

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: May 16, 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
Molly Oliver
Carol Jean Finch

Absent: Mike O'Brien
George Bergleitner, Secretary

The May 16, 2014 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Andy Matviak second by Scott White, to approve the draft minutes of the March 28, 2014 meeting; motion passed.

The following invoices were presented for approval:

Cedarwood Engineering Services PLLC	-1,317.31
Del. Co. Elect. Coop.	-1,525.00
Del. Co. Elect. Coop.	-162,500.00
Catskill Development Foundation	-35.00
Keystone Associates	-1,580.15
Dente Engineering	-1,500.00
Joan Moore, Tax Collector	-54.58
Shepstone Management Company	-5,000.00
Lori Paulson	-10.00
Del. Co. Chamber	-1,000.00
Auto Plus - Delhi	-27.70
Verizon Wireless	-52.60
Cedarwood Engineering Services PLLC	-5,318.74
Del. Co. Elect. Coop.	-1,737.19

A motion by Scott White, second by Bruce Dolph, 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. Millennium owes us \$98,000 for their administrative fee for the PILOT Agreement. A motion by Scott White, second by Bruce Dolph, to approve the treasurers report; motion passed.

Bill Willis reviewed the loan report. Board discussed Leatherstocking Realty. Board agreed to put Leatherstocking back on the tax rolls. Tom Miner has negotiated a deal with a church group that gets food and household goods donations. The place is rented out except for one office and has generated about 12 – 14 jobs. Scott White asked about Shady Lady. Bill commented it's been tough and she hasn't had local support. She is adding a \$100 to each payment every month to catch up. A motion by Bruce Dolph, second by Caroljean Finch, to approve the loan report, motion passed.

Hancock Compressor Station: Mike Armiak updated the board on the compressor station.

Amphenol Project Update: Glenn Nealis updated the board. He toured the facility and was very impressed. They are moving into offices on May 27th and are transferring manufacturing on June 7th. Manufacturing will take a couple of months to move. Our portion is all done except for the punch list. Glenn Nealis reviewed the Amphenol expenses and informed the board that we had submitted for a release of funds for the Dormitory Authority. Glenn also updated the board on the Sidney Center Project. There are two grants through OCR. One has been provided. We have received the prevailing wage documentation for the other one and Lori is going to be submitting that.

Project Updates: Glenn Nealis updated the board on start-up NY. Sunrise Family Farms would like to do a facility in Walton. They are working closely with Kraft. There is still a lot that needs to be worked out. The IDA received an \$860,000 grant from the state and \$330,000 from NYSEG for Greene Lumber. The Walton Flood Resiliency Program is moving forward. We modified our flood micro program to include new businesses that are locating in buildings that were formerly hit by flooding. Glenn informed the board of the changes the state made to the laws for PILOT agreements.

Planned CFA/CRF Applications: We will be doing a New York Main Street Program for the Village of Sidney and the Hamlet of Downsville. We will also do a Parks and Rec for Downsville in conjunction with their New York Main Street. We are submitting a CFA for the Village of Delhi for a water extension project and an Ag micro enterprise application for value added agriculture related businesses throughout the county. We are also planning on submitting one in for Wissahickon.

Clark Companies (SSI) PILOT Application: A motion by Scott White, second by Bruce Dolph, to approve the resolution accepting the negative declaration of the Town of Delhi planning board, motion passed. A motion by Scott White, second by Bruce Dolph, to approve the PILOT agreement, motion passed.

Entrepreneur Zone Project: A motion by Bruce Dolph, second by Scott White, to approve the IDA providing \$5,000 for 20 businesses, motion passed.

The floor was opened for the discussion of any Old and New business; Bill Willis was approached by Mike Felton who owns Felton Landscaping. He keeps equipment on his property on North Street but his neighbors have complained. He would like to store them in the Industrial Park in Walton. A motion by Bruce Dolph, second by Andy Matviak, to approve leasing the property to Mike Felton, motion passed.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: May 16, 2014

Time: 11:00 a.m.

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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
Molly Oliver
Carol Jean Finch

Absent: Mike O'Brien
George Bergleitner, Secretary

The May 16, 2014, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Scott White second Andy Matviak, to approve the draft minutes of the March 28, 2014 meeting; motion passed.

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

Bill Willis reviewed the loan report. A motion by Scott White, second by Bruce Dolph, to approve the loan report; motion passed.

The following invoices were presented for approval:

Operating Account

NYS Urban Development Corporation	-640.00
Mang Insurance Agency, LLC	-25.00
Decker Advertising	-1,389.75
Townsquare Media	-1,000.00
College Association at Delhi, Inc	-2,392.50
NYS Urban Development Corporation	-640.00

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

A motion by Scott White, second by Andy Matviak, to approve the entering into a contract with Vech Videography; motion passed.

A motion by Scott White, second by Andy Matviak, to approve hiring Sophie Hewitt as a 1099 independent contractor to appear in and assist in the coordination of entrepreneur zone project; motion passed.

Andrew Hinckley Agency: A motion by Bruce Dolph, second by Andy Matviak, to approve the loan; motion passed.

JFR LTY (IndiePay): A motion by Scott White, second by Bruce Dolph, to approve the loan with contingencies, motion passed.

The floor was opened for the discussion of any Old and New business; Jim Thomson updated the board on CATS (Catskill Association for Tourism Services) money for marketing tourism in the Catskill region. CATS is going to promote the fishing industry in Delaware and Sullivan County.

Meeting was adjourned in form.