

SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board of Directors Meeting

December 17, 2014

1. **Meeting** called to order at 10:05 a.m. by Chairman Greenlees.
2. **Present:** Dr. Greenlees, Chester Burton, Joseph Trapani. Absent: Wanda King, James Brown
Also present: Ron Filmer, Jeff Haslun, Elaine Diamond, Bill Cherry
3. **Minutes** of the November 20, 2014 meeting were approved on **motion** by Chet Burton and second by Joe Trapani.
4. **Bills, communications** – None
5. **Trial Balance** - was approved as presented on **motion** by Chet Burton and seconded by Joe Trapani.
6. **Committee Reports** – None
7. **Old Business** - None
8. **New Business** – The closing for the new Micro loan with **Amy McCann** was completed on December 16, 2014. This will help re-occupy a building on Main Street in Cobleskill and add at least two jobs.

The public hearing for the **GRSI** (Guilford Building) PILOT was held on December 15, 2014. There were two attendees and the minutes from this public hearing were made available to all board members. Mr. and Mrs. Stacey have concerns in regards to the pond near there home that is part of the Guilford Building deed. They are concerned with leaking pipes/valves. They gave Ron a letter at the public hearing and asked that it be passed to all board members and the Schoharie County Board Chairman. Ron did provide a copy of the letter to all board members and will mail a copy to the County Board Chairman. No action can be taken on the PILOT application until the SEQR has been completed. Bill Cherry stated that there has been no word on this yet.

No other new information in regards to GRSI. Joe questioned the job figure used in the application versus that in the Mission Statement provided. Ron and Bill commented that the company utilized the more conservative job creation number the PILOT application. Bill stated that if the job creation as stated in a potential PILOT is not followed then the sale agreement would be in default and the property would revert to County ownership. Job creation is also tied into the sales agreement in terms of the balloon payment due at the end of the five year loan period. Ron also stated that the 300 jobs in the application does create a positive benefit/cost ratio.

Bill Cherry stated that he appreciated all that the IDA and Ron and his staff do. He made mention of a potential PILOT for the Iroquois existing pipeline. This potential PILOT would cause the company to drop the twenty years of legal battle over the current assessment of the pipeline, thereby, saving a great deal of legal expense for the school districts, towns and the county. Ron has received two calls/communications expressing disfavor regarding a potential PILOT for the

SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Board of Directors Meeting
December 17, 2014

Iroquois pipeline. At this point the company has an IDA application but has not submitted it to the IDA.

9. **Projects – Sharon Springs, Inc.** – no real action. Mayor Plummer did receive a response regarding the proposed 16 year PILOT. SSI was agreeable to the 16 years but not with the inflation increases. Mayor Plummer mentioned the current proposal to the Town Supervisor and the School. The Supervisor stated it would need board review. Joe asked about the Restore NY grant funds; Ron stated they are currently still available but could be swept at any time.
10. **Wal-Mart** – Ron reviewed the minutes of the public hearing held on November 24, 2014. Seth Many is not in favor of granting a new PILOT and had several negative comments. His comments included that there should have been a re-assessment completed and a SEQR. The assessment is up to the Village/Town and the assessor; while the SEQR question is being reviewed by our attorney. The initial thought is that there is no new construction, therefore, it is a retention issue and a SEQR is not required.

The public hearing minutes were also sent to Attorney Scott for review. This will be revisited at our next meeting in preparation for a decision on the inducement resolution at that time.

ACTES/Maranatha – the federal and state tax lien issues have been resolved. GSMS may not decide to proceed with a PILOT as there would only be a small break in the costs. A completed application has not been received.

11. **Other** – there was discussion regarding Jim Brown's health status. His wife has stated that Jim is still in the rehabilitation facility. It was suggested that Ron should speak with Jim as to whether he still wishes and is able to continue as board member.
12. On motion duly made and seconded, the meeting adjourned at 11:13 a.m.