

# SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.  
Chief Executive Officer

Dr. Thomas Greenlees  
Chairman

## SCIDA ANNUAL BOARD OF DIRECTORS MEETING

January 24, 2019

### SCIDA Annual Board Minutes

1. **Meeting** called to order at 10:00 a.m. by Vice Chairman Chester Burton.  
**Members:** Chair/Dr. Greenlees, V. Chair/Chester Burton, Treasurer/Wanda King, Members/Joseph Trapani and Richard Pfau. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun, Secretary/Sarah Nickle.
2. **Present:** IDA Board Members: Chester Burton, Joseph Trapani, Richard Pfau, Wanda King (by phone).  
**Staff:** Ron Filmer Jr., Sarah Nickle, Jeff Haslun **Other Attendees:** Mr. & Mrs. Stacy
3. **Minutes** from the January 29, 2018 meeting were approved on motion by Joe Trapani and seconded by Chester Burton.
4. **Bills/Communications** – N/A
5. **Treasurer** – Trial Balance – Board reviewed. All in order.
6. **Committees of the Board** – Reports & Current Business

**IDA Audit Committee** – (Dr. Greenlees, Chester Burton, Wanda King) - N/A

**IDA Finance Committee** – (Dr. Greenlees, Wanda King, Joe Trapani)

- **Minutes** of November 13, 2018 were reviewed. Will need to approve next meeting. Only Joe Trapani present.
- **Cost vs. Actual.** Expenses are within budget. Revenue discussion included delay of project fees for 3 projects that have been postponed.

**IDA Governance Committee** – (Dr. Greenlees, Chester Burton, Wanda, King, Joseph Trapani) – N/A

7. **Loans** – A notice to the Micro Grant Loan holders was sent offering a onetime prepayment incentive. Ten out of twelve loan holders have completed their loans, while 2 have not yet committed. We extended the “prepayment” opportunity of the Micro Loan Program to January 31, 2019 for one of the loan holders. The second will be offered the same extension date. Procedure for loan payback will stay the same for those who do not participate in the “prepayment” opportunity. All other IDA loans will stay the same.
8. **Grants** – SCIDA is in progress of implementing the Schoharie County Microenterprise Grant Program. There are 3 signed agreements. Two businesses have completed all requirements and together have received 40K in funding. 15K is committed to the 3<sup>rd</sup> business. Another round of community advertising and outreach to village and county officials have been made. A second round of applications are due by February 19, 2019.
9. **New Business** – The IDA was contacted by the state regarding a company’s interest in the IDA property site. Business representatives came for a site visit. If one of the top 3, talks will begin regarding more specifics involving land costs, incentives, etc... As of 1/24/2019 no further conversation or contact.
10. **Projects -**
  - Beekman 1802** – Beekman 1802 is still in discussion with Carver for their new construction project for 12K square foot building. Terms are still being negotiated. Talks regarding obtaining property from Walmart and Parsons to develop are still in progress. The ESD grant application was successful and 325K was awarded toward the project. Beekman 1802 is in the process of review and should be meeting with us within several weeks.

**SSI** – Ron, Wanda, and Joe met with John Kim during the month of December at the Sharon Springs Inc. site to discuss the construction project and financing. The PILOT job requirement of 40 positions proposed in their application was not met by 2018 year end. Employee numbers will be discussed with SSI and brought before the board at the next meeting. Discussion to extend the job requirement, sales tax exemption and ultimately the PILOT agreement will need to take place with SSI. The Sales Tax Benefit Report is due to the State by February 28, 2019. SSI to provide to the IDA as well. The IDA will contact John Kim to discuss project accomplishments and review project funding to complete the project by end of 2019. Other concerns of the board will be addressed.

A representative from the Albany Small Business Development Center has agreed to meet with SSI and/or Kyu Joe and discuss project and potential investor contacts.

**Sharon Springs Solar** – Ron is a member of the PILOT Committee along with representatives of the School, Town and County. Ron said that talks are still being held between the solar company and the PILOT Committee.

**Middleburgh Meadows** – MM has submitted their annual sales tax report. Ron will set up a meeting with them to discuss time line for the housing portion of their project.

**Empire State Greenhouses** - 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 and hopes to have more information within a few weeks. SUNY Cobleskill is hosting a community information forum February 1, 2019. ESG representatives will discuss their project and answer questions from the public.

11. **Other -**

- The Schoharie County Board of Supervisors approved the appointment of Richard Pfau to the IDA Board and the IDA Board are all in agreement. Ron will be discussing IDA policies with the IDA attorney to see if updates are required.
- The election of officers took place. Ron nominated the same officers to stay in current positions. Approved on motion by Chester Burton and seconded by Joe Trapani.

<b>Officers are:</b>	Chairman	Dr. Greenlees
	Vice Chairman	Chester Burton
	Treasurer	Wanda King
	Secretary	Sarah Nickle

12. **Set date for next meeting** – March 18, 2019 @ 9:30.

13. **Adjournment** – On motion duly made and seconded, meeting adjourned at 10:47 a.m.