

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** November 21, 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  
Molly Oliver  
Andrew Matviak  
Carol Jean Finch

**Absent:** George Bergleitner, Secretary  
Mike O'Brien

The November 21, 2014 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by Andrew Matviak, to approve the draft minutes of the September 26, 2014 meeting; motion passed.

The following invoices were presented for approval:

### IDA Operating Account

Thomas F. Leo, LS.PC	-135.00
Delaware County Chamber of Commerce	-60.00
Delaware County Chamber of Commerce	-100.00
Tom Gallagher	-600.00
Land Title of America, Inc.	-892.35
Del. CO. IDA	-8.99
Delaware County IDA	-25,877.52
Cardio Club	-13,621.14
Village of Sidney	-36.85
Decker Advertising	-89,000.00
Del. CO. IDA	-50,554.92
Unlimited Conferencing	-34.04
Catskill Development Foundation	-5,500.00
Cedarwood Engineering Services PLLC	-3,114.16

Verizon Wireless	-52.52
Del. Co. Elect. Coop.	-1,193.52
Delaware County	-1,204.82
Town of Sidney	-741.86
Village of Sidney	-3,225.67
Bainbridge-Guilford CSD	-4,218.27
Eklund Family Farm Machinery	-300.00

A motion by Andrew Matviak, second by Carol Jean Finch, to approve the invoices; motion passed.

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

Glenn Nealis reviewed the treasurer report. A motion by Scott White, second by Bruce Dolph, approve the treasurer report, motion passed.

Bill Willis reviewed the loan report. Catskill Country Flooring has been resolved. A motion by Scott White, second by Bruce Dolph, to approve the loan report, motion passed.

Tom Seguljic of HRP Associates, Inc. gave a presentation to the board on Brownfield Remediation.

Project Updates: Glenn Nealis updated the board. We are waiting on the appraisal for Casella.

A certificate of need from a potential buyer has been submitted with the department of health for Leatherstocking. Congressman's Gibson's office is working on expediting that review process as much as possible. Jim and Glenn have a meeting on December 8<sup>th</sup> to meet with the potential buyers.

Glenn updated the board on the Millennium Guidelines. Jim recommended that we provide Deposit and Hancock with an opportunity to comment when we have an application come in so that they are informed.

Glenn Nealis handed out a spreadsheet to the board showing a list of grants we have done from 2006 to current. CFA's are going to be announced on December 10<sup>th</sup>.

Glenn met with Saputo regarding some immediate training needs they have. They are managing with their new HR Director and interim plant manager. Jim and Glenn have a meeting regarding the pump station next Monday.

The Sidney Center project for Amphenol is done. We will probably go to eminent domain on the Oakley's property. The project is going well but are still having some issues with EDA. The IDA was awarded \$750,000 grant for the natural gas component but because the Constitution Pipeline's in service date at best is in the second quarter of 2016 Amphenol has gone back to the state requesting them to change the purpose of the grant to equipment instead of the gas.

Greene Lumber is still moving along with the engineering with NYSEG.

Chapel Hill Land Holding LLC – PILOT: A motion by Andrew Matviak, second by Carol Jean Finch, to accept the application and schedule a public hearing, motion passed.

Roxbury Mountain Maple: They were approved for a \$300,000 loan from Southern Tier Regional Economic Development Council with at 1% rate. They will be closing on it shortly but were recently told they will not be able to draw down any money until June of 2015. A motion by Bruce Dolph, second by Scott White, to approve increasing their line of credit to \$267,000, motion passed. When they do draw down funds the check will come directly to us.

Review Audit RFP's: A motion by Andrew Matviak, second by Carol Jean Finch, to approve Mostert Manzanero & Scott, LLP for auditing services, motion passed.

Motion by Scott White to go into executive session to discuss personnel issues. Second by Andrew Matviak; motion approved.

Motion by Andrew Matviak to leave executive session and resume regular session. Second by Bruce Dolph; motion approved. No action taken.

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

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** November 21, 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  
Molly Oliver  
Andrew Matviak  
Carol Jean Finch

**Absent:** George Bergleitner, Secretary  
Mike O'Brien

The November 21, 2014, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Bruce Dolph second Andrew Matviak, to approve the draft minutes of the September 26, 2014 meeting; motion passed.

Glenn Nealis reviewed the treasurer's reports. A motion by Carol Jean Finch, second by Scott White, to approve the treasurers; motion passed.

Bill Willis reviewed the loan report. Glenn and Lori reached out to a company in Maine that had an interest in buying Enviro Energy. Two weeks ago a group from Massachusetts came to meet with us and did a site visit at Enviro Energy. They are very interested in getting into that type of business and are currently doing something similar in Massachusetts. They believe there is substantial potential in the grass pellets in terms of what it can be turned into. They were going to get back to us towards the end of December with a business plan and proposal for acquiring. A motion by Carol Jean Finch, second by Scott White, to approve the loan report; motion passed.

The following invoices were presented for approval:

### Operating Account

Delaware County	-28,031.00
The Tinderbox	-15,000.00
Del. Co. IDA	-10,000.00
Sophie Hewitt	-492.00
CNA Surety	-625.00
Village of Franklin	-16,473.95
Kurt Schmidt	-2,800.00
Timothy Mulroy	-2,099.09
Del. Co. Watershed Affairs	-3,000.00

Del. Co. Economic Development	-6,600.00
NYS Urban Development Corporation	-640.00

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

It's 5 O'clock Somewhere - \$130,000 loan request: A motion by, Bruce Dolph, second by Scott White, to approve; motion passed.

Osmanli Properties LLC - \$158,000 loan request: A motion by Bruce Dolph, second by Scott White, to approve; motion passed.

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

Meeting was adjourned in form.