

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: December 19, 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
George Bergleitner, Secretary
Mike O'Brien

Absent:

The December 19, 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 November 21, 2014 meeting; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Roxbury Mountain Maple	-148,517.00
Smith Site Development	-178,922.99
Smith Site Development	-2,501.39
Hartford	-139.00
Gerald M. Conklin	-1,719.09
Delaware County Clerk	-225.00
Verizon Wireless	-52.52
Wakin Land Surveying	-200.00
Laser Printer Checks Corp.	-55.57

A motion by George Bergleitner, 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. A motion by Scott White, second by Bruce Dolph, approve the treasurer report, motion passed.

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

Amphenol: Glenn Nealis updated the board on the Sidney Center project. Army Corps of Engineers is coming for a site visit Monday. Amphenol is pushing on them for their escrow. We have threatened eminent domain on Northstar who holds a mortgage for a piece of property in Sidney Center.

Project Updates: Glenn Nealis updated the board on the Ames building. He is working with the Town and the Village of Delhi to build the justification for the market in this area based on things that don't show up on the census data like college students and the second homeowner market. They had a list of prospects they wanted to send this to.

DPW Study: Planning submitted a grant to fund a study for DPW regarding efficiencies and possible consolidations. We had a gentleman from Rochester give a presentation on this to find additional ways to seek out efficiencies for towns and villages to save tax payers money. That grant was denied. Wayne from public works is still very interested if the IDA would continue to push this idea and seek funding.

Wissahickon: Glenn informed the board that we have an incentive offer out to one of George's contacts for an as is sale. It would be selling the building as is and then working with them to transfer our grant to them for renovating the building.

DEP Hydro Project: Glenn updated the board. Glenn arranged for a meeting with DCEC and DEP. The meeting was very productive.

Personal Health Care: Jim Thomson and Glenn Nealis met with Personal Health Care. They are interested in buying the infirmary. They are waiting on their certificate of need. They have architectural drawings of what they plan to do. They plan on knocking down half of it. The facility will be a little bigger than what was there previously and will be state of the art.

IDA Pump Station: Jim Thomson said there are two issues. The first issue is we need to upgrade and replace pumps. The more immediate need is for pieces that need to be rebuilt right now. Jim Thomson approved the pieces being rebuilt

Casella: We are still waiting for appraisal from Lonnie Ridgeway. Casella is looking for a year end closing. Lonnie expects to get us the appraisal by Monday or Tuesday.

Glenn updated the board on two new prospects that we are working on. One is in the Sidney area, Norwich Engineering. They are looking for 2500 – 3500 sq ft. It would create about 15-20 jobs. The second came to us through DCEC for a new dairy processing facility in the county. They are looking to processing in the organic realm and would like to turn their location here into a tourism type of attraction.

Amigo Chicken: A motion by Scott White, second by George Bergleitner, to deny loan, motion passed.

HRP Associates – Brownfield discussion: Glenn updated the board that him and Jim had a follow up call on Vitale Lumber & GCL Tie in Sidney. They are going to reach out to DEC and to find out what they would require.

Constitution Pipeline: Board discussed.

The floor was opened for the discussion of any Old and New business; Andy Matviak informed the board that Senator Schumer is coming to Sidney tomorrow at noon.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: December 19, 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
George Bergleitner, Secretary
Mike O'Brien

Absent:

The December 19, 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 November 21, 2014 meeting; motion passed.

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

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

The floor was opened for the discussion of any Old and New business; Glenn Nealis informed the board that Cornell Cooperative received a grant for establishing a local product store. They are going to be leasing space in the ecenter. Cornell University does not want them to operate under a Cornell Cooperative Extension name. They were wondering if the LDC would allow them to use us as a pass through for the grant and for the establishment of the store and have us be behind it. A motion by Scott White, second by Andy Matviak, to allow Glenn to make the approval based on his discretion, motion passed.

Meeting was adjourned in form.