

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: November 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
Bruce Dolph
Andrew Matviak
Flerida Santana
Mike O'Brien
Heather Ross
Evan Bowker
Nicole Day
Carly Walas

Absent: n/a

The November 22, 2019 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Bruce Dolph second by George Bergleitner, to approve the draft minutes of the October 25, 2019 meeting; motion passed.

Presentation by Doug Gulotty – Business Innovation Hub

This program with SUNY Delhi, works with students that have worthy business plans and are working to launch their business. Doug explained that only students that has a viable business that will be based locally will be considered. Doug would like to partner with the IDA to fund rental office space at the eCenter for the program.

The committee discussed the program and agreed that the business or businesses assisted must have a committed to stay in Delaware County. Glenn will draft a letter of support with the above stipulation.

Catskill Regional Harvest Update – Nicole Gray

Nicole gave an update on the 2019 season to date commenting that revenue has increased from last year. She is working closely with Chobani and has several new ag businesses in the shop.

Nicole stated that the specialty meat cutting is growing and that she is working with several local processors. The commercial kitchen is beginning to grow however she will be focusing on looking for potential lessees to utilize the space.

Treasurer Report Review

Glenn Nealis reviewed the treasurer report. Edits will be made and the report will be reviewed at the December 27th meeting.

Glenn Nealis updated the loan report. The Board discussed two businesses that have been in arrears with payment.

The following invoices were presented for approval:

IDA Operating Account

Fuller Paving	-9,850.00
NYSEG	-860.88
NYSEG	-699.89
The Reporter	-38.49
LeChase Construction Services, LLC	-840.00
Delaware County	-15,560.76
Bainbridge-Guilford CSD	-57,890.65
Town of Sidney	-7,165.58
Village of Sidney	-41,560.34
USPS	-25.50
Village of Walton	-58.20
Delaware Bulldozing Corp	-847.75
Catskill Development Foundation	-35.00
Catskill Development Foundation	-35.00
Bloomville Disposal	-105.00
Unlimited Conferencing	-39.98
Unlimited Conferencing	-37.83
Delaware Engineering, PC	-2,504.36
Ann Jones	-9,000.00
Glenn W Nealis	-789.27
Catskill Seasons LTD	-19,500.00
Verizon Wireless	-53.76
DCEC	-298.85
C. E. Kiff, Inc.	-532.10
Delaware Engineering, PC	-1,705.00
Cedarwood Engineering Services PLLC	-360.00
Cedarwood Engineering Services PLLC	-4,084.68
NYSEG	-820.03
NYSEG	-577.55
Bagels and Cream	-76.54
NYS Dept of Environmental Conservation	-110.00

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

IDA Pump Station Project Update: Glenn reported that the maintenance of the clean out lines was scheduled today (11/22/19) through a process called “ice pigging”. This process will bring up the volume of flow through the pipeline. Glenn commented that he has been discussing with Kester the issues with the pumps.

Video / Livestream Meetings:

NYS is requiring economic development meetings to be recorded and uploaded to their website. Glenn has been contacted by a company (ZOOM) and received some initial pricing. The equipment and software would be \$3,600 and then \$650 per year thereafter. The committee stated that they are concerned, as Glenn is, regarding sensitive information and executive session.

The next “package” that would allow to pause would be \$4,400 and then \$650 per year thereafter.

The committee discussed and suggested that Glenn see if SUNY Delhi has any suggestions.

Project Updates: n/a

Other Old/New Business: n/a

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

Date: November 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
Bruce Dolph
Andrew Matviak
Flerida Santana
Mike O'Brien
Heather Ross

Absent:

The November 22, 2109 meeting of the Delaware County Industrial Development Agency was called to order by Chairman Jim Thomson.

A motion by, Flerida Santana second by George Bergleitner, to approve the draft minutes of the September 27, 2019 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. A motion by, Bruce Dolph second by Mike O'Brien, to approve the treasurers report; motion passed.

Glenn Nealis updated the loan report. A motion by, Flerida Santana second by George Bergleitner, to approve the treasurers report; motion passed.

The following invoices were presented for approval:

LDC Operating

John Shephard	-99,980.00
Delaware County IDA	-20.00

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

Leatherstocking Timber Loan: Leatherstocking is looking for funding for a building expansion. Glenn stated that recently paid of their previous loan. Scott White abstained from the vote. A motion was made to approve the loan of \$250,000 by Flerida Santana, seconded by Mike O'Brien.

Hidden Inn: We have a new draft sales agreement for \$65,000. Their attorney has agreed to it and we are just waiting for the signed version. There are no updates on this action since the last meeting.

Sheffield Estates – 13 ac. property on West St, Walton: Sean Leddy (Del. Co. Planning) discussed the history of the property. The owner of Sheffield Estates has contacted LDC and would like to donate it (transfer title to LDC) and benefit from the tax deduction. LDC is seeking a resolution from the Board to proceed. Bruce Dolf made the motion, George Bergleitner second, passed.

The floor was opened for the discussion of any Old and New business; n/a.

Meeting was adjourned in form.