

## DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**Date:** December 21, 2018

**Time:** 11:00 a.m.

**Place:** Food Works  
Andes, NY

**Present:** James Thomson, Chairman  
Scott White, Vice-Chairman  
Glenn Nealis, Executive Director  
George Bergleitner, Secretary  
Flerida Santana  
Tabitha Byam  
Mike O'Brien

**Absent:** Andrew Matviak  
Bruce Dolph

The December 21, 2018 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Mike O'Brien second by Scott White, to approve the draft minutes of the November 30, 2018 meeting; motion passed.

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

Glenn Nealis updated the loan report. Ate O Ate will catch up in January. Franklin Family is having issues with insurance reimbursements which are causing some cash flow issues. Jim Thomson has not been able to get a hold of the Hitching Post. SCORE will get out to them after the holidays. Shady Lady is doing well with her food truck and is looking to sell the building in Hancock. She has asked the board to approve dropping her payments to \$300 a month through the winter. A motion by, George Bergleitner second by Scott White, to approve the lowering her payment to \$300; motion passed. Leatherstocking Timber is only a month behind now. USA Custom Pad is sending a check. They would like to be put on automatic payment. A motion by, Flerida Santana second by Scott White, to approve the loan report; motion passed.

The following invoices were presented for approval:

### IDA Operating Account

Glenn W Nealis	-694.90
Cornell Cooperative Extension	-15.00
Fed Ex	-28.80
Mac's Brew Tavern	-15,000.00
LeChase Construction Services, LLC	-1,600.00
Thomas F. Leo, LS.PC	-3,000.00
Greg Page	-1,050.00
Catskill Development Foundation	-6,485.07
NYS Dept of Environmental Conservation	-110.00
Greg Page	-450.00

Catskill Development Foundation	-70.00
Verizon Wireless	-53.12
Glenn W Nealis	-694.90
Cedarwood Engineering Services PLLC	-5,713.00
Cedarwood Engineering Services PLLC	-1,057.50
Del. Co. Elect. Coop.	-1,106.82
Hancock Central School	-28,252.93

A motion by Mike O'Brien, second by Scott White, to approve the invoices; motion passed.

IDA Pump Station Project: We had an onsite meeting with all of the contractors. The pump is going to be delivered next week. The project will start on January 4<sup>th</sup>. They are projecting to be done by Friday. The IDA has undertaken the project and the industries will have 30 days to pay. Friesland Campina wants to advance pay so we sent them an invoice last week for their share.

CFA's: We applied for five and received four. We received \$800,000 for Sportsfield Specialties, \$320,000 for Tiberio Custom Meats, \$272,000 for a project in the Town of Colchester that they have been pursuing for a couple of years. They are turning their former highway garage into a park. They will have a boat launch for kayaks and canoes and fishing access. They are turning it into something to go along with their covered bridge park and walking trails to attract more people to their hamlet. The last one was for \$36,500 for the Town and Village of Delhi for a housing study.

Meredith Redevelopment: The building is down and the tanks were taken out. The soil is going in for testing. We still haven't received the results. As soon as that comes in we are prepared to close the first full week of January. Glenn is meeting with the surveyor to go over the lot and try to determine where the new boundary line will go so we can start going to planning board meeting for the boundary line adjustment.

Program Income Project Discussion: The Board of Supervisors had to vote to terminate. Glenn doesn't believe there will be any blowback. There is one business interested in converting in 2018. All of the businesses are interested in a non-disclosure.

Other Old/New Business: Glenn informed the board that ACCO will be doing a layoff. It will be a little more extensive and larger.

National Academy of Science: They have three representatives here. Glenn was able arrange a dinner with them. They believe there are negative impacts on the local area. They don't believe land acquisition serves any purpose.

Jim Thomson has been working with Medley Thermal. We've had two meeting with O'Connor Hospital. They projected that O'Connor will be saving about 18%. Jim also had a conference call with the college president and he is very interested as well. Medley is going to start working with them after the first of the year.

**DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION**

**Date:** December 21, 2018

**Time:** 11:00 a.m.

**Place:** Food Works  
Andes, NY

**Present:** James Thomson, Chairman  
Scott White, Vice-Chairman  
Glenn Nealis, Executive Director  
George Bergleitner, Secretary  
Flerida Santana  
Tabitha Byam  
Mike O'Brien

**Absent:** Andrew Matviak  
Bruce Dolph

The December 21, 2018 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Mike O'Brien second by Scott White, to approve the draft minutes of the November 30, 2018 meeting; motion passed.

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

Glenn Nealis updated the loan report. Leatherstocking Timber is only a month behind now. USA Custom Pad is sending a check. They would like to be put on automatic payment. A motion by, Flerida Santana second by Scott White, to approve the loan report; motion passed.

The following invoices were presented for approval:

LDC Operating

Black Willow Morgans	-6,379.00
Greenslate	-200,000.00
Oswego County Clerk	-50.50

A motion by George Bergleitner, second by Scott White, to approve the invoices; motion passed.

Osmanli Properties (Tulip & Rose) – Modification Request: A motion by Scott White, second by George Bergleitner, to approve; motion passed.

Engels Cabinet Shop - \$20,000 Loan Request: A motion by Scott White, second by George Bergleitner, to approve; motion passed.

Dirty Girl Farm - \$20,000 Loan Request: A motion by George Bergleitner, second by Mike O'Brien, to approve; motion passed.

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

Meeting was adjourned in form.