

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** October 27, 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  
Bruce Dolph  
Flerida Santana  
Andrew Matviak  
Tabitha Byam  
Sean Leddy

**Absent:** George Bergleitner, Secretary  
Mike O'Brien

The October 27, 2017 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by Scott White, to approve the draft minutes of the August 25, 2017 meeting; motion passed.

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

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

The following invoices were presented for approval:

### IDA Operating Account

Delaware Bulldozing Corp	-9,487.50
Cedarwood Engineering Services PLLC	-3,795.23
Gary's Countryside Septic Service, LLC	-750.00
Unlimited Conferencing	-16.66
Masserson Properties	-50,000.00
Cosmik, LLC	-40,000.00
Catskill Development Foundation	-35.00
Coldwell Banker Timberland Properties	-2,500.00
Cedarwood Engineering Services PLLC	-2,105.00
Cedarwood Engineering Services PLLC	-2,295.21
Verizon Wireless	-52.90
DCEC	-1,205.02
Glenn W Nealis	-694.90
Walton CSD c/o Delaware Cnty Treasurer	-1,251.08
Delaware County Clerk	-3,185.00

RPM LLP	-2,250.00
McKeegan & McKeegan	-1,200.00
Harry Hawley, Inc	-1,271.00
Masserson Properties	-50,000.00
NYS DEC	-350.65
Village of Sidney	-36.85
Village of Sidney	-942.58
Catskill Development Foundation	-35.00
Verizon Wireless	-52.90
Cedarwood Engineering Services PLLC	-2,751.74
DCEC	-1,634.50

A motion by Scott White, second by Andrew Matviak, to approve the invoices; motion passed.

Susan O'Brien from NG Advantage gave a presentation on a virtual pipeline.

Resch Electric Loan Application - \$90,000: William Willis presented. A motion by Bruce Dolph, second by Scott White, to approve the loan; motion passed.

Integrated Wood Components Funding Request - \$41,899.28: His business is not doing well. Bill and Tom Gray met with John. Tom is working with the Village of Deposit to help him out. He asked if there is anything we can do. AM& T is coming in to analyze his business. John applied for a grant from the state that could help pay for AM&T coming in. Bill asked the board to go back to the original amount of his loan. A motion by Bruce Dolph, second by Andrew Matviak, to approve; motion passed.

IDA Pump Station: Glenn updated the board. Glenn had a meeting and was able to agree on a short term solution for the pipeline. The IDA would undertake the project and would be repaid 50/50 cost share by the industries. Glenn is waiting on a more defined scope of work from Cedarwood Engineers. We've developed a project funding agreement that the industries will be required to sign before we move forward with the project. The long term solution that DEC is pressing for is the Village taking over the pipeline and for the industries to make a decision whether they are going to co-own a pump station or they are going to own or operate their own pump station or if DOMO is going to pursue direct discharge. DOMO is already underway on an engineering study for that. There was disagreement over whether the pipeline has suitable capacity for the Town or the Village to take over ownership or whether it would need to be a new pipeline.

Grant Update: The grant for ACCO and Greenslate that we did CFA's on were the number 1 and 2 and 3 ranked projects for the Southern Tier for this year. We are currently working on a couple grants. They are for Greenslate, Shire, Courier Printing, and one for a new restaurant in Bovina.

Potential Site Acquisition/Development: The board had authorized Glenn to make an offer on the former Kmart building in Sidney up to \$300,000. Glenn made an offer of \$275,000. They didn't accept or decline it. They decided to list the property. They are getting offers in the \$325,000 range. Glenn asked if the board would want to consider increasing our offer. We

were trying to create a site for Basset Hospital and Basset really liked that site but they don't know when they are going to get approval and they are not willing to make a commitment to us. They are only interested if we can get both Kmart and Grand Union Sites. The owner of the Kmart building is looking for answer. Glenn asked the board if they were interested in increasing the offer. A motion by Bruce Dolph, second by Flerida Santana, to approve increasing our offer to \$350,000; motion passed.

Project Updates

Glenn Nealis applauded Heather Ross for helping get stuff caught up and accomplishing it in a professionally organized way.

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

Meeting was adjourned in form:

**DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION**

**Date:** October 27, 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  
Bruce Dolph  
Flerida Santana  
Andrew Matviak  
Tabitha Byam  
Sean Leddy

**Absent:** George Bergleitner, Secretary  
Mike O'Brien

The October 27, 2017 meeting of the Delaware County Local Development Corporation was called to order by Chairman Jim Thomson.

A motion by, Scott White second by Mike O'Brien, to approve the draft minutes of the August 25, 2017 meeting; motion passed.

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

Glenn Nealis updated the loan report. A motion by, Scott White second by Mike O'Brien, to approve the loan report; motion passed.

The following invoices were presented for approval:

LDC Operating

Delaware County Clerk	-101.00
USDA Rural Devl.	-30,848.00
Delaware County Clerk	-50.50
USDA Rural Devl.	-463.22
Thomas Gallagher	-215.00

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

JDA Ag Re-Lending Program – Review of Terms/Note: Glenn Nealis updated the board. The JDA is looking to make available to us a \$500,000 loan at 1% interest. We would have to pay it back over a 10 year period. Principle payments would start in year 5. A motion by, Scott White second by Bruce Dolph, to move forward; motion passed.

The floor was opened for the discussion of any Old and New business; Jim Thomson has an appointment to look at the Andel Inn Restaurant in Andes.

Roxbury Mountain Maple: Bill Willis asked the board to approve a change in collateral. They would like to cash in some of the gold and silver that we have for collateral to apply toward their credit card debt in exchange for equipment. A motion by, Bruce Dolph second by Andy Matviak, to approve; motion passed.

Meeting was adjourned in form.