

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

349 Mineral Springs Road, Cobleskill, NY 12043

(518) 234-7604/Fax (518) 234-4346

Ronald S. Filmer, Jr.
Chief Executive Officer

Dr. Thomas Greenlees
Chairman

BOARD OF DIRECTORS MEETING

September 26, 2017

Draft Board Minutes

1. **Meeting** called to order at 9:45 a.m. by Chairman Greenlees.
2. **Present:** Dr. Greenlees, Ron Filmer Jr., Sarah Nickle, Madison Wellman, Chester Burton, Joseph Trapani, Wanda King, Jeff Haslun
3. **Minutes** from the August 26, 2017 meeting were approved on **motion** by Chester Burton and seconded by Joe Trapani. All voted in favor.
4. **Bills/Communications** – N/A
5. **Treasurer** – Balance Sheet. No comments.
6. **Loans**
 - Loans – Contact Perrone’s about late/none payment. Discuss payout options.
 - Schoharie Business Park - PILOT agreement stated that 24 jobs would be filled with a minimum of 16. Currently there are 11 accounted for due to one of the original joint businesses moving. Ron to contact Thomas Fagnani in writing to remind him of the PILOT obligation. The Board felt that the IDA has an obligation to reinforce the PILOT agreement due to audit procedures/policy. Board discussed possible options. 1) Talk to Mr. Fagnani about ways to increase the jobs to at least the minimum count. 2) Renegotiate the PILOT agreement. 3) End the PILOT and recapture the money.
7. **New Business**
 - CHOBE – Discussion on overall project and the sale/lease options pertaining to the IDA’s property. The IDA land appraisal came in at 135K and lease option at \$22,475.00 per year. Chet would like to see an appraisal for the house as well. Joe recommended visiting an operational anaerobic digester to see if there is an impact on site and local area. Board wants information on what SUNY’s land deal offerings will be and if they are moving forward with project. Overall the board wants to continue with future project talks and land negotiation. The wetland delineation still needs to be confirmed by the Army Corps of Engineers.

8. **Old Business**
- Solar Project – The solar project firm had conversations with other site owners, but did not agree with the PILOT offered to them by Cobleskill executives. Talks have not continued as of now with the town and Rons has not heard back from the firm.
 - Beekman 1802 – Board discussed options available for the expansion of the Sharon Springs building. 1) Land purchase. Mayor Doug Plumber to assist by contacting the landowners adjacent to the building for possible purchase for expansion. 2) Find a new building location elsewhere. 3) Build a new building. Possible PILOT agreement would be requested.
9. **Committees of the Board – Reports & Current Business**
- Audit Committee** (Chester, Dr. Greenlees, Wanda King)
- Minutes of April 18, 2017 were approved on motion by Dr. Greenlees and seconded by Chester Burton.
 - Discussion regarding the monies in excess of FDIC limit, which will be taken care of with new loan and/or switching banks.
 - Audit Report was reviewed and motion to approve the audit was made by Dr. Greenlees and seconded by Chester Burton.
- Finance Committee** (Joe Trapani, Dr. Greenlees, and Wanda King)
- Minutes of July 12, 2017 were approved on motion by Dr. Greenlees and seconded by Joe Trapani.
 - Ron discussed the need for project revenue to come in for budget to balance. Currently Middleburgh Meadows is scheduled to happen and this will allow for a positive cash flow.
10. **Projects** – Middleburgh Store/Housing Project and Sharon Springs Inc.
Both projects are under construction. Middleburgh Meadows Store is expected to open later this year.
11. **Other** – N/A
12. **Set date for next meeting** – Thursday October 26 @ 9:45.
13. **Adjournment** – On motion duly made and seconded, meeting adjourned at 11:35 p.m.