

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: November 19, 2010

Time: 11:00 a.m.

Place: Delaware County E-Center
5 ½ Main Street, Delhi, NY

Present: James Thomson, Chairman
Glenn Nealis, Executive Director
William Willis, Economic Development Specialist
George Bergleitner, Secretary
Scott White, Vice-Chairman
Sally O'Neill, Treasurer
Andrew Matviak
Bruce Dolph
William Gross
Tabitha Byam

Absent:

The November 19, 2010 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

Bill Gross asked to change the August minutes to say that he asked to put in more than one payment in the escrow for Millennium. A motion by, Andrew Matviak second by Bruce Dolph, to approve the draft minutes of the August 27, 2010 meeting; motion passed.

Financial:

Glenn Nealis reviewed the current treasurer's report. A motion by, Bruce Dolph second by William Gross, to approve the treasurers report; motion passed.

The following invoices were presented for approval:

Harlem & Jervis	-1,494.14
Unlimited Conferencing	-26.74
Delaware Operations, Inc.	-4,833.32
NYSEG	-29.11
Village of Margaretville	-118.42
Elizabeth Fronckowiak	-30.00
NYSEG	-33.31
Verizon Wireless	-58.47
Petty Cash	-35.00

IDA Loan Fund

Del. Co. LDC	-527.96
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A motion by Bruce Dolph, second by William Gross, to approve the invoices; motion passed.

A motion by William Gross, second by Andrew Matviak, to approve the receipts and disbursements; motion passed.

Updates – Glenn updated the board. [REDACTED] – We have discharged the mortgage and have been paid. Now we need a resolution to write off the remainder at the end of the year as uncollectable. Eklunds – They now have one cut room and one freezer room ready to go. By the end of the month they expect to be able to do their own cut and wrap at the facility. They had been using the glynwood trailers for slaughtering but were only able to do 10 head a day. They have a potential account that would require them to slaughter and grind 50 head a week. They would be selling to a wholesaler in New York City that would pay a premium price. Bill is in the process of reaching out to farmers to make sure he can get to that 50 head capacity. The board discussed some feedback that Jim Thomson had heard and brought to the attention of the board. Promats – They had found out that they may have some fire code issues if they were to move their company here. New York State has some different fire codes that would require substantial extra cost and would require them to reconfigure their facility that would destroy all current processing line and efficiencies. Unless they are able to get a waiver from those they are not coming. Scott White asked if there was anything the board could do to help them. Glenn commented he would call Wayne and see if there was anything we could do. AJS Facility – Closing on Tuesday. Deposit Pipeline – We no longer own a pipeline. It has been transferred to the Village. Robinson Terrace – The IDA had agreed to serve as a sub-recipient for a grant that would help the Robinson Terrace adult care facility add a new assisted living facility. The assisted living facility will create between 40 and 50 jobs. Hamden Inn – We have been working with Holley White to purchase the Hamden Inn and run it as a restaurant oriented towards local food. We are using the Office of Community Renewal's small business program. There may be a \$[REDACTED] gap that she may come to the IDA for a loan in December. Margaretville Ecenter Grant – We have executed a grant agreement with them and are waiting for the countersigned copy to come back from the Dormitory Authority. After that's done Lori has it all set to send in the request for funds. Masserson Properties – We made a temporary loan to them while they are waiting for the state. They expect to have that paid off by the end of December with one lump sum. Friesland Campina – They wanted to do an expansion and were looking at this location along with several other locations. They had four big requests. They wanted empire zone status, which has been approved. They wanted help with electricity, which the electric coop has received an allocation from NYPA for some low cost economic development power. Another long term issue was a natural gas pipeline. We started with NYSEG but that didn't work out. There are some potential future developments where gas pipeline not including NYSEG may be a possibility. The last request was sewer capacity with the Village of Delhi. They had come to an agreement on how much they were going to pay, maximum flow, and parts per million but the Village has backtracked on max flow and parts per million. There should be a meeting in the next two weeks to find out what happened. Jim Thomson and Glenn are on the agenda for the Delhi Village Chamber of Commerce meeting and doing an FYI presentation to the Chamber of Commerce. Jim Eisel is also trying to put his influence in on this project with the village. The board agreed to do a resolution in support of this project. Sidney Flood Litigation – This would build a flood wall around Amphenol and some of the neighborhoods on the southeastern side of the railroad tracks in the Village of Sidney. Amphenol stated at the meeting that they are the sole source for some of these military projects. The village has been making progress and now its just a matter of taking it to the next level and getting some money and getting DEC working with the army core of engineers. The IDA was technically the recipient of a million dollar grant from the state in support of this project. This would be a ten million dollar project. 65% would be covered by the army core of engineers and the other would have to come from DEC or DEC would have to request a waiver. DEC has requested a waiver. We just have to go political and see if we can get that moving. Plattekill – They have hooked up with a company and are looking at potentially doing an indoor water park and hotel instead of the slope side condos. Glenn and Jim are meeting with Steve Malone and Lazlo on Tuesday. They have a very good relationship with Great Escape in Lake George which is a much smaller water park but pretty successful.

██████████ – ██████████ got the contract to finish the ██████████ after ██████████. After Larry was about 90% of the way done ██████████ had kicked Larry off the job because he did not like the work Larry had done. Bill talked to Dale Downin the building inspector and Dale said it was all minor stuff. Larry filed a mechanics lien and ██████████ never addressed that. We filed a default letter because he owes us \$██████████ and he has never made a payment. Bill asked the board to add \$██████████ to ██████████ current loan and extend his loan out to 8 ½ years. If Larry gets anything from the lien than we would get the \$██████████ and get paid off. A motion by Scott White, second by Bruce Dolph, to approve adding \$██████████ to Larry's loan and extending his term out to 8 ½ years; motion passed.

Approval of Auditor- A motion by Scott White, second by Bruce Dolph to approve the auditor for 2010; motion passed.

Ratification of conference call vote- The board formalized the vote for the Corner Bake Shop and Café. A motion by George Bergleitner, second by Andrew Matviak to approve the auditor for 2010; motion passed.

IDA Tax / Minutes on Website – The Public Authorities keep telling us that we need to have our minutes up on the website after they have been approved. We will have to blackout any confidential information. IDA Tax – Board discussed and agreed that we would not pay this time.

The floor was opened for the discussion of any Old and New business; George Bergleitner talked to the board about a company that makes LED lights in Taiwan and is looking at putting a plant here to assemble them because of a big tariff coming in. He also talked to the board about Fred's restaurant closing. He was wondering if the IDA would be interested in helping the guy that's buying the building turn Fred's into apartments.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: November 19, 2010

Time: 11:00 a.m.

Place: Delaware County E-Center
5 ½ Main Street, Delhi, NY

Present: James Thomson, Chairman
William Willis, Economic Development Specialist
Glenn Nealis, Executive Director
George Bergleitner, Secretary
Sally O'Neill, Treasurer
Scott White, Vice-Chairman
Andrew Matviak
Bruce Dolph
William Gross
Tabitha Byam

Absent:

The November 19, 2010, 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 August 27, 2010 meeting; motion passed.

Glenn Nealis reviewed the current treasurer's report. A motion by, George Bergleitner second by William Gross, to approve the treasurers report; motion passed.

The current loan report was reviewed. A motion by, Bruce Dolph second by Andrew Matviak, to approve the loan report; motion passed.

The following invoices were presented for approval:

Delaware County Clerk	-60.00
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Eklund Processing

Eklund Farm Machinery	-79116.19
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NY Main Street

Olga Elizabeth Irwin	-9376.50
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A motion by Bruce Dolph, second by William Gross, to approve the invoices; motion passed.

WB Delhi – Glenn update the board. We've gotten all the info gathered to send to Empire State Development so that we can close on our loan with them. We are borrowing the money from them and relending to WB Delhi LLC. The one hold up is we need some employment verification from Tractor Supply. Tractor Supply is not thrilled about providing that. As soon as we get that we'll be able to close and make the loan to WB Delhi LLC and close out our second nature loan. We're moving forward.

Ag Plan & Initiative – Glenn passed out copies to the board. LDC received a grant to do something in the Ag World. The Ag plan outlines some avenues that economic development is going to pursue as far as supporting the ag industry.

The floor was opened for the discussion of any Old and New business; Jim Thomson talked to the board about a meeting with some representatives from the Watershed ag council and the Chamber trying to find ways to work together to get some projects going. One project that is going to start right away is an idea for a promotion that would work for the wood working industry in the county. Patty Cullen came up with the idea for a contest. Patty Cullen is going to put together a design contest for a Catskills chair to compete with the Adirondack chair. Hopefully we can use local lumber and local wood processing. The chair would be made and produced locally. They are still working out the prize for the contest. The prize will probably be something along the lines of exclusive manufacturing and distributing rights for a period of time.

Meeting was adjourned in form.