

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: December 20, 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
Mike O'Brien
Tabitha Byam

Absent: Florida Santana

The December 20, 2109 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Bergleitner second by Bruce Dolph, to approve the draft minutes of the November 22, 2019 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. The board discussed Catskill Regional Harvest utilities expenses and taxes. Glenn also updated the board on the expenses for the pipeline. A motion by, Andrew Matviak second by Scott White, to approve the treasurers report; motion passed.

Glenn Nealis updated the loan report. Glenn spoke with Carly regarding Liz's Hitching post. They have refused to sign the certified letter she sent. Empowered by You is still having problems with DEP and has asked to have interest only payments extended for a couple more months. A motion by, Mike O'Brien second by Scott White, to approve extending interest only payments; motion passed. A motion by, Andrew Matviak second by Scott White, to approve the treasurers report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

Delaware Engineering, PC	-789.27
C. E. Kiff, Inc.	-1,050.00
Turnkey Control Solutions, Inc.	-560.85
Verizon Wireless	-827.00
Lonnie Ridgeway Associates, Inc.	-59.48
DCEC	-1,250.00
Mirabito	-308.39
Cummins	-144.23

A motion by George Bergleitner, second by Florida Santana, to approve the invoices; motion passed.

Loan Conversion Approvals – Program Income – GOSC & ED: A motion by, Scott White second by Mike O'Brien, to approve the; motion passed.

Revised Estimate – New Sidney Industrial Park: Evan updated the board on the estimate from JHA. The board agreed to wait and look for a source of funds for the project.

Lewis Property – Draft RFP: The Draft RFP was sent out with meeting documents for the board to review.

Integrated Wood Components, Inc. - \$58,883.38 Loan Request - Millennium: Glenn Nealis presented to the board. A motion by Mike O'Brien, second by George Berleitner, to approve up to a \$10,000 grant for legal work; motion passed.

Other Old/New Business: Jim Thomson asked Lillian Browne for a proposal to live stream our meetings. A motion by Mike O'Brien, second by Bruce Dolph, to approve hiring Lillian as an independent contractor for live streaming of our meetings; motion passed.

Jim Thomson updated the board on the Sheffield Estates property.

Scott White informed the board that Greg from the NY Safety track is interested in adding a second track.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: December 20, 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
Mike O'Brien
Tabitha Byam

Absent: Florida Santana

The December 20, 2109 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, George Bergleitner second by Bruce Dolph, to approve the draft minutes of the November 22, 2019 meeting; motion passed.

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

Glenn Nealis updated the loan report. Glenn and Evan met with Tom Miner from Catskill Country Furniture. They are going to refinance through the CWC. DRBS was approved for a \$90,000 grant. Lucky Dog Hamden is trying to sell but has stopped making payments so Glenn is going to have Carly send a letter. PKE Industries has asked to sell one of the trailers and will put that towards his loan. He would also like resume payments starting April 1st. A motion by, Mike O'Brien second by Scott White, to approve; motion passed. Glenn spoke with John Schulman from Two Old Tarts this morning. He is in the middle of negotiating a lease with the option to buy for the business. If he leases, there is a lump sum payment up front which will be enough to catch up his back payments. He also has someone coming to look at purchasing the property next Friday. A motion by, Mike O'Brien second by Scott White, to approve the treasurers report; motion passed.

The following invoices were presented for approval:

LDC Operating

Delaware County IDA	-7,427.56
Delaware County Economic Development	-4,903.00
Delaware County Clerk	-80.00
Harry Hawley, Inc.	-1,494.00
Gary Grayson, Esq.	-500.00
Carly Walas	-800.00
Thomas and Julie Markert	-147,126.00
Berry Brook Farm LLC	-48,080.00

Delaware County IDA	-20.00
Greenslate	-35,000.00
Osterhoudt Commerical Refrigeration	-617.36

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

Mac's Brew Tavern - \$30,000 Loan Request – Ag Relending: A motion by Bruce Dolph, second by Mike O'Brien, to approve; motion passed.

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

Meeting was adjourned in form.