

Authority Mission Statement and Performance Measurements

Name of Public Authority: Schoharie County Industrial Development Agency

Public Authority's Mission Statement:

MISSION STATEMENT:

The Schoharie County Industrial Development Agency's (SCIDA) mission is to promote economic development and opportunities within Schoharie County. The SCIDA will do this by offering financial and tax incentives to business and industry to diversify and strengthen Schoharie County's tax base and enhance community revitalization by supporting job creation, housing, business and industrial development. By utilizing the statutory powers of the Agency as set forth under the provisions of New York State laws, SCIDA strives to develop the local economy that embodies the county's rich history, community strengths, and natural assets.

The SCIDA stakeholders include the following: (1) The Schoharie County Board of Supervisors, (2) The residents of Schoharie County and taxing jurisdictions, (3) Businesses currently located and businesses intending to locate in Schoharie County, (4) Not-for-profit organizations of Schoharie County, (5) The local workforce, (6) The State of New York.

BACKGROUND

The SCIDA's operational jurisdiction consists of Schoharie County and its 16 townships and 6 villages. The IDA has five members on its Board of Directors, a full-time CEO/Executive Director and one part-time administrative contractor in its operations.

Daily operations, in addition to the loan/grant programs, include handling and or processing checks, deposits, loan payments, reports, inquiries from businesses, building maintenance and other administrative duties. Administration of in-lieu tax payments and agreements are part of the daily operations.

Accomplishments include the ongoing administrative duties regarding the public authority regulations, and the ongoing servicing of several IDA lease transactions. In addition, the SCIDA continued to meet with businesses regarding either locating in Schoharie County and/or expanding their existing business.

FY 2023-2024 OPERATIONS

The Schoharie County IDA (SCIDA) operations for 2023 – 2024 had material changes. Ron Filmer, long-standing CEO/Executive Director announced his retirement and Jeff Haslun resigned his CFO position having been newly elected as the Town of Richmondville Supervisor. The SCIDA Board also negotiated a Memorandum of Understanding (MOU) with the County of Schoharie to build capacity in return for the County making \$130,000 annual investment in the IDA for five (5) subsequent years.

This MOU was subsequently amended to add additional financial support for administrative services.

Ron Filmer agreed to serve as a management consultant while the SCIDA Board conducted four rounds of recruitment to fill the top position.

To effectively transition to a new CEO/Executive Director and to build institutional capacity, the IDA Board contracted with the Schoharie Economic Enterprise Corporation (SEEC) beginning in January 2023, a local not-for-profit economic development organization, to manage the affairs of the IDA until a permanent CEO/Executive Director could be hired.

On September 5, 2023, Fonda Chronis was hired as the first full-time CEO of the IDA in over three decades. Offices were moved to SUNY Cobleskill campus at 104 Prentice Hall, 152 Albany Avenue, Cobleskill, NY 12043 and a post office box was obtained to receive correspondence for the Agency.

Both Ron Filmer and SEEC Director Julie Pacatte were quite helpful with the transition to the new CEO/Executive Director.

Mr. Chronis submitted his resignation effective June 30, 2024. The IDA Board of Directors performed a thorough recruitment for his replacement. James Halios was hired August 5 as the new CEO/Executive Director

ACCOMPLISHMENTS

Stabilizing IDA operations and setting up a new, full-time office were paramount achievements for FY 2023-2024 while maintaining current functions.

1. Hired and onboarded a new CEO/Executive Director.
2. Set-up new offices, transported and secured all files (paper and digital).
3. Purchased new equipment (two laptops, monitors, keyboards, printer, copier).
4. Web Presence: new IDA website, new email addresses, performed all conversions from old systems to new.
5. Successfully navigated ABO filings (and supplementary filings) given transition from previous administrations.
6. Secured county funding for IDA operations and successfully negotiated additional administrative funding support through an amended MOU.
7. Established an IDA presence at county committee meetings.
8. Spearheaded a collaboration of economic development stakeholders to align development interests and efforts.
9. Finalized contract for a purchase option on Shad Point site and began pre-engineering and due diligence efforts to make the site shovel ready.
10. Secured \$1 million in APRA funds for the development of Route 7 Corridor properties; developed a system to draw off those funds for those efforts.
11. Contracted with MRB Group to run pre-GEIS and due diligence for Shad Point Site.

Efforts continue through the end of this fiscal year, with an anticipated date of contract completion in early Fall 2024.

12. Secured Nation Grid economic development grant of approximately \$88,000 to leverage against ARPA funding.
13. Secured a FAST NY Track B grant in the amount of \$390,000 to offset current planning efforts on the Shad Point property.
14. Partnered with SUNY Cobleskill and the greater MVREDC to secure a \$10 million grant for workforce development.
15. Finalized the termination of PILOT for Sharon Springs Incorporated.
16. Updated the IDA's Uniform Tax Exemption Policy.
17. Began the executive recruitment process to hire a new CEO/Executive Director.
18. Set-up payroll, withholding, health insurance, other personnel-related requirements to allow the IDA to have payrolled employees.
19. Set-up certification with the NYS Office of General Services to take advantage of state contract purchasing.
20. Joined NYS Economic Development Council and participated in annual meeting and training session.
21. Collaborated with county and SEEC to expand broadband coverage in the county.
22. Connected with New Energy New York (NENY) as a potential partner to develop the Shad Point site.
23. Selected Scannell Properties as developer for Shad Point site; negotiated contract to that effect.
24. Developed a competitive benefits package including health, dental and vision insurance, to attract talent to the IDA.
25. Sold properties at 349 Minerals Springs Road and that adjacent to village office building.
26. Maximized cash investment yields in the current, positive interest rate environment.

List of measurement/goals for fiscal year 2024/2025:

PROJECTS

In March 2023 the IDA Board voted to terminate the PILOT for Sharon Springs Incorporated (SSI). Final termination paperwork was filed in February 2024 and recapture procedures commenced. As of June 2024, the IDA and SSI have a repayment agreement in place, and the first payment of \$10,000 (plus \$2,000 for legal fees) has been received.

All other current projects are in good standing as of June 30, 2024. American Recycling, which was given an extension to meet its PILOT obligations by December 2024, is "on the radar" to potential termination action in the next fiscal year.

OTHER STRATEGIC GOALS AND OBJECTIVES

1. Continue development of Shad Point property to shovel ready status.
2. Identify & gain control over additional development sites.
3. Develop and implement a targeted marketing campaign to attract new businesses and industries.
4. Publicize & Market IDA Incentives.
5. Identify areas where infrastructure development is both possible and makes sense logistically.
6. Align workforce skills with industry needs.
7. Increase the availability of affordable housing to support workforce attraction and retention.
8. Foster strong relationships with local stakeholders.
9. Collaborate with regional and state economic development agencies.

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority? Yes
2. Who has the power to appoint the management of the public authority?

The Board of Directors.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

To the extent that the agency considers education, experience and expertise in a field that would complement the board's diversity.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Board provides oversight, establishes policies, and directs management. The Agency management is responsible for the day to day operations, while working closely with the Board to ensure the activities are in keeping with the Agency's mission statement.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions? Yes