

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

January 23, 2025 @ 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 9:00 a.m.
Burton: Present
McAllister: Present
Breen: Present
Moore: Present
Finin: Present

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

2. **Reading & Approval of Minutes** – Motion to approve minutes of December 19, 2024, made by McAllister, seconded by Finin – Approved.
3. **Bills & Communications** - None
4. **CEO Monthly Activity Report** – CEO Halios updated the board members on a new PLOT application from Main Bridge/Dr. Elbially in the Village of Schoharie. The project is a 46 unit housing development at 218 Main St./former Great American site. 70,000 sq ft commercial and residential space. The County is applying for a \$350,000.00 ESD Infrastructure Grant to assist this project with sewer/water and power. The IDA will also reach out to Paul Chacho & Sons Holdings to see if we can assist with their housing project. The project consists of 60-80 unit housing development. The County is also applying for a \$650,000.000 ESD Infrastructure Grant to assist with sewer/water and power.

Jim will be attending the NYS Economic Development Conference February 11 & 12 in Albany.

Empire State Development Officials are coming to take a tour of the Highbridge and Shad Point sites Friday, January 24.

SPARK coalition group will be doing a public outreach at SUNY this Spring to introduce and educate the public on what each economic development entity is about and a description of services.

Jim plans to attend the Schoharie County Economic Development Committee in February to brief them on the IDA's annual progress. He then plans to attend the County Board of Supervisors meeting in March to give them an IDA progress report.

5. **Report of the Treasurer** – Cash position report/LPL Investment. Jim to look into investments with NYCLASS.
6. **Strategic Planning Discussion** – Postponed until January meeting.
7. **Unfinished Business** –

Shad Point Project – See attached status report for detail. Waiting for wetland delineation and then SEQ. Motion by Finin to increase the expenses of MRB Group up to 200k for new project scope tasks, seconded by Breen.

Walmart PILOT – The IDA will be holding a public hearing for the Walmart amended PILOT project in Sharon Springs February 4 @11:00 a.m.
8. **New Business** – Motions to elect officers and committee members is as follows:
 - SCIDA Board -**
 - Chester Burton Chairperson – Motion made by Finin – Seconded by Breen, all in favor.
 - Leo McAllister Vice Chair – Motion made by Moore – Seconded by Finin, all in favor.
 - Gail Breen Treasurer – Motion made by Finin – Seconded by Moore, all in favor.
 - Charles Finin Secretary – Motion made in Oct. by McAllister – Seconded by Moore, all in favor.
 - Governance Committee –**
 - Chester Burton Chairperson – Motion made by Finin – Seconded by Breen, all in favor.
 - Leo McAllister Vice Chair – Motion made by Moore – Seconded by Finin, all in favor.
 - Gail Breen Treasurer – Motion made by Finin – Seconded by Moore, all in favor.
 - Charles Finin Secretary – Motion made in Oct. by McAllister – Seconded by Moore, all in favor.
 - Audit Committee –**
 - Chester Burton – Motion made by Finin – Seconded by Breen, all in favor.
 - Michael Moore – Motion made by McAllister – Seconded by Finin, all in favor.
 - Gail Breen – Motion made by Finin – Seconded by McAllister, all in favor.
 - Finance Committee –**
 - Chester Burton – Motion made by Finin – Seconded by Breen, all in favor.
 - Leo McAllister – Motion made by Moore- Seconded by Breen, all in favor
 - Charles Finin – Motion made by McAllister – Seconded by Moore, all in favor.
9. **New Business 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 Elbialy mixed-use building project (residential, health and retail space in old Great American site).
10. **Strategic Planning Workshop** – N/A
11. **Other Executive Session** – Motion to go into Executive Session at 9:22 a.m. made by Burton and seconded by Finin. Approved.
Motion to come out of Executive Session at 10:48 a.m. made by Finin and seconded by Moore. Approved.
12. **Adjournment** – Motion to adjourn at 10:49 a.m. made by Moore seconded by Finin. Approved.