

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** November 15, 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, Treasurer  
Scott White, Vice-Chairman  
Andrew Matviak  
Tabitha Byam  
Carol Jean Finch

**Absent:** Mike O'Brien  
George Bergleitner, Secretary

The November 15, 2013 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by Scott White, to approve the draft minutes of the October 25 , 2013 meeting; motion passed.

The following invoices were presented for approval:

Jim Thomson	-30.00
Del. Co. Clerk	-50.50
Unlimited Conferencing	-22.11
Cedarwood Engineering Services PLLC	-4,644.29
Delta Engineers	-936.57
Verizon Wireless	-52.51
Ganz Wolkenbreit & Siegfeld LLP	-1,290.00
Del. Co. Elect. Coop.	-1,186.72
Bill Willis	-50.00
Catskill Devl. Foundation	-35.00
Dente Engineering	-15,000.00
Chazen Engineering	-346.50
Preferred Mutual	-1,470.07
Smith Site Development	-418,983.83
Keystone Associates	-2,151.10

A motion by Andrew Matviak, second by Scott White, 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. Glenn updated the board on the Dormitory Authority. He has asked Senator Bonacic's office for help to move that along a little faster. A motion by Bruce Dolph, second by Carol Jean Finch, to approve the treasurer's report; motion passed.

Bill Willis reviewed the loan report. Larry from A-1 Home Improvement is out in Washington working for his brother. He is trying to get caught up and will be back in the spring. We did the first direct deposit for Eklunds and everything went good. Bill recommended that we try to encourage anyone that we approve for a loan to do direct deposit. Jenlid is paid off. Roxbury Mountain Maple would like to consolidate their loans and borrow more money. Bill will present that loan next month. We filed a judgment on Sweet Peas. We are second to NBT on their home. A motion by Bruce Dolph, second by Carol Jean Finch, to approve the loan report; motion passed.

Catskill Mountain Artisan's Guild: Glenn Nealis updated the board. The IDA provided them with a \$5,000 grant and a \$5,000 loan. We wrote it up as a \$10,000 loan. They have paid back \$5,000 of the loan and we would like us to forgive \$5,000. A motion by Bruce Dolph, second by Scott White, to forgive \$5,000; motion passed.

Amphenol Project Update: Everything is going well. The IDA portion is almost done. They are going over a final punch list and we should have the final invoices in December. We finally got approval from EDA to move forward with our reimbursement request. Glenn submitted an urgent need statement to satisfy the state and HUD that they are meeting the guidelines. Once they accept that they have promised that the reimbursement process should happen relatively quickly. The pine lanes mitigation project is done. The Sidney Center stream restoration project is dragging a little. There may be some issues with that with some of the residents. Amphenol had to put up money to the army corp of engineers in an escrow account they want that back since the project is moving along. When the county takes down their DPW shop Amphenol is allowed to reduce that escrow by \$500,000. That work will not be completed until April 31<sup>st</sup>. Glenn informed the board that we were served with a suit from BG yesterday. Board discussed Amphenol cost sheet.

Green Lumber: Glenn Nealis updated the board. The IDA has an application into the state for \$860,000 in support of a \$1.4 million project to bring electricity to the site. We also have a \$400,000 application into NYSEG for the same project leaving about \$140,000 to be contributed by Green Lumber. We have not gotten any feedback from the regional council.

Qualfon: We did get approval from the state for a \$610,000 grant. \$600,000 will go to Qualfon and \$10,000 will be retained by the IDA to offset our cost of implementing the project. We are waiting on Empire State Development.

Wissahickon: The county approved a resolution to transfer the property to the IDA for \$1 under the premise that the county and the IDA will enter into some agreement prior to any transfer that the IDA would agree to provide the county with up to \$66,000 of the back taxes and expenses that they have incurred related to this building from the net proceeds of any future sale. We submitted an application into the state for \$209,000 for a project that we valued at \$560,000. Board discussed. Glenn Nealis reviewed the cost of fixing up the building.

Hancock Compressor Station: Jim Thomson updated the board on the PILOT agreement. Board discussed.

Study of County Government: Jim Thomson expressed concern about a couple of county departments. He was looking for someone with professional guidance to help improve things in the future in the county. He had found a company in Rochester. They have done a study in Herkimer county and had come up with some recommendations to help save them money. Jim Thomson would like to contact the company and invite them to a board meeting and talk to us about what their capabilities are. He would also like to invite Jim Eisel. Board agreed.

The floor was opened for the discussion of any Old and New business; Glenn Nealis informed the board that Eklunds has continued to have issues with USDA. Glenn is going to write a letter to USDA, Gibson's Office and Seward's office to try and resolve some of these issues.

Meeting was adjourned in form.

## DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

**Date:** November 15, 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, Treasurer  
Scott White, Vice-Chairman  
Andrew Matviak  
Tabitha Byam  
Carol Jean Finch

**Absent:** Mike O'Brien  
George Bergleitner, Secretary

The November 15, 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 October 25, 2013 meeting; motion passed.

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

Bill Willis reviewed the loan report. We received four checks from Hobart Market. He is making enough money now to pay his bills 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

USDA Rural Devl.	-30,848.00
Frank Walker	-24,775.00
Catskill Mountain Artisans Guild	-5,000.00
Joseph M. Tabone	-5,000.00
Juergen H. Mahler	-8,000.00
Douglas J. Brady	-4,450.00
Bun N Cone	-2,800.00
Delaware County IDA	-5,000.00
Catskill Development Foundation	-25,000.00
Mcintosh Country Market & R. Brannen Carp	-18,500.00
Empire State Development	-640.00
Maple Shade Farm	-50.00

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.

A motion by Andrew Matviak, second by Bruce Dolph, to enter executive session; motion passed.

A motion by Andrew Bruce Dolph, second by Andrew Matviak, to exit executive session and enter regular session; motion passed.

Scott White made a motion to approve the incentive compensation payment recommended by the Chairman and Vice Chair per section 3.10 of the LDC's Administrative Policies, as approved by the Board at the annual organizational meeting held on January 25, 2013. Seconded by Bruce Dolph; motion approved.

Meeting was adjourned in form.