

**SCHOHARIE COUNTY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
PO Box 627, Cobleskill, NY 12043  
(518) 918-9735

**Jim Halios**  
CEO / Executive Director

**Chester Burton**  
Chairperson

**SCIDA BOARD OF DIRECTORS MEETING**

**December 19, 2024 @ 9:00 a.m.**

**MEETING MINUTES**

**SCIDA Members:** Chester Burton, Leo McAllister, Charles Finin, Gail Breen, Michael Moore

**Staff:** Jim Halios/CEO, Sarah Nickle/Admin.

1. **Roll Call** – Meeting called to order by Chairperson Chester Burton at 9:06 a.m.

Burton: Present

McAllister: Present

Breen: Present

Moore: Absent

Finin: Present

**Others Present:** Jim Halios/CEO, Sarah Nickle/Admin., Patsy Nicosia/Times Journal

2. **Reading & Approval of Minutes** – Motion to approve minutes of October 17, 2024, made by McAllister, seconded by Finin – Approved.
3. **Bills & Communications** - None
4. **CEO Monthly Activity Report** – CEO Halios updated the board members on the following items:  
BEST conference in Binghamton NY.  
Southern Tier 8 Pittsburgh Economic Development Tour.  
IDA Academy Crotonville hosted by Economic Development Council.
5. **Report of the Treasurer** – Discussion regarding the LPL callable CD's. There have been several CD's that have been redeemed by the bank(s) before the maturity date. The Board suggested re-evaluating options and investing in non-callable securities. Jim to meet with Peter Pochily/LPL to inquire about current interest rates and reinvestment of the CDs currently redeemed.
6. **Strategic Planning Discussion** – Postponed until January meeting.
7. **Unfinished Business** –

Shad Point Project – See attached status report for detail.

Walmart PILOT – A resolution to hold a public hearing for the Walmart amended PILOT project was offered by Chairperson Burton and seconded by Board member Finin. The adoption of the resolution was duly put to a roll call vote and adopted. All in favor, except for Board member Moore who was absent.

SSI – The SCIDA Board rejected the request for SSI to reduce the previously negotiated sales tax recapture reimbursement payment from \$5,000.00 to \$3,000.00. The reimbursement payments are scheduled to start January 2025. The payments will continue monthly until the balance is paid in full and returned to NYS. A notification letter has been sent to Richard and Kyo Cho.

8. **New Business Prospects** – Development Projects – Schoharie Bridge St. bridge 11.6mm replacement grant, Hoshino Resort (Sharon Springs Japanese style spa at the Magnesium Temple), Cobleskill Hospitality, LLC/Ramada Inn (old Best Western), Schoharie Dental/Dr Elbially mixed-use building project (residential, health and retail space in old Great American site).
9. **Grant Projects** – A motion was put forth by Board member Finin for the SCIDA to assist Schoharie County with administering a future NYS CDBG Microenterprise Grant Program. Board member Breen seconded the motion. All in favor, except for Board member Moore who was absent.
10. **Other** - Annual Housekeeping Resolution – Reminder appointment of officers and committee members for 2025 and approval of Agency Policies (view from website for January meeting).

Board members discussed positions for the January meeting. Breen and Moore would like to serve on the Governance Committee and McAllister and Finin to serve on the Finance Committee. Burton to stay on as Chairperson, McAllister as Treasurer and Finin as Secretary.

11. **Executive Session** – Motion to go into Executive Session at 10:00 a.m. made by Burton and seconded by McAllister. Approved.  
Motion to come out of Executive Session at 10:11 a.m. made by Finin and seconded by McAllister. Approved.
12. **Adjournment** – Motion to adjourn at 10:12 a.m. made by Finin seconded by McAllister. Approved.