

# SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.  
Chief Executive Officer

Chester Burton  
Chairman

## SCIDA BOARD OF DIRECTORS MEETING

December 12, 2022

### SCIDA Board Minutes

1. **Meeting** called to order at 9:35 a.m. by Chairman Chester Burton.

**Members:** Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King, Secretary/Peter Johnson, Ben Oevering. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun.

**Present:** IDA Board Members: Chester Burton, Peter Johnson, Joe Trapani, Wanda King.  
Excused Ben Oevering

**Staff:** Ron Filmer Jr. **Guest:** Julie Pacatte, Patsy Nicosia, Bill Combs Jr.

2. **Minutes** from the November 14, 2022 meeting were approved on motion by Joe Trapani and seconded by Peter Johnson, all in Favor.

3. **Committees of the Agency** – Reports & Current Business –  
**IDA Finance Committee** – (Wanda King, Ben Oevering)-N/A

**IDA Audit Committee** - (Chester Burton, Wanda King, Peter Johnson)-N/A

4. **Old Business** –Moved potential land sale to other –

- Administration of the SCIDA – In regards to the hiring of Julianne Pacatte Ron had a resolution prepared by Joseph Scott to be discussed. The proposed resolution would be to have Julianne Pacatte become the new CEO of the SCIDA. Ron reviewed the resolution which would authorized the hiring of Ms. Pacatte and authorized the Chair to handle any further details. Joe Trapani motioned to approve the resolution seconded by Wanda King. The Chair went through a roll call vote with all in favor; with Ben Oevering absent. The Board congratulated Julie and thanked Ron for his years of service.

-Sharon Springs Inc – Joe brought up SSI. It was mentioned that we hadn't heard any updates nor did it appear any work was being done. Ron stated that the PILOT payments will go back to the original schedule and agreement as the two year 'deviation' that allowed more time will end 12/31/22. The Board will have to revisit the progress over the next quarter and decide whether to end the PILOT.

5. **New Business** – Ron introduced the topic of the Adler hotel in the Village of Sharon Springs. A developer, Penrose, has an interest in developing the hotel and site into intergenerational

housing. Ron gave the 'floor' to Julie to further describe the potential project. The developer has seen the building several times and in fact has had an engineer and architect analyze the building and site. The developer would seek tax credits to fund the project. The Village is aware of the project and is in support of it at this time. The funding application will take approximately a year to prepare, cost a significant sum of money and if funded would allow the project to go forward in roughly 2 years. The developer has asked for the building to be stabilized before moving forward as they do not want to invest that type of time and money without knowing that the building still has some value and is still standing. Thus, the Village has submitted a letter of intent for a Restore grant application. The cost of stabilization would be between \$380,000 and \$2.1 million; depending on the availability of resources. The grant needs 10%; which Julie believes we have with contributions from the SCRPC, Mohawk land bank and some in kind contributions. The Greater land bank of Mohawk Valley is willing to do some initial stabilization. The grant is due at the end of January 2023.

What is being sought is a sponsor for the project; the sponsor being the organization that would handle the grant; which would include fronting the monies for the rehab and then getting reimbursed by the grant funds. Julie asked if the SCIDA Board would have an appetite to do the project as the sponsor. The finished project would be about a \$38 million investment. Joe asked about the risk to the SCIDA. Julie stated that the IDA wouldn't front or put up the monies unless there was a grant award. The grant itself is a reimbursable grant. If the work is done according to the grant then the grant reimburses the sponsor. Due to this methodology Julie concurred to Joe that there is no risk as long as the work is performed; except the cost of time and energy. Peter asked what amount of monies are we thinking about. Julie stated between the \$380,000 and \$2.1 million; depending on the level of stabilization that could be feasible and the amount of in kind that could be raised. The options on the amount and whether a loan or the use of cash would have to be worked out. Further conversation ensued on the risk to the SCIDA and the mitigation of any risk. Wanda asked about the timing; which would be dependent on how much work the grant would accomplish; ranging from 1 year for an amount closer to \$500k to probably 2 years for an amount closer to \$2.1 million. Penrose timing would also be about two years between the application process and eventual funding; assuming a successful application. Joe asked if a PILOT was going to be sought. Julie said that Penrose would be seeking an exemption and maybe the sales tax exemption; it hasn't been decided yet. With all this being said the SCIDA will wait for further information from Julie and discuss further at its' next meeting.

**Other:** Jeff Haslun submitted his resignation as CFO as did Ron for CEO. Ron was asked about the CFO position and he mentioned what Jeff did and the potential duties. The Board members will see if there are potential replacements; possibly another CPA.

An Executive session was called by the Chair to discuss the real estate transaction. Peter motioned to come out of the Executive Session at 10:50. At this time a resolution was presented to approve the execution of a letter of intent from Backyard Outfitters LLC with the additional condition of a \$10,000 deposit. The resolution authorizes the Chair, or CEO to review, negotiate and approve the letter of intent. (see attached resolution). Motioned to pass the resolution was made by Joe Trapani, seconded by Wanda King with the Chair then calling for a roll call vote; which had all in favor with Ben Oevering absent.

**Next Meeting:** Next meeting was set for January 11, 2023.

**Adjournment** – on motion made by Wanda King, seconded by Joe Trapani with all in favor the meeting adjourned.

