

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: February 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
Andrew Matviak
Tabitha Byam
George Bergleitner, Secretary

Absent: Carol Jean Finch
Mike O'Brien

The February 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 George Bergleitner, to approve the draft minutes of the January 17, 2014 meeting; motion passed.

The following invoices were presented for approval:

Del. Co. Elect. Coop.	-1,325.53
Walmart	-10.63
Catskill Development Foundation	-35.00
Unlimited Conferencing	-24.09
Delaware County IDA	-30,107.51
David & Linda Holscher	-67,892.49
NYS Economic Development Council	-275.00
Cedarwood Engineering Services PLLC	-4,278.38
Verizon Wireless	-52.58
Price Chopper	-8.46
Cuginos	-64.80
Cuginos	-11.34
Del. Co. Elect. Coop.	-1,432.98
Dente Engineering	-1,500.00
Keystone Associates	-1,539.35
Smith Site Development	-178,922.99
Town of Sidney	-1,305.55
Delaware County Treasurer	-2,127.69
Village of Sidney	-5,672.76
Sidney Central School District	-6,894.00
Fed Ex	-50.50

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

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

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

Bill Willis reviewed the loan report. Board discussed Leatherstocking Realty. A motion by George Bergleitner, second by Bruce Dolph, to approve the loan report; motion passed.

Amphenol Project Update: Glenn Nealis updated the board. Things have been quiet in terms of the project because of winter. We should be getting \$3.4 million from EDA. That will all get transferred to Amphenol. Glenn would like to hold \$48,000 for legal bills associated with the EDA grant. We are having a few issues on the Sidney Center project. We are going to enter into a contract with DPW for that work. It requires us to acquire .7 acres from several affected land owners and ½ acre in temporary work easements. We are not going to be able to just buy them because people are adamantly opposed to it so it will come down to condemnation. Wayne has asked that the IDA be the one to condemn those parcels. Glenn has been in contact with Dan Spitzer. He feels that it is very easy and a fairly short process and is willing to do the work if the IDA is willing to be the one to condemn the property. Board discussed and agreed to the IDA condemning the property.

Qualfon: Glenn Nealis updated the board. The lease was pre agreed to in October. Don Nevis wrote a letter in support of the project. The lease that was previously agreed to is no longer any good. There were some issues that came up and Qualfon asked Glenn to show them some alternative facilities. Qualfon looked at the Acco building and were interested. Glenn would like to have a breakfast or lunch paid for and sponsored by the IDA. We would invite Andy, Schumer's Office, Congressmen Gibson, Senator Seward, Crouch, and Joe Roman from Empire State Development to let Acco know how grateful and thankful we are to have them and to let them know if they need anything to let us know.

Hancock Compressor Station - Deviation and Final Approving Resolutions: A motion by Bruce Dolph, second by George Bergleitner, to approve the PILOT Deviation Approval resolution; motion passed. A motion by Bruce Dolph, second by George Bergleitner, to approve the Final Approving resolution; motion passed.

Margaretville Lodging LLC – Public Hearing Report: Glenn Nealis informed the board that he held the public hearing on Tuesday. There were about a dozen people. There were some questions about how it works. Glenn explained the process. Glenn had read in a letter of support from Marge Miler. A few people commented that they supported it.

CGR: Jim Thomson updated the board. CGR has a software program that they have developed and are selling for IDA's. Jim Thomson handed out information on the program. Glenn Nealis commented that something like this would be good and he could see some value in it or something like it.

DOT Resolution – Amphenol: A motion by Scott White, second by Bruce Dolph, to approve the IDA to purchase the property for \$1 payment waived; motion passed.

The floor was opened for the discussion of any Old and New business; Scott White informed the board that Casella waste business is interested in selling their Sidney facility. Andy Matviak updated the board on the property. Andy Matviak asked about GCL Tie because he had someone interested in that property.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: February 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
Andrew Matviak
Tabitha Byam
George Bergleitner, Secretary

Absent: Carol Jean Finch
Mike O'Brien

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

A motion by, Scott White second George Bergleiter, to approve the draft minutes of the January 17, 2014 meeting; motion passed.

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

Bill Willis reviewed the loan report. 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

Empire State Development	-640.00
Delaware County Clerk	-65.00
Empire State Development	-665.60
Southern Tier Region Econ Dev Corp	-250.00
Thomas Gallagher	-600.00
Delaware County Clerk	-70.00
New York State Department of State	-40.00
Harry Hawley, Inc.	-857.00
Gravity Ciders	-38,433.00

A motion by Bruce Dolph, second by Andy Matviak, to approve the invoices; motion passed.

Natural Garden Loan Application: A motion by Scott White, second by Bruce Dolph, to approve; motion passed.

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

The floor was opened for the discussion of any Old and New business; Glenn Nealis commented that part of the project for Natural Gardens is going to be setting up the brewery. He is going to have about \$50,000 worth of equipment. We would like the LDC to submit a grant to USDA for \$50,000 to buy the equipment and lease it to Natural Gardens over a seven year term during which we would recoup 40% of the cost of the equipment. After seven years the LDC would deem the equipment past its useful life and give title to him. It would provide him with a 60% grant on the price of the equipment. A motion by Scott White, second by George Bergleitner, to approve; motion passed.

Glenn Nealis met with Cobalt our tenant at 8 Winkler Road in Sidney. They are very happy there. They anticipate doubling their sales throughout this year. Our lease ends with them and Huff March 31st and they would like to extend their lease to December 31st with the same terms. Huff would like to do the same. . A motion by Andy Matviak, second by George Bergleitner, to extend the lease; motion passed.

Meeting was adjourned in form.