

# SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.  
Chief Executive Officer

Dr. Thomas Greenlees  
Chairman

## IDA BOARD OF DIRECTORS MEETING

July 23, 2018

### IDA Board Minutes

1. **Meeting** called to order at 9:30 a.m. by Chairman Greenlees.
2. **Present:** Dr. Greenlees, Joseph Trapani, Chester Burton, Wanda King, Jeff Haslun, Ron Filmer Jr., Sarah Nickle, Madison Wellman
3. **Minutes** from the May 31, 2018 meeting were approved on **motion** by Dr. Greenlees and seconded by Joe Trapani. All voted in favor.
4. **Bills/Communications** – N/A
5. **Treasurer** – Signers needed for the LPL Financial Account, (to purchase Treasury Bill). All in favor of the same 4 board members that are in place to be signers for new bills. The signers are Thomas W. Greenlees, Chester Burton, Wanda King and Ron S. Filmer Jr.
6. **IDA Finance Committee** – (Dr. Greenless, Joe Trapani, and Wand King)  
Meeting held July 23, 2018. Full Board Approval for all business transacted.
7. **Loans**
  - Loans – Existing loans were reviewed. The Micro Loan program was discussed due to new State regulations on program guidelines. A meeting took place with the IDA and The Schoharie County Planning Administrator to discuss plausible future outlets to spend current funds still associated with the original Micro Loan Program. The Micro Loan Program will change to a Micro Grant Program. The funds that have been paid back to the Micro Loan fund will be available to eligible Micro Grant Program applicants. The Micro Loan Grant funding will begin fall of 2018. All other IDA loan programs will stay the same.
8. **New Business**
  - Empire State Greenhouses (ESG, CHOBE) – The Board continues to think positively regarding the overall project and is in agreement on pursuing the sale/lease options pertaining to the IDA's property. Hodgson Russ, LLP composed a draft lease agreement between ESG and the IDA. Ron, Madison and Hodgson Russ, LLP are waiting for ESG comments. ESG and

the IDA will need to continue talks on the personal guarantee clause. ESG is still working on funding.

9. **Old Business**

- Beekman 1802 – Beekman 1802 would like to move forward with a new construction project for 12K square foot building. Carver has stepped up as a potential developer for the building. Beekman 1802 representatives are working with Carver on building plans. Ron/Madison continue to research outside funding prospects with Empire State Development and CDBG. Grant applications need to be in by July 27, 2018 to ESD for possible funding up to 20% of the project. The IDA's participation would be for possible grant submission and possible PILOT agreement.
- Tennessee Gas – The IDA's law firm Hodgson Russ, LLP should be closing on the PILOT extension in June, 2018. Final paperwork has been drawn up with signatures. This is the last step before closing.

10. **Projects** – Sharon Springs Inc. is still ongoing and construction is expected to increase over the next several months. However, a request for an extension regarding PILOT terms regarding jobs, may be needed due to job requirements not being met. This is due to delay in construction and project readiness. More information will be forthcoming as year-end approaches.

11. **Set date for next meeting** – August 20, 2018 @ 8:30.

12. **Adjournment** – On motion duly made and seconded, meeting adjourned at 10:50 a.m.