

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: May 15, 2015

Time: 11:00 a.m.

Place: Delaware County eCenter
5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
Scott White, Vice-Chairman
Glenn Nealis, Executive Director
Bruce Dolph, Treasurer
Andrew Matviak
Molly Oliver
Tabitha Byam
Carol Jean Finch
James Ellis
Mike O'Brien

Absent: George Bergleitner, Secretary
William Willis, Economic Development Specialist

The May 15, 2015 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 April 17, 2015 meeting; motion passed.

Glenn Nealis reviewed the treasurer's report. The amount owed by industries is \$4,000 less because we received a check from Saputo. A motion by, Bruce Dolph second by Scott White, to approve the treasurer's report; motion passed.

Glenn Nealis updated the loan report. A motion by, Bruce Dolph second by Scott White, to approve the loan report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Decker Advertising	-536.26
Department of Law	-250.00
Mostert, Manzanero & Scott, LLP	-4,600.00
John R. Schulman	-88,359.41
Thomas Gallagher	-600.00
Delaware County Clerk	-75.00
Harry Hawley, Inc.	-1,316.00
Delaware County LDC	-149.59

John R. Schulman	-500.00
Delaware Valley Agricultural Society	-250.00
B & G Food Service Equipment & Supply	-11,000.00
B & G Food Service Equipment & Supply	-1,305.05
Delaware County LDC	-46,902.90
Natural Gardens LLC	-53,097.10
NYS Urban Development Corporation	-640.00

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

IDA Pump Station: Both companies are adamant that they don't want to own the pump station. The board agreed to have our attorney draw up a contract stating that we will own the pump station for the short but it needs to be contractual and will include an administrative fee. Any environmental issues are the industries responsibilities.

DRBC – Village of Delhi WWTP: Glenn Nealis updated the board. The Village is in violation of dissolved solid regulation that the DRBC imposes.

Chapel Hill PILOT: We put an assessment figure into the PILOT agreement that the company insisted on but would only take affect if the town assessors and the Town of Hancock board agreed to that number. The town assessor, Mike Sebanski and the company are finally getting together on Tuesday. Chapel Hill is filing a formal assessment challenge on the property.

Amend of PILOTs Clark Companies/ SSI: They ran into an issue with the tax department. Our PILOT Agreement is with Clark Companies so they are holding a portion of their property tax payments. Their lease with Sportsfield requires Sportsfield to pay the taxes. Sportsfield Specialties in 2012, 13, 14 claimed the real property tax credit under the former Empire Zone. The tax department is saying they are not entitled to that even though they paid the taxes because there is nothing in the IDA agreement that says they are responsible for those taxes. The amendment states that Sportsfield Specialties is the responsible entity for those payments so they'll be covered under the tax credits that they claimed in 2012, 13, 14 and into the future. Currently they have bills, penalties and late fees because of this. A motion by Bruce Dolph, second by Scott White, to approve the amendment; motion passed.

URI & CFA List: There is a lot of wheel spinning but nothing productive coming out of the URI (Upstate Revitalization Initiative). We are looking at 10 potential CFA applications. One is for the liquefied natural gas project that Mirabito and Leatherstocking are proposing. Glenn gave them a list of what information we would need from them to put together an application. One will be for the Village of Delhi for improvements to their water system. The system is degraded. They are going to put in a new line from Sheldon Drive out to the hospital. We have committed to doing Main Street applications for the Village of Sidney and Downsville. Other potential applications include Una-lam, Houshmand Design, Sanford Stone, Leatherstocking Timber, Foothills Creamery, and an Ag related URI or CFA application including Broome County IDA, Delaware, Chenango, and Tioga.

Project Updates:

Amphenol: We submitted our last reimbursement to EDA. We are going to have to amend our PILOT agreement with Amphenol because in the PILOT agreement we are required to put in a section of EDA language that we left out. We need a formal transfer agreement and contract to transfer property to the Village of Sidney. We have to do one final submission with the Dormitory Authority for excess project cost. We are still working through eminent domain on the Sidney Center project. Amphenol put signs up to delineate the wetland areas and is putting in some additional curbing.

SSI Expansion – We are finalizing their approval so they can begin the project.

Casella: We are hoping to close on Thursday. There was a concern on the title but that has been cleared up. A motion by Bruce Dolph, second by Mike O'Brien, to approve a purchase price of \$114,000; motion passed.

Greene Lumber – We have a formal project kickoff meeting on Monday.

DEP land transfer – Cannonsville Lumber – Glenn believes it is in trouble. Board discussed.

Delhi Rehab and Nursing – Glenn spoke to their engineer this week. He believes that for the short term they are setting aside their interest in public water and are going to dig new wells.

Walton RARP: Glenn updated the board. Our Walton RARP is in trouble. We have \$96,000 left and no takers. It was designed to do flood mitigation. Nobody wants to undertake those projects. Kelly has gone door to door. The program ends at end of year. If we don't get any we are going to see if we can amend the purpose of the grant.

Ag Micro: Glenn, Mike Triolo, and Rebecca Morgan met to review applications. All of the money was allocated to businesses.

K Tooling – Bill has been in contact with him a couple times.

212 Brewery: We are waiting on his business plan. He asked if we would accept his private placement memorandum in place of the business plan. Glenn told him to send that and we would let him know what more we will need.

Gravity Ciders: Cobalt which is in our Winkler Rd property is moving to Tennessee. Their lease terminates in June so we will have a vacancy there. Glenn is going to have Bill show Gravity Ciders this spot and suggest manufacturing in Sidney and having a tasting room in Walton.

Delaware Phoenix Distillery: Board discussed Delaware Phoenix Distillery's store front.

Other Old/New Business: No old or new business.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

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5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
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Bruce Dolph, Treasurer
Andrew Matviak
Molly Oliver
Tabitha Byam
Carol Jean Finch
James Ellis
Mike O'Brien

Absent: George Bergleitner, Secretary
William Willis, Economic Development Specialist

The May 15, 2015, meeting of the Delaware County Local Development Corporation was called to order by Chairman James Thomson.

A motion by, Andrew Matviak second by Bruce Dolph, to approve the draft minutes of the April 17, 2015 meeting; motion passed.

The following invoices were presented for approval:

Operating Account

Harry W. Hawley, Inc	-927.00
Delaware County Clerk	-80.00
Del. CO. IDA	-317.81
Thomas Gallagher	-600.00
Edward & Sally O'Neill	-98,075.19
Eklund Family Farm Machinery	-150.00
Law Office of Thomas Gallagher	-817.00
Unlimited Conferencing	-42.15
Del. Co. Elect. Coop.	-13,500.00
Cheryl Lins	-7,500.00
Walton Central School Trust & Agency Fund	-500.00
Delaware County Chamber	-1,000.00
Cedarwood Engineering Services PLLC	-3,533.59
Del. Co. Elect. Coop.	-1,491.10
Verizon Wireless	-52.64
Thomas F. Leo, LS.PC	-412.50
Thomas F. Leo, LS.PC	-783.00
National Pen	-294.46
NYS Employment & Contributions & Taxes	-124.95

Eaton and Griffith	-100.50
Glenn W Nealis	-694.90

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

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

Glenn Nealis reviewed the loan report. We should consider applying for another IRP loan from USDA. We have a sizeable amount of money to lend but if things continue the way they have been we will need more money. We received a grant from USDA to purchase equipment for Natural Gardens. Natural Gardens is going to be leasing that equipment from the LDC. Glenn spoke with Mary Manzanero and the tax department and was told that we are going to have to collect and file sales tax returns on the lease payments from Natural Gardens. A motion by Bruce Dolph, second by Scott White to approve the loan report; motion passed.

Entrepreneur Zone: We have released two videos and are getting good feedback. We are going to be releasing one every three weeks.

The floor was opened for the discussion of any old and new business; A motion by Bruce Dolph, second by Scott White to approve applying for sales tax for Natural Gardens; motion passed.

Meeting was adjourned in form.