

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.
Chief Executive Officer

Chester Burton
Chairman

SCIDA BOARD OF DIRECTORS MEETING

July 25, 2022

SCIDA Draft Board Minutes

1. **Meeting** called to order at 9:35 a.m. by Chairman Chester Burton.
Members: Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King, Member/Peter Johnson. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun,
2. **Present:** IDA Board Members: Chester Burton, Joe Trapani, Wanda King, Peter Johnson
Staff: Ron Filmer Jr., Jeff Haslun. **Guest:** John Kwak, Richard Cho, John Huber, Patsy Nicosia
3. **Minutes** from the May 11, 2022 meeting were approved on motion by Peter Johnson and seconded by Joe Trapani, all in Favor.
4. **Treasurer** – Ron reported that the audit is underway. Also, the certificate of deposits were purchased in the LPL account.
5. **Committees of the Agency** – Reports & Current Business -
 - IDA Finance Committee** – (Joseph Trapani, Wanda King, Ben Oevering)
 - N/A
 - IDA Audit Committee** - (Chester Burton, Wanda King, Peter Johnson)
 - N/A
 - IDA Governance Committee** – (Chester Burton, Joseph Trapani, Wanda King, Peter Johnson, Ben Oevering) N/A
6. **Old Business – Sharon Springs Inc.** – Ron gave a status report on Sharon Springs Inc. (SSI). John Kwak is a new partner of SSI and is an investor and developer. In regards to the PILOT there was a two year ‘extension’ given to SSI that would have given more time to SSI for the completion of the construction; which ends December 31, 2022. With this extension there were milestones that were suppose to be met by June 30, 2022. These milestones included obtainment of any permits needed for the construction to be completed, proof of financing and payment of a fee to the SCIDA’s council of \$7,500 and to the SCIDA of \$7,500. These milestones were not accomplished. The Board has concerns over the progress or lack thereof. Joe Trapani asked about the amount of sales tax benefit hat SSI had received. Ron thought it was around \$80K. Ron did say he had a list of expenses that SSI and Mr. Cho had invested already. The Board asked what the Village thought of keeping the PILOT in effect until at least year end. Ron stated that the Mayor thought it would be okay to keep going for another 6

months. SSI representatives are here to discuss the project and John Kwak and Richard Cho were introduced.

John Kwak became involved with the project in November 2021 and discussed his interest as investor and developer. John discussed his due diligence with the project which included his review of the finances, construction plans and previous work and now his commitment to complete the project. John said that the PILOT was needed or the project wouldn't work. John said he had had problems getting in touch with the Village code official but was still trying to complete any permitting process. John discussed what needed to be accomplished to finish the construction. Joe Trapani asked if John was a partner and John replied that he would have stock in SSI and that the \$1.5 million he is investing would be enough to complete the project.

The Board discussed SSI's efforts (and the concerns) and decided to let SSI' PILOT continue for now with the following contingencies: SSI needs to obtain any construction or other Village approvals/permits, SSI needs to prove the monies are available, and the SCIDA and Attorney fees need to be paid. Motion to this effect was made by Joe Trapani with a second by Peter Johnson with all in favor.

SCIDA Administration – Ron stated that the County Board had approved giving the SCIDA \$130,000 annually over the next 5 years. Peter discussed the need for the County and SCIDA to understand what is expected of each party. Ron discussed the progress of the MOU with the County and hopes to have a draft for comment distributed to the members soon. Then the County contact can also make comments and then after that it can be reviewed by Counsel; leading to a final draft to be reviewed. In the meantime Ron can pursue advertising for the IDA position.

7. **New Business – Land Appraisal** – Ron stated that he received a proposal from Scott Bellcourt to do the land appraisal for \$900. It is an appraisal that will include the best use and value analyses. This is the land across the road from the office building. Motion made by Wanda to accept the proposal, seconded by Peter; with all in favor.
8. **Projects – American Recycling** – Ron stated that American Recycling closed and the company is moving forward on their proposed 40,000 square foot building and investment (approx.. \$4.9 million).
9. **Other – N/A**
10. **Set date for next meeting** September 19, 2022 @ 9:30 a.m.
11. **Adjournment** – On motion duly made and seconded, (Joe Trapani, seconded by Peter Johnson) meeting adjourned at 11:00 a.m.