

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: February 23, 2018

Time: 11:00 a.m.

Place: Delaware County eCenter
5 ½ Main Street, Delhi NY

Present: James Thomson, Chairman
Glenn Nealis, Executive Director
William Willis, Economic Development Specialist
George Bergleitner, Secretary
Bruce Dolph
Flerida Santana
Mike O'Brien
Andrew Matviak
Tabitha Byam

Absent: Scott White, Vice-Chairman

The February 23, 2018 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Bergleitner second by Mike O'Brien, to approve the draft minutes of the January 26, 2017 meeting; motion passed.

Glenn Nealis reviewed the treasurer report and informed the board that we received our 10th and final payment from Millennium. A motion by, George Bergleitner second by Bruce Dolph, to approve the treasurers report; motion passed.

William Willis updated the loan report. The Market Basket owes us \$7,700. He has put his house on the market. We will get paid off when the house sells. The CWC had their loan meeting and tabled West Branch Collision so they could follow up on a few things. A motion by, Bruce Dolph second by Flerida Santana, to approve the loan report; motion passed.

We made a loan to the Catskill Development Foundation years ago. Part of it was paid back but \$5,500 was intended to be a forgivable loan but we never officially forgave it. Glenn asked the board to forgive the \$5,500 and also write off the remaining balance of \$251.24 for Funkature. A motion by, George Bergleitner second by Mike O'Brien, to approve writing off both; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Campolo, Middleton & McCormick, LLP	-50,000.00
Arch Insurance Group	-76.60
Town of Walton	-1,046.44
Village of Walton	-57.10
Kelly Blakeslee	-750.00

Blue Spark Consulting	-750.00
Cedarwood Engineering Services PLLC	-2,237.44
Southern Tier Region Eco Dev Corp	-250.00
Harold & Linda Cole	-10,000.00
McKeegan & McKeegan	-20,000.00
Del. Co. Elect. Coop.	-1,704.99
Verizon Wireless	-53.10
Philadelphia Insurance Co.	-11,149.49
Catskill Development Foundation	-105.00
Napa	-16.39
Danny's Restaurant	-44.61
Cross Roads Cafe	-87.91

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

IDA Pump Station: Glenn updated the board. We have a master schedule for the pump station upgrade project. Due to the timeframe of ordering the pumps the project is not going to take place until mid-next fall.

DRNC vs Village of Delhi: Glenn informed the board that they are now having wipes showing up every few days.

Ty's Taco Ria: Bill Willis presented. A motion by Mike O'Brien, second by Bruce Dolph, to approve the loan; motion passed.

Courier Printing: A motion by Bruce Dolph, second by Andrew Matviak, to approve the loan; motion passed.

Andell Inn: A proposal and business plan were included in the meeting documents. Jim Thomson had gone to the Andes planning board and presented. A majority of the people were in favor of this project. Glenn recommended having two resolutions. One resolution for the acquisition and the other resolution for the lease. Board discussed. Jim Thomson commented that he would like to move forward with the purchase of the building. A motion by Mike O'Brien, second by Bruce Dolph, to purchase the property; motion passed.

Project Updates:

We capped Kelly Blakeslee at a dollar figure that was unrealistic. The board authorized Glenn through email to go up to \$1520. We need a formal motion. A motion by Andrew Matviak, second by George Bergleitner, to approve; motion passed.

Kmart in Sidney: In the title insurance there are some maintenance agreements regarding maintenance of the parking lot and lights. Glenn needs to talk to Tom regarding those and to let the board know that there may be some cost that the IDA will incur for those. There are also some restrictions in terms of what we can redevelop the property as. The only potential troubling one is that it can't be developed as a hotel.

Bed Tax: We had our meeting this week. Half of the money is supposed to go to the TPA. The other half goes to community organizations. There were 59 applications for that funding. We had \$88,000. We approved 43 for \$88,000. The applications range from better parking lots to community events and marketing and promotions.

Other Old/New Business: No Old or New business. Jim Thomson commented that Glenn was able to come up with a program for businesses training new employees. There will be a presentation from CDO at the eCenter.

Jim Thomson also informed the board that there is going to be a new tenant in the eCenter. They are an organization from Roxbury. They purchased computer equipment and will be running classes for school aged and adults after school and evenings.

Glenn updated the board on Amphenol's old facility. Amphenol would like to tear it down and turn it into a mini solar farm. They are concerned about their taxes.

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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A motion by, Mike O'Brien second by George Bergleitner, to approve the draft minutes of the January 26, 2018 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. Glenn informed the board that he received the paperwork for the \$500,000 low interest loan fund for Agricultural related businesses. We haven't closed on it yet. The paperwork just needs to be reviewed and signed. The O'Connor Foundation is providing us with \$28,500 that will be made available for loan fund for Delaware County businesses that participate in NYS Grown and Certified program. A motion by, George Bergleitner second by Flerida Santana, to approve the treasurers report; motion passed.

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

The following invoices were presented for approval:

LDC Operating

Del County IDA	-607.47
Glenn W.S. Nealis	-9,915.00

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

Bed Tax: Glenn Nealis asked the board to front the money again this year for the bed tax like they had done last year. A motion by Mike O'Brien, second by George Bergleitner, to approve; motion passed.

The floor was opened for the discussion of any Old and New business;

Meeting was adjourned in form.