

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: August 23, 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
Bruce Dolph
Andrew Matviak
Flerida Santana
Mike O'Brien
Tabitha Byam

Absent:

The August 23, 2109 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Andy Matviak second by Scott White, to approve the draft minutes of the June 21, 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. 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

Carly Walas, ESQ	-800.00
Delaware County Clerk	-75.00
Delaware County Clerk	-5.00
James R. Kopp & Jean M. Kopp	-59,120.00
Delaware County IDA	-2,697.52
Unlimited Conferencing	-145.72
NBT - Mang Insurance	-1,395.00
Turnkey Control Solutions, Inc.	-2,680.00
Village of Sidney	-8,847.40
Delaware Bulldozing Corp	-4,906.00
Taggart Electric	-3,898.40
Fuller Paving	-325.00
Dubben Brothers Service	-212.07
Bloomville Disposal	-63.89
Village of Delhi	-23.72

Village of Sidney	-36.85
Village of Sidney	-833.53
Michele Barnes, Tax Collector	-349.80
Michele Barnes, Tax Collector	-1,060.45
Michele Barnes, Tax Collector	-1,332.84
Michele Barnes, Tax Collector	-493.74
Catskill Development Foundation	-35.00
Delaware Bulldozing Corp	-942.50
Village of Delhi	-135.00
Verizon Wireless	-53.08
Del. Co. Elect. Coop.	-318.90
Slack Chemical Co.	-2,267.00
Glenn W Nealis	-789.27
Price Chopper	-12.40
NYSEG	-857.35
NYSEG	-797.79
Cedarwood Engineering Services PLLC	-3,653.81
Turnkey Control Solutions, Inc.	-11,185.00
Bloomville Disposal	-105.92
Village of Walton	-58.20
LeChase Construction Services, LLC	-3,035.00
Cedarwood Engineering Services PLLC	-1,800.00
C. E. Kiff, Inc.	-239.08
Commissioner of Motor Vehicles	-5.00
Commissioner of Motor Vehicles	-5.00
Taste of the Catskills Festival	-1,000.00
Logan Nealis	-40.00
New York State Department of State	-20.00
Haggerty Hardware	-7.55
Dubben Brothers Service	-398.16
Lonnie Ridgeway Associates, Inc.	-1,000.00
Glenn W Nealis	-789.27

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

IDA Pump Station: Glenn updated the board. He has been putting together a list of all the issues we've had since the pumps were installed. We are going to ask for a meeting with Koester Associates to discuss the cost for the pumps.

After the upgrade to the pipeline it was pumping as low as 320 gallons per minute. The industries want to be at 500 gallons per minute. We have learned that it was a cleaning issue and should be able to establish a regular protocol for cleaning the pipeline.

Meredith Street Redevelopment: Glenn met with John Shepard to go over the information we would need for a loan and should be presenting that next month.

Stacey Stevens (Empowered by You Fitness) \$12,000 loan application: A motion by Scott White second by George Bergleitner, to approve; motion passed.

CFA List: Glenn updated the board on the CFAs that were submitted. We submitted an application for Saputo for a \$2.9 Million project to do ultra-filtered milk and to bring in a new

filler. We applied for a \$599,000 grant. We also submitted an application for Delaware River Basin Stone. They are in the former Indian Country plant. They have fixed up about 60% of facility and would like to finish the remainder of the facility. It is a \$460,000 project and we submitted a \$90,000 grant on their behalf.

Winkler Road Improvements: We had an issue at the end of the parking lot that we fixed on an emergency basis. The rest of the parking lot is starting to get cracks and it hasn't anything done to it as long as we've owned it and will have continuing issues. A motion by Andrew Matviak second by George Bergleitner, to approve Fuller Paving sealing the parking lot; motion passed.

212 Brewery Update: They are still in operation. Don Trooin is currently working with Joanne Jones with NYBDC. They are interested in doing this project as a 504 loan. NYBDC would put in 40%, Don would put in 10% equity and go to a bank for the other 50%. Joanne has a lead for a primary banker.

Kurt & Lisa Dubois - \$65,000 loan request: A motion by Bruce Dolph, second by George Bergleitner, to approve; motion passed.

Other Old/New Business: Scott White asked about DRNC's PILOT. Glenn commented that he had sent it to our attorney. Board discussed. Andy Matviak informed the board that Curtis Lumber will be coming to Sidney. Mike O'Brien talked to the board about possible scholarships for Leadership Delaware. A motion by George Bergleitner second by Andrew Matviak, to approve funding three scholarships for the Leadership Delaware program; motion passed. Jim Thomson informed the board about an issue with the Food Works property. The lot has one piece that contains the leach field for a neighboring home. Jim Thomson proposed doing a boundary line adjustment to get rid of that piece of property. A motion by Scott White second by Bruce Dolph, to approve the boundary line adjustment; motion passed.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

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The following invoices were presented for approval:

LDC Operating

Delaware County IDA	-5,000.00
Delaware County IDA	-20.00
First Light Farm & Creamery	-153,980.00
UltraSource	-659.60
Kitchenall	-322.30
A Time To Heal Massage Therapy	-49,980.00
Delaware County IDA	-20.00
Rock Valley Spirits	-18,500.00
Skytop Springs Fish Farm	-14,046.95
Catskill Creative	-95.00
Richard & Terry Holdridge	-3,572.14
East Main Lanes	-35,000.00
Delaware County IDA	-7,427.56
Cyndi Wright	-7,000.00

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

Ag Relending resolution: A motion by, George Bergleitner second by Scott White, to approve Glenn to apply for \$1 Million through the JDA grant; 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.