

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: June 9, 2017

Time: 11:00 a.m.

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

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

Absent:

The June 9, 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 March 24, 2017 and April 21, 2017 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. A motion by, Scott White second by George Bergleitner, to approve the treasurers report; motion passed.

William Willis updated the loan report. Jim Thomson asked if a formal demand was made to Hancock Golf Course. Bill Willis commented that we declared them in default and we will follow up with Tom Gallagher. Andy Matviak asked about Unadilla Fasteners Bill commented that he had gotten a few months behind. He is on ACH and we are working with him to get caught up. A motion by, Scott White second by George Bergleitner, to approve the loan report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Law Office of Thomas Gallagher	-960.00
Georgaklis & Mallas, PLLC	-5,000.00
Lori Paulson	-10.99
Glenn W Nealis	-669.46
Cedarwood Engineering Services PLLC	-1,830.00
Delaware County Clerk	-75.00
Delaware County IDA	-54.79
Thomas Gallagher	-450.00
Edward T. O'Neill and Sally O'Neill	-15,626.23
My Hero	-70.20

A motion by George Bergleitner, second by Florida Santana, to approve the invoices; motion passed.

Friends of the Upper Delaware River – Freshwater Fisher Study Update: They are requesting \$5,000 for the study. FUDR updated the board on the project. February the state of New Jersey issued a written statement that they would not vote for another year of the resident plan. The last five years it has been unchanged because the five parties all have to agree for any changes to be made. The conversations and differences in positions have escalated over the last five years. Last year we had proved that the better flows made for a better fishing season. We have a real opportunity to invest further into this area by people who are in the resort and fishing businesses. There is an opportunity to do much more if there is a better flow. Board discussed. A motion by George Bergleitner, second by Florida Santana, to approve giving them \$5,000 motion passed.

Delhi Pipeline – NOV: Had a very positive meeting on May 4th about moving forward and then had a rupture on May 15th which attracted everybody. DEC gave us a list of five chores to have completed by July 30th. One is an assessment of the pump station and the second is a full assessment of the capacity and integrity of the pipeline. We worked with the Village and the two industries to develop a scope of work for what that study would look like. Glenn will have a copy of that next Friday. There was a development of a short term plan for handling the pump station because it is about to fail. As in interim step we would replace the two pumps. A long term plan would be for the industries to decide whether they are going to own or operate their own pump station or a joint pump station they own and operate or pursue direct discharge to the river understanding that means putting through a full treatment plant. Saputo contacted Glenn that they have already received bids for their own pump station. DEC is pushing the Village to take over ownership of the pipeline which this rupture kind of put a kink in which is another reason we need to do this assessment to show that this was a fluke break and can get back to having DEC help us. A motion by Michael O'Brien, second by Scott White, to approve Glenn to negotiate the IDA paying for a short term upgrade to purchase new pumps and then the industries take ownership of the pipeline; motion passed.

Ratification of IDA Micro Loan: Kimchee Harvest \$10,000, Steadfast Timberworks \$10,000, and Muddy River Hops \$10,000: A motion by Michael O'Brien, second by George Bergleitner, to approve loans; motion passed.

Stratton Falls PILOT Application: A motion by Scott White, second by George Bergleitner, to approve; motion passed.

Masserson Properties - \$152,000 Loan Request – ED Loan Fund: A motion by Scott White, second by Bruce Dolph, to approve loans; motion passed.

Liz's Hitching Post - \$30,000 Loan Request – HUD: A motion by Bruce Dolph, second by George Bergleitner, to approve; motion passed.

Property Acquisition List: We have been looking at potential commercial sites that are available and we feel could be readily developed. Scott White came up with a list of guiding principles of why we would acquire a property 1) Existing/Neighboring business 2)Shovel Ready and 3)Flyer. Board discussed potential available sites. A motion by Andrew Matviak, second by George Bergleitner, to allow Glenn to make an offer on the Vitale property starting at \$50,000 with the authority to go up to \$100,000; motion passed. A motion by Scott White, second by Bruce Dolph, to allow Glenn to spend up to \$10,000 to have the Sidney Industrial Park property cleared to get a flood plain determination; motion passed. A motion by Scott White, second by Bruce Dolph, to allow Glenn to bid on Tri Town News; motion passed.

Other Old/New Business: No Old or New business.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

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5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
George Bergleitner, Secretary
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LDC Operating

Sportsfield Specialties	-125.00
Townsquare Media	-245.00
Department of Law	-275.00
Treadlight Farm	-9,641.00
Wayside Cider	-15,000.00
Kerrs Creek Distillery	-11,747.00
Delaware County Clerk	-50.50

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

Glenn Nealis reviewed the treasurer's report. Glenn has a meeting Monday morning to allocate the available funds under the Hamden program. We have six applications for grants and the money should be gone after that. A motion by, Andrew Matviak second by George Bergleitner, to approve the treasurers report; motion passed.

William Willis updated the loan report. A motion by, Bruce Dolph second by George Bergleitner, to approve the loan report; motion passed.

Gravity Ciders - \$60,000 Loan Request – IRP 4: A motion by, Scott White second by Andrew Matviak to approve; motion passed

The floor was opened for the discussion of any Old and New business; Glenn handed out an FYI on who was getting money from the bed tax.

Meeting was adjourned in form.