

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: April 26, 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
Flerida Santana
Mike O'Brien
Tabitha Byam

Absent: Bruce Dolph
Andrew Matviak

The April 26, 2109 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 March 22, 2019 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. Glenn approved our draft audit documents this week so we should have the final audit to report at next month's meeting. A motion by, George Bergleitner second by Scott White, to approve the treasurers report; motion passed.

Glenn Nealis updated the loan report. 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

Glenn W Nealis	-1,002.92
C. E. Kiff, Inc.	-1,465.59
Delaware Bulldozing Corp	-3,991.45
AM&T	-3,000.00
Catskill Mtn Basketball Club	-250.00
Price Chopper	-110.59
Village of Delhi	-100.00
Del. Co. Chamber	-1,500.00
Unlimited Conferencing	-94.91
Cedarwood Engineering Services PLLC	-5,799.29
Cedarwood Engineering Services PLLC	-900.00
C. E. Kiff, Inc.	-629.80
C. E. Kiff, Inc.	-353.48
Village of Sidney	-605.52
Village of Sidney	-36.85
Townsquare Media	-572.00
Roma's Pizza	-55.00

Verdugo Hospitality	-35,000.00
Railroad Avenue Supply Co.	-10,135.00
Gravity Ciders Inc.	-50,000.00
Taggart Electric	-99,500.00
Verizon Wireless	-53.20
Mirabito Energy Products	-580.52
The Hartford	-60.00
NYS Dept of State	-20.00
NYS Dept of State	-20.00
NYS Dept of State	-20.00
Cynthia Kokos	-5,000.00
Eklund Family Farm Machinery Inc.	-100,000.00
Clark Farmstead Creamery, LLC	-50,000.00
Sonny & Sons Stone Company	-140,000.00
DCEC	-318.72
CNA Surety	-500.00
LeChase Construction Services, LLC	-10,694.12
Unadilla Silo Co. Inc.	-40,754.00
East Branch Holdings, LLC	-23,000.00
Johnston & Rhodes	-68,000.00
Delaware County IDA	-140,000.00
Glenn W Nealis	-789.27

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

IDA Pump Station Project: The pump station is working fine. There are some minor lockout items. The big issue is coming up with what we are paying the pump manufacturer due to cost we incurred because of their pump failures. The flow meter at the Village station is saying that we are not pumping up what we should be pumping up the line in terms as our flow rate. There are some cleaning issues that are going to come up. We are going to bring in a company that has an idea of how to treat the pipeline to clean it out without shutting the industries down. We are going to try that as a low cost approach if not we've got a schedule of 3 or 4 separate items that we will look at to address the pipeline flow.

Meredith Street Redevelopment: Sean Leddy has completed a site plan for us. The boundary line adjustment has gone through. The project for the first parcel is going to site plan approval. We will be drafting an RFP for what we'll be doing with the second parcel.

Ag Incubator: Glenn has been working with Nicole to finalize a lease. We agreed on an equipment list that the LDC is going to use some grant money to purchase and then lease to Catskill Harvest.

Stamford Gables B&B \$60,000 loan request: A motion by George Bergleitner, second by Scott White, to approve; motion passed.

Project Updates:

DRNC is passed due on their PILOT payments. Glenn has sent this to our attorney. They're going to give us guidelines on how to address.

8 Winkler Road Parking Lot: We are getting quotes to have it redone.

A motion by Mike O'Brien, second by Florida Santana, to approve hiring a college student from SUNY Delhi to come in and answer phones and to help with other tasks for the week that Tabitha and Heather are out of the office as a 1099 employee; motion passed.

Summer Intern: Glenn would like to hire a summer intern to put together a comprehensive list of all of the different types of recreation options that exist in each town. It is a long process to hire someone through the county so he would like to bring it up to his committee to hire someone through the IDA and get reimbursed from the county through our future development line.

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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LDC Operating

Marbled Meat Shop	-2,000.00
Carly Walas	-800.00
Delaware County Clerk	-75.00
Delaware County Clerk	-5.00
Delaware County Clerk	-755.00
Catskill Mountain Abstract	-469.80
Coldwell Banker	-6,600.00
Village of Sidney	-94.51
Coughlin & Gerhart	-2,621.48
Joseph Ermetti	-900.00
Coughlin & Gerhart	-529.00
Sidney Masonic Lodge 801	-36,331.85
Jeanette Stevens and Erika Briggs	-13,318.36
Mac's Brew Tavern	-24,580.11
Decker Advertising	-130.00
Del County IDA	-572.00
Gravity Ciders Inc.	-5,000.00
Gravity Ciders Inc.	-100,000.00
Keiser Restaurant Supplies, Inc.	-2,300.00
Glenn Nealis	-46.82

Leatherstocking District Pipe Band	-700.00
Maloney Memorial Pipe Band	-1,300.00
Delaware County IDA	-5,000.00

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

First Light Farm and Creamery - \$154,000 loan request: A motion by Scott White, second by George Bergleitner, to approve contingent upon full approval of STREDC and sale of his farm and processing facility; motion passed.

Scotch Valley Ranch Hemp - \$100,000 loan request: The board agreed to bring back next month with additional collateral

Board Resolution Requesting Additional Ag Relending Funds: A motion by Scott White, second by George Bergleitner, to approve; motion passed.

The floor was opened for the discussion of any Old and New business; Jim Thomson spoke to the board about the possibility of working with USDA to possibly finance milk processing units. The board discussed purchasing milk vending machines

Mike O'Brien commented that he and Lillian were able to visit with Johnston & Rhodes and Sonny and Sons. They were very impressed with what is going on at those places and the people working there.

Meeting was adjourned in form.