

DELAWARE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Date: June 26, 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
Flerida Santana
Andrew Matviak
Evan Bowker
Tabitha Byam

Absent: Mike O'Brien

The June 26, 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 May 22, 2020 meeting; motion passed.

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

Glenn Nealis updated the loan report. Board discussed Muddy River Hops. Glenn informed the board that we had adjusted all of the amortization schedules for the deferment time. Glenn and Evan contacted the ones that were behind on payments before the deferment period. 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

Cedarwood Engineering Services PLLC	-3,443.72
NYSEG	-19.88
NYSEG	-713.01
Clark Companies	-5,389.00
Anne Aiken	-93.90
Unlimited Conferencing	-203.99
Unlimited Conferencing	-122.90
Commissioner of Motor Vehicles	-5.00
Cedarwood Engineering Services PLLC	-2,640.00
Verizon Wireless	-53.26
NYSEG	-876.51
NYSEG	-39.76

DCEC	-325.64
Koester	-59,846.50
HSN	-514.34

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

A motion by George Bergleitner, second by Andy Matviak, to enter executive session for contractual issues; 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 give Glenn Nealis authorization to negotiate an installment program agreement with DRNC; motion passed.

A motion by George Bergleitner, second by Andy Matviak, to approve paying up to \$10,000 for legal fees for Sheffield Estates; motion passed.

A motion by George Bergleitner, second by Andy Matviak, to purchase the Hidden Inn property and enter into a lease agreement with Kurt and Lisa Dubois; motion passed.

IDA Pump Station and Pipeline: Glenn Nealis updated the board. We've come to an agreement with Koester and have paid them. The industries have been invoiced and have up to 90 days to pay. We will also be receiving \$50,000 from the Village of Delhi's capital fund account that is funded by contributions from the industries on an annual basis.

We are struggling with coming up with a cleaning protocol for the pipeline that everybody agrees to and does on a consistent basis. Currently it is being overseen by Friesland Campina. There was a cleaning Monday and another cleaning done today. It is running at 80% design capacity. We would like it to be running at 95% capacity. Glenn has not pushed for a new pipeline. To install an 8-inch pipeline would be a \$1 Million project. There is a good funding stream we could apply for. However, the state has not come out with anything about CFAs and what changes are going to occur due to Covid. We could always try an EDA grant but it would be more difficult.

Other Old/New Business: Jim Thomson updated the board on an event he attended at the New York Safety Track in Harpersfield. They are ready to commit to building a 50 room hotel on the property along with a separate restaurant and bar. Once the hotel meets certain occupancy limits the plan is to move forward with another 50 room hotel.

Jim also receive a call from Steve Malone. Steve has a client who was in the process of building a greenhouse in New Hampshire. They were talking about Delaware County as a secondary location after getting the New Hampshire project going. The New Hampshire project fell apart so they are coming to look at potential properties.

Meeting was adjourned in form.

DELAWARE COUNTY LOCAL DEVELOPMENT CORPORATION

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

The following invoices were presented for approval:

LDC Operating

Lamport Hemp Farm	-24,980.00
Delaware County IDA	-20.00

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

EDA Grant for new revolving loan fund: Evan updated the board. We can do a 10% match. This will be a regional loan for five counties for \$2 Million. We will two years to spend the \$2 Million. A motion by George Bergleitner, second by Andy Matviak, to approve committing \$200,000; motion passed.

A motion by George Bergleitner, second by Andy Matviak, to enter executive session for contractual issues; motion passed.

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

Cattleman's Steakhouse - \$62,500 loan application: Evan Bowker presented. Board discussed and agreed to table pending more verification.

Wilson's Bread - \$61,960 application: Glenn Nealis presented. A motion by Scott White, second by Bruce Dolph, 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.