

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: July 16, 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
Andrew Matviak
Bruce Dolph
Lori Paulson, Chief Financial Officer
William Gross
Shelly Johnson – Bennett – County Planning
Duncan

Absent: Scott White, Vice-Chairman
George Bergleitner, Secretary
Sally O'Neill, Treasurer
Tabitha Byam

The July 16, 2010 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Andrew Matviak second by Bruce Dolph, to approve the draft minutes of the May 21, 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.

Bill reviewed the loan report. [REDACTED] – We previously approved a loan for him but no money has been drawn yet because he has been paid for some contracts since. [REDACTED] hopes to install equipment next week. He should be running by the end of July. [REDACTED] – Sent letter thanking IDA. He has a 100% occupancy now. Letter was circulated. [REDACTED] – We received two payments this week. [REDACTED] – Gave them deferment. They are doing well. Her sales are up. [REDACTED] – Had steam boiler delivered and the still is in transit. Sales are good. She is selling all she can produce and is looking forward to expansion. [REDACTED] – Open and doing well. [REDACTED] – Bankruptcy is proceeding. [REDACTED] – Working with owners of the former [REDACTED] from Roxbury. DNB is calling the loan due because Don hasn't provided financials as requested. Don is working to correct the issue with DNB by July 25th. Business has picked up. [REDACTED] – Making \$100 payments. [REDACTED] – Controversy in bankruptcy on whether we are 1st or 2nd position on loan. Buy out is estimated around \$150,000 – \$160,000. [REDACTED] – Got behind but is catching up. [REDACTED] – business is up 25% over last year. Walton Liquor – NBDC is foreclosing. We have a 2nd on their house. Eric Jervis has an idea to help us get paid sooner.

The following invoices were presented for approval:

IDA	
Elizabeth Fronckowiak	-30.00
Del. Co. Elect. Coop.	-1,435.87
Catskill Development Foundation	-35.00
Mang Insurance Agency	-2,000.00
NYSEG	-15.49
NYSEG	-38.28
Village of Margaretville	-527.82
Delaware Operations, Inc.	-2,147.61
Petty Cash	-68.23
Delaware County Chamber of Commerce	-1,000.00
Del. Co. Elect. Coop.	-1,330.56
Coughlin & Gerhart	-87.50
NYSEG	-27.19
Delaware Operations, Inc.	-4,435.44
Elizabeth Fronckowiak	-30.00
Century 21 Chesser Realty	-5,000.00
Nicole Bowker	-500.00
Village of Sidney	-36.85
NYSEG	-15.49
Del. Co. Elect. Coop.	-1,401.36

ED Loan Fund

	-50,000.00
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GOSC – Micro

	-24,175.86
Delaware County Clerk	-54.00
Harlem & Jervis	-712.00
Delaware County IDA	-58.14
	-2,666.67
	-37,333.33

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.

AJS Facility Purchase and Lease – Glenn updated the board. Our \$█ offer has been accepted and we entered into a contract. We put down a \$█ deposit with the realtor and are extending the closing until the 23rd. Contract stipulates that \$█ will be held in an escrow until current owner removes stuff outside. The property will be flipped to new owner at our closing. Glenn reviewed details of arrangement with purchaser. Andy asked about the water bottling plant next door. Glenn commented he was hoping to close on AJS and then possibly have IDA purchase as well.

IDA Sewer and Water pipeline – Deposit – Glenn spoke with Beth Westfall yesterday. Village authorized her to go ahead with the paperwork to transfer lines from the IDA to the Village to assume ownership of the lines. The Village board meeting is the 29th for final approval and then we can close.

Delaware County Electric Co-op – Jim Thomson updated the board. Greg Starheim is working on a business plan for a 6 acre parcel. He wants to have use of an area for trucks to loop back around depot street without backing up and a place to store them. They are looking at possibly making it a brownfield site. This would be the first run with a Brownfield program and IDA may have to take ownership of the property. Just a heads up at this point.

DOMO / Friesland Campina – Jim Thomson spoke about the project. Potentially a major expansion. Expansion will result in an increase of waste. The Village of Delhi and DOMO have been talking. Bill Gross asked about a time for expansion. Glenn explained that their plan was not possible. They are hoping to now work through issues by the end of the summer.

Wagner Lumber Property – Bill Willis spoke with Wess about the Mallory property. He is just using it for kiln drying.

Economic Development Plan – Jim Thomson spoke about a marketing plan for Delaware County. We need to reevaluate how the county is marketed. Glenn, Marybeth, and Jim Thomson went to Margaretville and had lunch with Alan White with Catskill Center. Alan feels Environmentalist have gone to far and the environmental community needs to look at the issues independently and try to resolve issues. Jim Thomson called SUNY ESF and spoke with a lady who with the help of her students, evaluate what the community wants to become. Jim Thomson will set up a meeting with SUNY ESF.

The floor was opened for the discussion of any Old and New business; Shelly Johnson- Bennett introduced Duncan to the board. Duncan has an interest in Economic Development as well as planning. He can help provide insight into processes for projects. Shelly updated board on some of their projects. There are three housing projects. One is in Stamford geared towards seniors and the elderly. Hancock housing project wants to put in 40 townhouses or timeshares. Hobart housing project would put in 40 apartments and market toward Covidien employees. K Tooling filed an article 78. Village planning board has been reviewing the zoning. The Village believes that it was inaccurately zoned and proposed a zoning change to make it commercial. Hancock is supportive of IDA developing an industrial park. Town of Sidney is struggling with zoning issues and will not adopt changes. Sidney Center School cannot be used for anything except for a school. Shelly requested the IDA's assistance in getting the zoning change adopted.

Glenn passed around cards relating to the John Meredith Scholarship.

Jim Thomson passed around the latest county unemployment figures.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: July 16, 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
Andrew Matviak
Lori Paulson, Chief Financial Officer
Bruce Dolph
William Gross
Shelly Johnson – Bennett – County Planning
Duncan

Absent: Scott White, Vice-Chairman
George Bergleitner, Secretary
Sally O'Neill, Treasurer
Tabitha Byam

The July 16, 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 May 21, 2010 meeting; motion passed.

Glenn Nealis reviewed the current treasurer's report. We received Money from IRP#2. He and Lori had discussed doing another microenterprise program. They are still trying to pursue using the OCR program for smaller loans up to \$100,000 for each town to bring that money in. Bill has a bunch of pending projects. He hasn't had to turn anybody away. Andrew Matviak asked about loan program available to towns and asked whether or not we have done any outreach for the available money. Glenn explained the OCR Micro program. A motion by, George Bergleitner second by William Gross, to approve the treasurers report; motion passed.

The current loan report was reviewed. [REDACTED] - Doing well, [REDACTED] [REDACTED] – behind one month. Receivables are \$100,000 and \$64,000 of that is due from CWC. [REDACTED] – Scott is working to obtain financials and then coordinate a meeting with the bank of Cooperstown and Otsego County to work out a better payment plan. [REDACTED] - is staying current. Has gotten his beer license. This is the slow season for indoor golf. [REDACTED] [REDACTED] – waiting for a check today. Plans to resume regular on time payments. [REDACTED] [REDACTED] – is behind on payments. Site plan approval has now lapsed and would need to apply again. [REDACTED] – closed on loan. Only drew partial for equipment. They have until the end of month to decide if they want anymore. They are moving into 44 West Street. [REDACTED] is doing well. Second Nature – Roof replaced on barn and are now

excavating for parking. A motion by, Bruce second by Andrew Matviak, to approve the loan report; motion passed.

The following invoices were presented for approval:

LDC	
[REDACTED]	-148,884.65
Harlem & Jervis	-712.00
Delaware County Clerk	-54.00
Delaware County LDC	-349.35

Loan Fund

Delaware County LDC	-493.20
Delaware County Clerk	-51.00
Harlem & Jervis	-675.00
[REDACTED]	-178,780.80

USDA RBEG#4

[REDACTED]	-8,000.00
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Eklund Processing Grant

Eklund Farm Machinery	-33,143.57
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New York Main Street – Delhi

[REDACTED]	-20,000.00
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A motion by Bruce Dolph, second by William Gross, to approve the invoices; motion passed.

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

The floor was opened for the discussion of any Old and New business; No old or new business was presented.

Meeting was adjourned in form.