

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: April 21, 2017

Time: 11:00 a.m.

Place: Delaware County eCenter
5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
Scott White, Vice-Chairman
Glenn Nealis, Executive Director
William Willis, Economic Development Specialist
George Bergleitner, Secretary
Bruce Dolph
Flerida Santana
Andrew Matviak
Tabitha Byam
Mike O'Brien

Absent:

The April 21, 2017 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Andrew Matviak second by George Bergleitner, to approve the draft minutes of the February 24, 2017 meeting; motion passed.

Glenn Nealis reviewed the treasurer report.

William Willis updated the loan report. We are getting close to closing on Andes Hotel. Glenn updated the board on the Cardio Club. We have a 1st position on a vacation home they own in Myrtle Beach. They are selling that and holding the mortgage. They are asking to pay off \$15,000 of the balance owed and the remainder would be secured by vehicles and equipment. Travis would come on as a cosigner and a co guarantor. Scott White suggested we keep a lien on the mortgage receivable. A motion by, Scott White second by Bruce Dolph, to approve having a lien on the mortgage receivable; motion passed. Tom Gallagher sent Hancock Golf Course a letter and we have not heard anything back yet. Glenn commented that we signed the judgment about two weeks ago. Glenn updated the board on Roxbury Mountain Maple. They should be closing by the end of next week.

The following invoices were presented for approval:

IDA Operating Account

Catskill Development Foundation	-35.00
Verizon Wireless	-52.81
Glenn W Nealis	-720.34
Delaware County Economic Development	-1,970.00
Del. CO. IDA	-150,000.00
Catskill Development Foundation	-35.00

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Empire State Development Corporation	-9,206.72
Village of Sidney	-158.86
Village of Sidney	-36.85
Verizon Wireless	-105.62
CNA Surety	-500.00
Del. Co. Elect. Coop.	-1,243.48
Town of Sidney	-1,082.76
County of Delaware	-2,193.37
Village of Sidney	-5,722.45
Sidney Central School Distirct	-7,001.42
Cedarwood Engineering Services PLLC	-6,927.52

A motion by George Bergleitner, second by Bruce Dolph, to approve the invoices; motion passed.

Review of 2016 Audit: Glenn Nealis updated the board. We have been able to show steady growth in building our assets. The IDA had another strong year. We still need to work on our payables and receivables. Board discussed sharing this information with the board of supervisors. A motion by Scott White, second by Bruce Dolph, to approve the 2016 Audit; motion passed.

Delhi Rehabilitation & Nursing Center - \$6,000 refund of admin fee: The Village is requiring them to purchase a new water meter even though they had just purchased one eight months ago. They are asking us to cover that cost up to \$6,000. A motion by Scott White, second by Bruce Dolph, to approve; motion passed.

Bloom Interim Promissory Note \$68,000 ratification of email vote: Jim Thomson informed the board that we don't need to do this anymore. A motion by Bruce Dolph, second by George Bergleitner, to approve Bill approaching the CWC and asking them if they would discount any of the amount owed by the Catskill Development Foundation if the IDA funds the full amount; motion passed.

Stratton Falls PILOT Application – preliminary review & resolution: A motion by Bruce Dolph, second by Mike O'Brien, to accept as a project and agreeing to hold a public hearing; motion passed.

Potential Site Acquisition/Development

Review of former Walton Agway property – appraisal attached: A motion by Bruce Dolph, second by Scott White, to approve paying up to appraisal price; motion passed.

Update on other properties: We signed onto a purchase agreement and put \$5000 down on the Walton Industrial Park. We are hoping to close in a week or two. Tom Gallagher has put in the title work to move forward with the closing.

Glenn and Tom Segjolic have been working with the owner of the Hancock parcel. The property owner agreed to give us permission to go in to do the ground water test that the board had previously agreed to and the test pits around the property for other contaminants. A motion by Bruce Dolph, second by Mike O'Brien, to approve doing the test; motion passed.

Glenn looked at the Kmart property. The roof needs to be replaced and all the tiles are warped. Glenn would like to have an engineer go in and look at it. Board discussed options for the building.

The Wissahickon closing was called off last minute. Tom Gallagher has given them until April 26th to go forward with the closing otherwise the IDA can declare them in default of the sales terms.

Bruce Dolph commented that he feels that we should find a way to get into the Harvey property on 10. He has heard that the kids want to sell the property to the city. Board discussed.

Project Updates:

Amphenol is having an issue with their parking lot. In the front corner part of it has been washed out is collapsing. The engineer, architect, and construction management company are working on finding out what the cause is.

IDA Pump station: DOMO refuses to have any concrete discussion. Saputo wants to go on their own and build their own pump station. We are going to have a meeting on May 4th with everyone involved and DEC because DEC is now aware that the IDA pump is about to fail.

Other Old/New Business: No old or new business to discuss

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: April 21 , 2017

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Place: Delaware County eCenter
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Present: James Thomson, Chairman
Scott White, Vice-Chairman
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LDC Operating

Carrs Creek Pastured Meat	-12,182.00
Decker Advertising	-180.00
Schenectady Pipe Band, LTD	-2,050.00
Leatherstocking District Pipe Band	-500.00
Maloney Memorial Pipe Band	-1,200.00
Decker Advertising	-1,704.25
Delhi Fire Department	-125.00
NYS Dept of Taxation & Finance	-58.22

A motion by Scott White, second by Bruce Dolph, to approve the invoices; motion passed.

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

William Willis updated the loan report. Angus and Ale is closing their doors next week. She will continue to pay off her loan with us and the Village of Sidney. She plans on selling the building. Leatherstocking Timber is doing great. Table on Ten is paid off.
A motion by, Bruce Dolph second by George Bergleitner, to approve the loan report; motion passed.

Review of 2016: Glenn updated the board. A motion by Scott White, second by Bruce Dolph, to approve the 2016 Audit; motion passed.

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

Meeting was adjourned in form.