glenn believes that there is about \$200,000 - \$250,000 worth of work that needs to be done. Glenn sent Jim Eisel a proposal from the IDA for the building.

Mission Statement: A motion by George Bergleitner, second by Bill Gross, to approve the mission statement; motion passed.

The floor was opened for the discussion of any Old and New business; Jim Thomson informed the board that he had an application for a PILOT that just came and would like a motion from the board to move ahead on it if they need to do a public hearing. A motion by Andrew Matviak, second by Bruce Dolph, to approve moving ahead; motion passed. Bill Willis informed the board that they got the subdivision approval for the Walton Industrial Park and should close next week. Jim Thomson informed the board that the NY Safety Track withdrew their PILOT application. Glenn Nealis passed around a letter from Amphenol for the board to read. Board discussed. Board agreed to send them a letter stating that their fee is \$375,000 and are willing to let them pay that over three years.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** July 20, 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  
Caroljean Finch

**Absent:**

The July 20, 2012, 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 June 15, 2012 meeting; motion passed.

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

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

The following invoices were presented for approval:

### Operating Account

Delaware County Clerk	-42.00
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Ancona Inudstries, Inc.	-10,000.00
Herman's Trailer Sales	-5,000.00
Ancona Industries, Inc.	-20,000.00
B & G Food Service Equipment & Supply	-6,912.00
J W Automotive	-2,970.00
Maine Black Bear	-118.00
NYS Urban Development Corporation	-800.00

A motion by George Bergleitner, second by Bruce Dolph, 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.