

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** April 19, 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  
Tabitha Byam  
George Bergleitner, Secretary  
Scott White, Vice-Chairman  
Mike O'Brien  
Andrew Matviak

**Absent:** Carol Jean Finch

The April 19, 2013 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Scott White second by Bruce Dolph, to approve the draft minutes of the March 15, 2013 meeting; motion passed.

The following invoices were presented for approval:

Del. Co. LDC	-5,000.00
Cedarwood Engineering Services PLLC	-1,308.05
Del. Co. Elect. Coop.	-1,277.81
Chazen Engineering	-1,831.27
Dente Engineering	-200.00
Margaretville eCenter	-15,000.00
The Daily Star	-143.10
Verizon Wireless	-52.49
SUNY Delhi	-139.00
Village of Sidney	-38.69
Unlimited Conferencing	-10.74
Del. Co. Elect. Coop.	-1,155.31
Catskill Development Foundation	-35.00
Home Depot	-304.20
My Hero	-54.30
Stewarts Shop	-5.30

A motion by Mike O'Brien, 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's report. A motion by Bruce Dolph, second by George Bergleitner, to approve the treasurer's report; motion passed.

Bill Willis reviewed the current loan report. Bill met with Larry from A-1 Home Improvement. He's thinking about getting back into tree work. Bibliobarn paid us off. Delaware Phoenix Distillery's business is for sale. We are sending out a formal default next week to Leatherstocking. Skylands is getting close to getting current. Suzi's Bakeshop received an offer to purchase the building. Catskill Country Furniture has rented out all of their apartments and we have received a payment. Margaretville Lodging requested a payoff amount. Shady Lady received her special use permit. A motion by George Bergleitner, second by Bruce Dolph, to approve the loan report; motion passed.

Jenlid & JAMs Update: We are working with the CWC on a proposal for a financial default. Bill told Barb that we would do a co default with the CWC and pay half of the bill for the lawyer. Francis and Lee met on Wednesday. Francis says he has someone to come in as a partner that will open and run the property and will pay off loans. The foreclosure for JAMs has been completed since March and is sitting on the judge's desk waiting for a signature. Tom Miner has people that want to rent. Tom Miner has agreed to assume Jason Schilling's loan principle for \$188,278.45 plus pay back taxes and our legal fees. The mortgage is for 3 ½ years at 4%. A six month loan deferment was approved along with an additional loan bringing his loan amount to the \$222,000. The additional funds are to be used for building renovations so the building can be rented out ASAP. A motion by Bruce Dolph, second by George Bergleitner, to approve the loan; motion passed.

Audit Update: Glenn informed the board that the preliminary numbers are in but he has not had a chance to review yet.

Belleayre Resort Update: Jim Thomson passed out a projection description and fact sheets on Belleayre. Dean Frasier and Glenn Nealis are going to put in comments for Delaware County supporting this project.

NY Safety Track: Moving forward. Jim Thomson updated the board. The Harpersfield Town board and the planning board are behind them. Glenn Nealis spoke to code enforcement officer and was told that if they don't go through and get the approval he will shut them down.

Approval to Acquire DEP Land – Stilesville/ Cannonsville Lumber: Bill Willis was able to get a meeting set up for May 16<sup>th</sup> to discuss the possibility of the IDA purchasing property.

AJS Facility:

Building Improvements: The building is currently rented to Huff. Huff does not want to purchase but would like to continue to lease. Cobalt Packaging would also like to lease the building. They could have up to 10-15 full time employees. Bill has worked out an agreement with Huff and Cobalt to share the facility but have run into a couple of problems. There is only one dock door and is also a break room and bathroom that they would like removed. Delta Engineering has surveyed the situation. Bill has reviewed the improvements and the cost. It would cost \$102,000 to make the building work for Huff and Cobalt. Bill believes Cobalt is serious about buying the building.

Proposed Leases with Huff Ice Cream and Cobalt. Glenn Nealis informed the board that Huff's lease ends in December this year. Huff would prefer to have a direct lease with the IDA and Cobalt would like the same.

Board discussed. A motion by, Bruce Dolph second by George Bergleitner, to stop the current lease with Huff and enter into two short term leases and to make capital improvements to the 8 Winkler Road building; motion passed.

Amphenol: Regulatory Update: Glenn Nealis update the board. The permits are in place with the Army Corp and DEC to go ahead with the project. As part of the permits we have to do certain mitigation projects. Army Corp of Engineers wants a financial assurance that we will complete the work and have agreed to an escrow account. There was brief issue that came up with NYSEG. There is separate subdivided property which is going to have a deed restriction placed on it where it has to remain forever wild. At the last minute we found out that NYSEG has an easement in that area for the right away and they are not moving the line. Army Corp and DEC has agreed that it will remain forever wild but the easement is going to be exempted from the preservation area. The start date for the project for the site work is May 7<sup>th</sup>. A motion by, George Bergleitner second by Bruce Dolph, to enter into a contract with Upper Susquehanna coalition for \$80,000 to do their wetlands, mitigation work, and the conservation easement; motion passed. Glenn updated the board on the Sidney Center Project. This will be an IDA project with DPW and Soil and Water. The county is putting in \$500,000 for relocating their highway garage. A motion by, Scott White second by George Bergleitner, to negotiate and enter into a contract with Delaware County to undertake the Sidney Center project; motion passed. Glenn informed the board about the DOT ROW. The state has agreed to lease the property to the IDA for up to two years through a highway use and occupancy permit for \$1 fee waived. A motion by, Andy Matviak second by George Bergleitner, to sign the highway use and occupancy permit with DOT to rent the land for two years; motion passed. Bruce Dolph abstained. A motion by, Andy Matviak second by George Bergleitner, to acquire the land from DOT; motion passed. Bruce Dolph abstained. We did get approved for the EDA grant. That will go towards the cost for the site work. A motion by, Scott White second by Andy Matviak, to approve accepting the grant and enter into other agreements as needed; motion passed. OCR Grants were two grants that were promised by the state for the new facility and for flood mitigation at the old site. Amphenol and the IDA both agree that we are not responsible for those grants. EDAP Grant was held up for so long because they wanted us to have formal approval from EDA. There is one other grant for \$750,000 to the IDA for the purposes of supporting, assisting, and the development of a distribution pipeline into the Village of Sidney which will serve Amphenol and be available for other people. That is still in the preliminary stage. We went out to bid. The bid opening was last Friday. We have a bid recommendation from the construction management company. A motion by, Scott White second by Andy Matviak, to approve going out for bid; motion passed. A motion by, George Bergleitner second by Andrew Matviak, to accept Lechase's bid recommendation; motion passed. A motion by, Michael O'Brien second by Andrew Matviak, to enter into a contract with the contractor once the attorney has established all the language needed for EDA requirements and to protect the IDA; motion passed.

Jim Thomson passed out handouts on Ate 0 Ate and for OARS Boat Cleansing Station. A motion by, Michael O'Brien second by Scott White, to approve a \$5,000 grant to OARS Boat Cleansing; motion passed.

The floor was opened for the discussion of any Old and New business; Scott White talked to the board about the regional councils. Scott White asked about the Millennium money and what we are going to do with it. Glenn Nealis recommended that we put that money in our general savings account. Andrew Matviak requested that the IDA name the Industrial Park

Tom Mirabito Industrial park. A motion by, Michael O'Brien second by Bruce Dolph, to name the Sidney Industrial Park the Tom Mirabito Industrial Park; motion passed. Andrew Matviak had asked Glenn to make a small presentation at the Chamber dinner and wanted to invite any other IDA members to attend the dinner. Glenn Nealis informed the board that the Deposit Chamber of Commerce is looking for Millennium money for the Deposit Community Theatre. A motion by, Michael O'Brien second by Bruce Dolph, to approve a loan at 4% until they raise the money; motion passed. Glenn asked the board about sponsoring the chamber of commerce golf tournament. A motion by, Andrew Matviak second by Scott White, to approve \$1000 for the golf tournament; motion passed.

Meeting was adjourned in form.