

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** December 22, 2107

**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

**Absent:** Mike O'Brien

The December 22, 2017 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

Ray Pucci and Nicole presented to the board a proposal for the Andel Inn. They proposed using the space as a multipurpose Ag Incubator.

A motion by, Bruce Dolph second by Flerida Santana, to approve the draft minutes of the November 17, 2017 meeting; motion passed.

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

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

The following invoices were presented for approval:

### IDA Operating Account

EFTPS	-576.24
NYS Employment & Contributions & Taxes	-22.50
EFTPS	-32.51
Lonnie Ridgeway Associates, Inc.	-1,000.00
The Reporter Company	-44.05
Del. Co. Clerk	-50.50
Ti Sales	-5,691.27
The Reporter Company	-15.70
Glenn W Nealis	-694.90

Verizon Wireless	-53.01
Cedarwood Engineering Services PLLC	-13,835.31
DCEC	-1,585.53
Integrated Wood Components	-44,301.42
Unlimited Conferencing	-2.96
NYS Dept of State	-20.00

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

CFA Grant Update: We received the Acco Grant for \$700,000 and Greenslate for \$150,000 through the CFA process.

Property Acquisition Status: Sidney Kmart/Andel Inn: We have agreed to \$350,000 for the Sidney property. There is a draft contract that the attorneys are working on. Glenn has met with the Coles and toured the Andel Inn. We had an appraisal done and they provided us the equipment list. It is all in good condition. Board discussed cost and concept that Ray and Nicole had presented. A motion by Bruce Dolph, second by Florida Santana, to purchase for \$320,000 with us having 60 to 90 days to make a decision and they keep \$5,000 if we do not close; motion passed.

Update on Compressed Natural Gas: Jim and Glenn had a meeting with Mirabito and Leatherstocking gas to discuss the possibility of an alternative site for compressor stations in Delaware County. Bill Mirabito is setting up a meeting with the IDA Leatherstocking, and CEO of NG Advantage to find out if any of the sites in Delaware County we have come up with will work. There are a handful of sites in Hancock and Deposit. The criteria is a 5 acre lot and within a 1000 feet of the Millennium Pipeline.

Marketing Proposal: Jim received a proposal from Lillian Browne to write a monthly newsletter for \$265 a month. A motion by Bruce Dolph, second by Andrew Matviak, to approve \$265 a month; motion passed.

Agreement for Closeout Assistance: Glenn informed the board that we have a Main Street flood assistance grant from 2013 that hasn't been closed out yet. Lori used to do that program for us. Glenn has been unable to get to it. It's about 25-30 hours a work. Kelly Blakeslee in Watershed Affairs has managed two main street programs with us and Glenn is asking the board's approval to enter into an agreement with her for \$40 per hour with a max of \$1,000 to close out this program. A motion by Bruce Dolph, second by Scott White, to approve \$265 a month; motion passed.

Other Old/New Business: Andy Matviak informed the board that the Super 8 is looking at expanding and building a higher end hotel. Jim Thomson commented that the Broadlands should be closing by the end of next week. Everything is moving forward. Glenn updated the board on DRNC. Their first PILOT payment was due in September for school taxes. They have requested that we delay their payment until May 1<sup>st</sup> because they have not opened yet.

Meeting was adjourned in form.

**DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION**

**Date:** December 22, 2107

**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

**Absent:** Mike O'Brien

The December 22, 2017 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by Flerida Santana, to approve the draft minutes of the November 17, 2017 meeting; motion passed.

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

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

The following invoices were presented for approval:

LDC Operating

Stony Creek Farmstead	-29,000.00
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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.

The floor was opened for the discussion of any Old and New business; Glenn informed the board that we received a \$85,000 grant for the Shire Pub and a \$238,000 grant for Greenslate expansion in town. The Shire is going through the Village and Greenslate is going through the town. Glenn asked the board's approval for the LDC to be the sub recipient and manage that program. A motion by, Florida Santana second by Scott White, to approve; motion passed.

Meeting was adjourned in form.