

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: February 22, 2019

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
George Bergleitner, Secretary
Andrew Matviak
Bruce Dolph
Flerida Santana
Tabitha Byam

Absent: Mike O'Brien

The January 25, 2109 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Berglietner second by Scott White, to approve the draft minutes of the January 25, 2019 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. Glenn received a packet from the County Attorney informing us that the property that secures our Two Old Tarts loan is up for back taxes. They are eligible for an installment plan. The installment plan would allow them 24 months to pay the balance off at 1% interest and would require a 10% down payment and pay their 2019 taxes. Glenn will reach out to them to find out what their plan is to take care of taxes and to let them know we are going to have to protect our investment. Doug Gulotty stopped by to see Glenn and discuss Leatherstocking Timber. They have a \$7.6 million project and wanted to know what kind of assistance we could provide and explore industrial revenue bonds. His equity would be a piece of property up North. A motion by, George Bergleitner second by Scott White, to approve the treasurers report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Michael Tracy	-5,000.00
Lisa French, Tax Collector	-4,678.74
Margaret Moshier, Tax Collector	-3,874.09
Philadelphia Insurance Co.	-13,088.00
NYSEG	-828.94
The Reporter Company	-20.86
Unlimited Conferencing	-20.78
LaFever Excavating, Inc.	-9,115.00
Delaware County Clerk	-330.00
Carly Walas, ESQ	-800.00

Delaware County Clerk	-5.00
McKeegan & McKeegan	-1,200.00
Village of Walton	-51.83
ZMK Construction	-500.00
LeChase Construction Services, LLC	-5,657.20
Commissioner of Motor Vehicles	-20.00
Cedarwood Engineering Services PLLC	-540.00
Cedarwood Engineering Services PLLC	-7,778.11
Mirabito Energy Products	-312.51
DCEC	-1,724.28
Verizon Wireless	-53.20

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

IDA Pump Station Project: The project was completed several weeks ago. The second day of operation the pumps began leaking. They had the wrong seals on the pumps. The pumps are now working correctly and the bypass will be removed next week. The generator is having issues with the transfer switch. Taggart Electric is coming up with a fix. Once the project is completed we have to figure out how much money to hold back for the pumps. However the pump station project was designed to provide 500 gallons per minute of flow at 100psi. We are currently at 400 gallons per minute at 104psi but the 500 is the industries said they agreed to, to invest \$200,000. The first half on the pipeline is fine but the second half we believe is where there is build up.

Meredith Street Redevelopment Update (Lewis' Property): Glenn updated the board. The first lot will be Shepard's Auto. Noviello's were interested in putting in a wholesale bakery in the second lot however; they are not ready to do that yet. There are several people interested in the second lot. Glenn asked the board how they wanted to go about deciding who would get the second lot. Board agreed to a RFP for the second lot.

Public Hearing Report – Clark Companies: Glenn and Joanie Bedient were the only ones there. There were no comments.

Clark Companies – PILOT Application Acceptance & Schedule Public Hearing: A motion by, Bruce Dolph second by Scott White, to accept and schedule a public hearing; motion passed.

Johnston & Rhodes - \$86,800 Loan Request: A motion by, Bruce Dolph second by George Bergleitner, to approve; motion passed.

Program Income Grant Proposal – Johnston & Rhodes Bluestone: A motion by, Bruce Dolph second by George Bergleitner, to approve; motion passed.

Program Income Grant Proposal – Gravity Ciders: A motion by, Andrew Matviak second by Scott White, to approve; motion passed.

Program Income Grant Proposal – Railroad Avenue Supply Company: A motion by, George Bergleitner second by Scott White, to approve; motion passed.

The Hollow Loan Request: A motion by, Bruce Dolph second by Andrew Matviak, to approve; motion passed.

NYEDC – Voluntary Assessment: They have some lobbying efforts that they would like to do that are above and beyond and they have asked for all memberships to put in a voluntary assessment for the year to support these increased lobby efforts and is based on the size of your operating budget. Ours would be on \$500 contribution. A motion by, Bruce Dolph second by Andrew Matviak, to approve; motion passed.

Chef Deanna; Chef Deanna received an Ag Micro Grant to finish her kitchen. It's a reimbursement based grant. She is asking the board to front \$7,427.56 no more than six months until she receives her grant money. She is approved locally and at the state level. She has until May 15th to complete her project. A motion by, George Bergleitner second by Florida Santana, to approve; motion passed.

Project Updates:

DEP: We have been working with DEP on property below the land below Cannonsville Lumber. They contacted Glenn in December and would like transfer that piece a property to the IDA.

Andel Inn: The lease will be directly with the IDA. We are going to lease the property directly to Agriforiging who will operate the community kitchen. With the current agreement with Agriforiging the CDF was handling all utility cost. Nicole does not feel that she would be ready to take on the cost of utilities until next year so the IDA would be taking on that cost for the first year. A motion by, Scott White second by Bruce Dolph, to approve; motion passed.

Other Old/New Business: No old or new business to discuss.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

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5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
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Glenn Nealis, Executive Director
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Glenn Nealis reviewed the treasurer report.

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The following invoices were presented for approval:

LDC Operating

Engels Cabinet Shop	-20,000.00
Courier Printing Corp	-55,478.00
FDEC LLC	-63,520.00
Delaware County Clerk	-680.00
Thomas Gallagher	-800.00

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

Gravity Ciders \$100,000 Loan Request: A motion by, Flerida Santana second by George Bergleitner, to approve; motion passed.

Gravity Ciders \$5,000 Loan Request: A motion by, Flerida Santana second by George Bergleitner, to approve; motion passed.

Agriforiging: We received a rural business enterprise grant for \$57,900 that we used to purchase equipment that is leased out to another business. We have \$12,000 in that fund that we need to reuse for a similar purpose. Nicole has provided Glenn with a list of equipment

she would like to purchase. Glenn asked the board to purchase the equipment and lease to Agriforiging over 7 years in which we would recoup 40% contingent on USDA. A motion by, Florida Santana second by Georg Bergleitner, to approve; motion passed.

The floor was opened for the discussion of any Old and New business; Stamford Golf Course: Glenn asked the board if Robinson Broadhurst provided the LDC with a grant to buy golf carts for us to lease to Stamford Golf Course for \$1 a year to provide them with cash flow to make up their loss. A motion by, Florida Santana second by George Bergleitner, to approve; motion passed.

Meeting was adjourned in form.