

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** August 9, 2013

**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  
George Bergleitner, Secretary  
Scott White, Vice-Chairman  
Andrew Matviak  
Tabitha Byam

**Absent:** Carol Jean Finch  
Mike O'Brien

The August 9, 2013 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Bergleitner second by Bruce Dolph, to approve the draft minutes of the June 21, 2013 meeting; motion passed.

The following invoices were presented for approval:

Thomas F. Leo, LS.PC	-360.00
Catskill Development Foundation	-35.00
Erie and Niagara Insurance Association	-354.22
Travelers	-128.12
Mostert, Manzanero & Scott, LLP	-8,100.00
Lori Paulson	-17.26
Cedarwood Engineering Services PLLC	-1,498.67
Fed Ex	-23.33
LDC	-1,423.43
Chazen Engineering	-2,233.00
Fed Ex	-23.33
Verizon Wireless	-52.43
Delta Engineers	-5,040.00
New York State Department of State	-60.00
Village of Sidney	-36.85
Thomas F. Leo, LS.PC	-1,367.00

Delaware County Clerk	-120.00
Cross Roads Cafe	-52.23
Catskill Development Foundation	-35.00
Ganz Wolkenbreit & Siegfeld LLP	-544.31
The Penguin Custom Ice Cream	-52.54
Del. Co. Elect. Coop.	-1,294.59
Village of Sidney	-6,167.45
Village of Sidney	-608.18
Village of Sidney	-812.05
Fed Ex	-23.33
Town of Deposit	-10,000.00
Unlimited Conferencing	-21.56
Catskill Mountain Artisans Guild	-10,000.00
Thomas F. Leo, LS.PC	-941.00
Cedarwood Engineering Services PLLC	-2,578.49
Catskill Development Foundation	-35.00
Delta Engineers	-6,200.00
Delta Engineers	-3,630.00
Chazen Engineering	-1,716.30
Ganz Wolkenbreit & Siegfeld LLP	-462.51
Del. Co. Elect. Coop.	-1,310.08
Verizon Wireless	-52.42
Dente Engineering	-3,000.00
Smith Site Development	-68,449.05

A motion by Scott White, second by George Bergleitner, 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's report. A motion by Scott White, second by George Bergleitner, to approve the treasurers report; motion passed.

Bill Willis reviewed the current loan report. Bill received a payment from A-1. He is struggling but still trying to do what is right. We have the legal action going with Jenlid. They are supposed to close on August 15<sup>th</sup>. We had our new lawyer bring the judgment on Leatherstocking Realty. Glenn Nealis informed the board that he had received a call from Congressman Gibson's office. They are going to try to have a meeting between the IDA and the new owners who are looking for perspective buyers. They are very adamant that the IDA is made whole as part of the closing. A motion by George Bergleitner, second by Bruce Dolph, to approve the loan report; motion passed.

Its Five O'clock Somewhere Wines & Spirits: A motion by Scott White, second by Bruce Dolph, to approve the loan; motion passed.

Amphenol Project Update: We have not received the money from the Dormitory Authority. They would like to be in by November. Everything is going good. They are a few days ahead of schedule. Glenn informed the board that there is a \$490,000 change order for unsuitable soils.

The floor was opened for the discussion of any Old and New business; George Bergleitner informed the board that DOT is sending out letters to businesses charging them \$50 for their signs on DOT's right away. Scott White asked Jim Thomson about the meeting with Otsego County. Glenn Nealis commented that we were not invited. Bill Willis informed the board that we are set up to start accepting direct deposit from our loan recipients. We are going to try this with Eklunds first to see how things go. Bill also updated the board on the Winkler Rd project. Jim Thomson commented that there was an issue between Tom Howard and the engineer. Glenn Nealis commented that we have signed leases with Cobalt and Huff. It was impossible to get insurance for two tenants on the same building so the IDA is getting the insurance and will allocate the cost between Cobalt and Huff. Jim Thomson passed out a mailing from Empire State Development regarding another avenue for financing if we need to use it. Glenn Nealis updated the board on GCL Tie Facility. He also updated the board on the CFA's. Andy Matviak informed the board that the Village of Sidney is working with the chamber of commerce and Vision 21 to open an ecenter in the Village of Sidney. They have a commitment from Senator Seward for \$200,000 grant to go toward opening the ecenter. Vision 21 will be buying the building and will oversee the tenants in the building. The Sidney chamber of commerce will actually be in the building and will be providing secretarial staff to run the building. Andy asked the board to front the money for this. Board discussed funding options. The board agreed that Glenn Nealis would write a letter of commitment providing interim financing contingent upon our satisfactory review of the Dormitory Authority grant with the Village of Sidney.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** August 9, 2013

**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  
George Bergleitner, Secretary  
Scott White, Vice-Chairman  
Andrew Matviak  
Tabitha Byam

**Absent:** Carol Jean Finch  
Mike O'Brien

The August 9, 2013, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Bruce Dolph second Scott White, to approve the draft minutes of the June 21, 2013 meeting; motion passed.

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

The current loan report was reviewed. Bill met with Sal from Hobart Market. Sal gave Bill four checks to deposit one a week. Bill updated the board on what Sal owes NBDC. Board discussed. Scott White asked about Lucky Dog. Bill commented that the farm store is paid off and the Hamden Inn is closed and up for sale. She is still making monthly payments. Tom Miner has put on a new room and is almost finished with the building that Cooperstown Medical Transport is going to go in and he has created 8 jobs. Scott White complimented Bill Willis on the Miner loan. A motion by Bruce Dolph, second by George Bergleitner, to approve the loan report; motion passed.

The following invoices were presented for approval:

### Operating Account

Delaware County Clerk	-65.00
Reed & Stewart Properties LLC	-984.00
NYS Urban Development Corporation	-640.00
The Franklin Stock Co at Chapel Hall Inc.	-32,800.00
Delaware County LDC	-347.39
Delaware County Clerk	-1,449.00
Delaware County Treasurer	-8,282.00

Harlem & Jervis	-2,993.16
Harlem & Jervis	-650.00
Thomas Miner, Sr	-20,000.00
Delaware County Treasurer	-9,103.03
Melissa Wakin	-984.00
Harry Hawley, Inc.	-540.00
Thomas Gallagher	-600.00
Thomas Gallagher Escrow Account	-70.00
Spillian, LLC	-48,790.00
Catskill Mountain Artisans Guild	-5,000.00
NYS Urban Development Corporation	-640.00

**Town of Stamford (SSF)**

Delaware County LDC	-8,100.00
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A motion by Bruce Dolph, second by Andy Matviak, 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.