

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: May 22, 2020

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
Mike O'Brien
Flerida Santana
Andrew Matviak
Tabitha Byam

Absent:

The May 22, 2020 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 March 27, 2020 meeting; motion passed.

Glenn Nealis reviewed the treasurer report. Koester has offered to reduce the cost of the pumps to just below \$60,000 and will provide us with a two-year service agreement on the pumps for free. The original purchase order for the pumps was \$101,000 and we've accrued about \$80,000 as a result of the pumps failing. A motion by, George Bergleitner second by Andy Matviak, to accepted the offer by Koester as outlined by Glenn; motion passed. A motion by, George Bergleitner second by Bruce Dolph, to approve the treasurers report; motion passed.

Glenn Nealis updated the loan report. He updated the board on the emergency deferments and proposed having property leases resume payments on July 1st and all of our loan and equipment leases resume payments on August 1st. Jim Thomson commented that he would like to give Glenn the authority to grant any extensions as he sees fit. A motion by, George Bergleitner second by Bruce Dolph, to approve; motion passed. A motion by, George Bergleitner second by Bruce Dolph, to approve the loan report; motion passed.

The following invoices were presented for approval:

IDA Operating Account

NYSEG	-886.40
NYSEG	-485.55
C. E. Kiff, Inc.	-599.70
Unlimited Conferencing	-8.83
Carly Walas Attorney at Law	-830.00

Village of Delhi	-25.44
Del. CO. IDA	-20.00
Beaver Mountain Log Homes, Inc.	-68,470.00
Allen Plumbing, Heating, & Septic Service	-700.00
Cedarwood Engineering Services PLLC	-2,968.72
Schmidt Trucking	-800.00
Village of Sidney	-319.68
Village of Sidney	-36.85
Verizon Wireless	-53.43
Delaware Bulldozing Corp	-4,498.79
Price Chopper	-7.22
Bagels and Cream	-30.00
Catskill Regional Harvest	-4,000.00
Glenn W Nealis	-789.27
DCEC	-323.85
The Deposit Courier	-26.66
Broome Co-op	-3,435.75
C. E. Kiff, Inc.	-303.08
Mirabito	-235.49
Laser Printer Checks Corp.	-63.02
Delhi Pizza Company	-8.98

A motion by George Bergleitner, second by Andy Matviak, to approve the invoices; motion passed.

Covid-19 Update: As of last Friday there are 45 businesses who have submitted their affirmations for Phase 1 reopening. We have received some calls from businesses wondering which phase they are in.

Delhi Rehabilitation & Nursing – Past Due PILOT Payments: We've come to an agreement with DRNC to enter into the 24-month payment period. They have asked that the 1% monthly interest be waived. The IDA cannot waive that without the approval from the various taxing jurisdictions. The school has agreed to waive the interest. The town and county will agree to waive the interest payments if DRNC drops their assessment challenge. Glenn will send Jay Walden a letter letting him know the jurisdictions decisions and asked the board for a date they would like for a deadline for accepting the agreement. The board agreed on June 10th.

IDA Pump Station and Pipeline: We are going to try to work with the industries and Village of Delhi to replace the existing pipeline with, the specific requirement that the Village takes over ownership if that project gets done. We are going to try to put that in as a CFA application this year.

Sidney Site Development Update: Evan updated the board. We got the asbestos report done and are waiting on that. We have also reached out to Upstate Companies and Lechase to let them know we are expecting the asbestos results. We put mid-June as a deadline for the estimate and let them know if it's a CFA funded project it could be a 2021 project.

EDA: Part of the Cares Act money went through the EDA. On May 7th they announced that money can go to revolving loan funds. The EDA match starts at 80%. Evan reached out to the Philadelphia office to find out if we could apply for the funds. They said all of the money is first being offered non competitively to organizations who already have EDA revolving loan funds. If there is money left over, we can apply at the 80% as long as it come from the Cares Act funds. If we want to pursue we will have to serve a multi county area.

Evan also updated the board on a potential loan for next month. He met with someone who is interested in purchasing the Angus and Ale. He also plans to buy the upstairs and will rent part out as an apartment and the other part as office space for an attorney that he already has set up.

Vitale Lot (Rte 268 Hancock) IDA reconsider purchase: Chris Gross presented. The board asked questions and discussed their concerns regarding timing and resources.

A motion by George Bergleitner, second by Andy Matviak, to enter executive session to discuss a contractual issue; motion passed.

A motion by George Bergleitner, second by Andy Matviak, to exit executive; motion passed.

A motion by George Bergleitner, second by Andy Matviak, to take back the offer of \$99,500; motion passed.

Potential CFA List: We are looking at four CFA's. One will be for Site Development in Sidney. Another one for a new microenterprise for small grants for Ag and Main Street businesses. We will hopefully have one for the Delhi Pipeline and one for Tom Markert. Tom Markert would like to start the process of putting in an event center as long as the CFA process opens up.

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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Glenn Nealis reviewed the treasurer report. A motion by, Bruce Dolph second by Andy Matviak, to approve the treasurers report; motion passed.

Glenn Nealis updated the loan report. A motion by, George Bergleitner second by Bruce Dolph, to approve the loan report; motion passed.

The following invoices were presented for approval:

LDC Operating

John Shephard	-29,993.00
Delaware County IDA	-7.00
Courier Printing Corp	-21,457.00
Decker Advertising	-140.00
Decker Advertising	-1,170.00
Mckeegan & McKeegan	-200.00
Mable Insurance	-500.00
Clark Companies	-100.00
Greater Delhi Area Chamber	-500.00
Community Bank	-50.00
Delaware National Bank	-500.00
Sportsfield Specialties	-1,250.00
Coldwell Banker	-150.00

Delhi Diner	-150.00
CADI	-150.00
SFCU	-50.00
Bramley and Associates	-150.00
DRNC	-500.00
Carly Walas, ESQ	-800.00
Delaware County Clerk	-60.50
Delaware County Clerk	-95.00
Seth Friedman DBA Greentopia	-24,044.50

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

Lamport Hemp Farm \$30,000 loan request: A motion by Bruce Dolph, second by George Bergleitner, to approve; motion passed.

The floor was opened for the discussion of any Old and New business; No old or new business to discuss.

Meeting was adjourned in form.