

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: July 21, 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
Tabitha Byam
Mike O'Brien

Absent: Florida Santana
Andrew Matviak

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

A motion by, Scott White second by George Bergleitner, to approve the draft minutes of the June 9, 2017 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. Ray Salaberios with Empire State Development called regarding essentially an IRP program for Agricultural businesses. We would be able to borrow up to \$1 Million from the JDA (Jobs Development Authority) at prime interest only for the first 10 years. After 10 years it would most likely be forgiven. It would allow us to make loans between \$50,000 and \$200,000 to businesses that are expanding production. We would be borrowing money that we would then be relending throughout the Southern Tier. A motion by, Bruce Dolph second by Scott White, to authorize Glenn to move forward with signing on for the loan; motion passed. A motion by, Bruce Dolph second by George Bergleitner, to approve the treasurers report; motion passed.

William Willis updated the loan report. Hancock Golf Course has been served. They have not filed any objections. We should have the judgment on the house next week. A motion by, Scott White second by George Bergleitner, to write off Sweet Peas; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Unlimited Conferencing	-10.86
Village of Sidney	-5,999.94
Village of Sidney	-99.23
Muddy River Hops	-10,000.00
Harry Hawley, Inc	-675.00
Village of Sidney	-36.85
Cedarwood Engineering Services PLLC	-14,671.45
Village of Sidney	-731.48
OfficeMax	-280.79
Blue Bee	-135.12
Verizon Wireless	-52.87
HRP Associates	-5,800.16
Del. CO. IDA	-12,000.00
Glenn W Nealis	-694.90
DCEC	-1,573.80
Olive Garden	-90.00
Blue Bee	-27.68
Rite Aid	-111.02
Blue Bee	-135.12

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

Cosmik, LLC - \$40,000: William Willis presented. A motion by, Bruce Dolph second by Michael O'Brien, to approve loan; motion passed.

Project Updates

Bed Tax: The IDA forwarded all the money for the bed tax and has signed all of the contracts. We just need to voucher the treasurer's office for the money from the county.

The Hamden Grant Program: This program was for small businesses in and around Hamden. They have all been approved by the Town of Hamden and all of the agreements have been signed.

Masserson Properties: Glenn Nealis updated the board. He needs to reach out to Joe Scott to coordinate the PILOT Closing. We should close on the PILOT in September.

Replacing Lori: Glenn has been trying to recruit and get referrals for people to fill Lori's position. Hartwick College has someone they may recommend.

The Pipeline: We are under the notice of violation from the DEC and have been able to get that extended until the end of August instead of the end of July. Some of the things we need to do to comply require industry shut downs. Delaware Bulldozing is coming in to replace part of the pipe that ruptured. That should be done the 24th and then they'll come in the following week and pressure test the line.

CFA Applications: Glenn updated the board. He has completed one for ACCO. They have a 3.6 Million project that will create 18 jobs. We are trying for \$700,000 for them. Glenn has also completed one for the Town of Colchester which is a waterfront revitalization project for converting their town garage and shed into a park tying into a bunch of trails. That project will cost \$238,000. Glenn is hoping to finish one for Greenslate which is the new name of Indiepay. They are looking to buy the building next door to their existing location and renovate it. They are going to have 25 new people. That will be a \$850,000 project. We are asking for \$200,000 from the state and then we will have another application through OCR for \$250,000 and \$300,000 through STREDC for a low interest loan. We are also working on a joint application with Tioga County IDA for an Ag producer grant for the grown and certified program. It's a new marketing program by the state to promote agricultural products grown in NY. We will be applying for \$500,000 and we will then make grants up to 50,000 to Ag producers for building or equipment to meet there certifications. Delaware County would serve as Delaware, Broome, and Chenango. Tioga would handle Tioga West. We would have specific application periods and a joint committee. Glenn also just received a call from Bassett hospital for a possible application. There is also one for 212 Brewery and a Main Street Bloomville application.

Hancock Property Glenn provided a written offer of \$75, 000. Chris Gross contacted him and said that the owner would like to put in a counter proposal that we pay \$200,000. Glenn told him no. Chris said he was going to write it up and send it but never received anything.

Hancock Compressor Station: Glenn received a call from Sam last week and followed up with Mike Armiak. Millennium is going to expand the Hancock Compressor Station. It's about a \$50 Million project. They are not looking for any tax incentives. The town wants the project has requested the county to approve a resolution in support of the project. Glenn's committee approved it and it will go to the full board on Wednesday. A motion by, Scott White second by Bruce Dolph, to approve doing a resolution in support; motion passed.

Broadlands: Jim Thomson informed the board that the Broadlands are back on the table. They are close to being sold the city. There has been action back to the hotel developer that originally was in the picture. He has come up with 50% of the money to buy the property. There is another investor that is considering putting in the other 50% to buy the property. They would like to move forward with the development that was outlined before which is a 60 room hotel with 40 high end single family homes. They had a meeting last week with Steve Malone. Steve has been retained to put together a business plan assuming the sale goes through.

Ratification of IDA Micro Loan: Catskill Dance Moves \$10,000, A motion by Michael O'Brien, second by George Bergleitner, to approve loans; motion passed.

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

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: July 21, 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
Tabitha Byam
Mike O'Brien

Absent: Florida Santana
Andrew Matviak

The July 21, 2017 meeting of the Delaware County Local Development Corporation was called to order by Chairman Jim Thomson.

A motion by, Scott White second by George Bergleitner, to approve the draft minutes of the June 9, 2017 meeting; motion passed.

LDC Operating

Farming Bovina	-4,000.00
MARK Project	-4,000.00
Delaware Valley Agricultural Society	-4,000.00
MARK Project	-4,000.00
Walton Chamber of Commerce	-3,045.00
Franklin Stock Co at Chapel Hall Inc.	-3,000.00
Hobart Book Village and MURAL	-2,992.00
The Hancock Partners	-2,500.00
The Town of Andes	-2,296.00
Greater Stamford Area Chamber of Commerce	-2,175.00
Woodchuck Lodge, Inc.	-1,155.00
Historical Society Town of Middletown	-1,000.00
Catskill Development Foundation	-1,000.00
Catskill Development Foundation	-1,000.00
Central Catskills Chamber of Commerce	-1,000.00
MARK Project	-1,000.00
Greater Franklin Chamber of Commerce	-322.00
Delaware County Chamber of Commerce	-38,358.33
Hamden Hill Ridge Riders Snowmobile Club	-129.40
Hobart Community Foundation	-2,992.00
Town of Davenport	-927.25
Hut's Towing	-10,000.00

A motion by Bruce Dolph, second by George Bergleitner, 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. Ben Krom from West Branch Collision is working with the CWC to purchase the building. A motion by, Bruce Dolph second by George Bergleitner, to approve the loan report; 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.